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Going Strong At 60 !



KEN KRYCH

Welcome to the 60th anniversary issue of *Properties* magazine! We celebrate the past, present and future of *Properties* as a publication with this edition. (See page 22 for our special insert.)

People often ask me how I became publisher of *Properties* so I thought in this issue I would share.

I started reading the magazine while working for McGraw-Hill right out of college in 1973. I both liked and respected it from the very first. In the 1980s I co-founded a company called CNS Construction News Service and wrote for *Properties*, advertised in it and sent information on a daily basis that became part of the magazine even then.

It was at that time I got to know Jack Wyse, founder and publisher, and Gene

Bluhm, long-time editor and then publisher when Jack passed on in 1988.

Enter the '90s when I was searching for another publishing business when it hit me. I should call *Properties* and perhaps they are ready to sell and then retire?

And that is exactly what happened nearly 10 years ago.

My mission in taking over *Properties* was always very clear. It was important to me to absolutely keep the core values and the foundation of the past to build toward the future, while using the latest state-of-the art technology to enhance the look and feel of each issue.

I'm lucky to have had over 30 years experience and many great relationships with people in the industry and to have been able take over the reins of this venerable publication.

In going back to the first issues (I have all issues from 1946 to now), I was happily surprised to learn that these companies had advertised in the first issues and are still in *Properties* after 60 years! That says something to the staying power of these companies and our magazine as well.

Some of them are: Art Window Shade & Drapery, Roediger Construction, Inc. W. F. Hann, Land America Title And Colliers, Ostendorf Morris... All of us at *Properties* appreciate their support.

I hope you will enjoy the look back on our past as it is really a reflection of the growth, design, building and real estate markets and its many people throughout the last 60 years of Northeast Ohio. (Someday there may be a book).

We are also proud to salute Panzica Construction Company this month with a special section to celebrate their remarkable 50th anniversary. A special thank you to Nancy, Tony and Tim Panzica and all their staff for their cooperation and help in making this possible. And next month we bring you their latest project completed: the Lakewood YMCA.

Also this month, we take a look at the progress of Cleveland's largest residential development – Battery Park on the Westside – as well as the renovation and addition to Beachcliff Market Square. We profile Hard Hatted Women, an association focused on the empowerment of women in construction. And we collect a pair of stories as part of our annual Planned Building Maintenance section.

Next month is our "Look Back, Look Forward" issue, representing the best financial information on 2007 with forecasts for the year ahead, courtesy of local, regional and national experts.

I'm proud to have a great staff of people and look forward to celebrating our 75th anniversary. And I thank you for all of your support!

Here's to a Great Holiday Season and a Prosperous New Year in 2007!

Kenneth C. Krych
Publisher

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PROPERTIES PEOPLE

Highlighting notable industry events



1 Chairperson **Dennis Check**, of Hasenstab Architects, Inc., and **Todd Westover**, of TC Architects.

2 **Mr. & Mrs. Jerry Hutchinson**, of PSI Inc.

Akron AIA Awards Dinner

Recently the Akron Chapter of American Institute of Architects (AIA) held its annual awards dinner at the Sheraton Suites in Cuyahoga Falls. Over 150 attendees enjoyed dinner and the awards ceremony which was presided over by AIA President Todd Westover, of TC Architects, Inc., and Chairperson Dennis Check, of Hasenstab Architects, Akron OH. (See full story in *Properties*, October '06). **P**



1 (From left) **Carla Roehl**, CEO of CABOR, and *Properties* Publisher **Ken Krych**
 2 CABOR'S **Chris Bell**, dressed as a Christmas elf for the occasion
 3 Incoming president **Mike Fanous**, of Classic Realty Group
 4 (From left) **Genevieve Burke** and **Rose Wykoff**, veteran real estate agents
 5 (From left) **Angela P. Giarikos**, broker with Russell Real Estate Services, **Vincent Incorvia**, vice president of Lake Realty, and **Margaret Massitti**, of The Real Estate Center

CABOR Holiday Gala

This year, over 200 members of CABOR enjoyed an annual holiday dinner at the Hillside Party Center in Cuyahoga Heights. The event included a cocktail party, great food with even a chocolate fountain, many door prizes and entertainment by local singer Scott Brotherton. **P**



(From left) Ward 21 Councilman **Michael A. Dolan**; KCDC's **Steve Lorenz**; City of Cleveland Neighborhood Planner **Rose Zitiello**; KCDC's **Cindy Janis**; and West Park Station owners **Michelle** and **Jason Salupo**.

West Park Station Grand Opening

The West Park Station Restaurant & Bar celebrated its official grand opening with a ribbon cutting ceremony recently. Owner Jason Salupo, with partners David Hanna and Brent Lewanski, invested \$700,000 to purchase and renovate the building at 17015 Lorain Avenue.

The police and firefighter themed restaurant displays historic neighborhood photos throughout. The exterior includes a roll-up glass door that opens to a large patio for outdoor dining enclosed with a decorative black metal fence. Two beige canvas awnings span the storefront windows and doors, and gooseneck lights coupled with arts and crafts style pier lights illuminate the exterior. A red-white, and blue projecting sign in the shape of a badge identifies the West Park Station. And, flying from the center of the building, American, Irish and Italian flags represent the styles of cuisine offered. **P**



1 (From left) U.S. Congressman **Dennis Kucinich** with *Properties* Publisher **Ken Krych**

2 **Nara Ser-od**, who is originally from Mongolia and now has her own business in Parma Heights, with **Jung Jing, PH.D.**, from Taiwan, who is editor and publisher of *Ohio Chinese American News, Inc.*, of Columbus



3 (From left) **Margaret W. Wong** with **Ken Krych**

Margaret W. Wong & Associates Party

Margaret W. Wong & Associates, Co., LPA held its annual holiday "Celebration of Friendship" party at its corporate headquarters recently at 3150 Chester Avenue, in Cleveland. Hundreds of friends, associates and clients enjoyed an afternoon of fine and exotic (some Chinese) cuisine and live music and dance performances at the firm's second floor location. Wong & Associates (www.imwong.com) specializes in immigration law, has more than 4,000 clients and also has offices in New York and Philadelphia. **P**



Debra J. Mazzola, CIT, president of NAWIC, from Donley's Inc. of Valley View, and **Andrea Keener**, sales associate with *Properties*

NAWIC's Joint Associations Holiday Social

Members from 14 associations recently enjoyed a holiday social event at the Embassy Suites in Beachwood to celebrate the holiday season. The event featured a dinner, entertainment from comedian Mary Faktor and two raffles whose proceeds were donated to the Habitat for Humanity-Women Build, Susan B. Komen Breast Cancer Foundation and Ronald McDonald House. **P**

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2006 IIDA, AIA Cleveland Design Awards

Photos courtesy AIA Cleveland

The Cleveland chapters of the International Interior Design Association (IIDA) and the American Institute of Architects (AIA) recently held their joint annual awards ceremony at Huntington Bank Headquarters in downtown Cleveland. Over 250 architects, engineers and designers gathered for the event, which included a cocktail reception, a keynote speech by New York City-based architect Galia Solomonoff, an awards presentation and a post awards party in the building's Metropolitan Ballroom featuring live music.

AIA Cleveland awards winners included:

Renovation

Merit Award: Westlake Reed Leskosky (Idea Center Tenant Suite at Playhouse Square)

Merit Award: Waddell & Associates, Architects (Eaton Learning & Technology Center)



Eaton Learning & Technology Center

Unbuilt Work

Honor Award: Thom Stauffer Architects (Quincy Avenue Housing Design Competition)

Urban Design

Honor Award: City Architecture (Garden Valley/Kinsman Neighborhood Plan)

Merit Award: City Architecture (The Townhomes of Ohio City)



John Hay High School

Interiors

Honor Award: Robert Maschke Architects, Inc. (Swingos Grand Tavern)

Merit Award: Robert Maschke Architects, Inc. (6421 Building)



Swingos Grand Tavern

Small Project

Honor Award: Kordalski Architects, Inc. (Battuto Project)

Built Work

Honor Award: City Architecture (Beachwood Municipal Center)

Merit Award: Westlake ReedLeskosky(Paradise Valley Community College Center for the Performing Arts)

Merit Award: Lesko Associates (New Schaefer Middle School)

Restoration

Merit Award: Richard L. Bowen + Associates (John Hay High School)

Chairman's Award

Westlake Reed Leskosky (Maltz Museum Of Jewish Heritage)

IIDA award winners included:

Medium Corporate

Honorable Mention: Vocon Headquarters (Vocon, Inc.)



6421 Building

Large Corporate

Honorable Mention: Brullant Corporate Headquarters (Vocon, Inc.)

Merit Award: ICI Paints North American Headquarters (KA Architects)

Retail/Showroom

Merit Award: + Space (Vocon, Inc.)



The Townhomes of Ohio City

Institutional

Honorable Mention: Cuyahoga Corporate College East (URS Corp., /Whitley & Whitley Architects)

Hospitality

Honorable Mention: Parrallax Restaurant (Westlake Reed Leskosky)

Merit Award: Pier W Restaurant Renovation (Westlake Reed Leskosky)



Schaefer Middle School

Sustainable Design

Honorable Mention: Hospice House (Strollo Architects)

Healthcare

Merit Award: Bellvue Hospital Replacement Facility (Forum Architects)

Best of Show

+ Space (Vocon, Inc.)



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Familiar Faces

BOMA Greater Cleveland honors members at annual celebration

Story and photo by Ken Krych

The Building Owners and Managers Association (BOMA) of Greater Cleveland recently announced the installation of their 2007 officers, BOMI (SMA, RPA and FMA) 2006 graduates and winners of this year's prestigious "Members of the Year" award at its 91st Annual Business Meeting Awards held at the City Club.

The year's theme was F.A.C.E.S., which stands for Facts, Advocacy, Celebration, Education and Services.

Renee Evans, RPA, BOMA President began the "Facts" portion with an announcement that BOMA had reached an "all time high" in membership. Currently, BOMA represents 155 buildings, 62 in the Central Business District and 93 in the suburbs with 16 new members and 19 new associate members totaling 136.

Ron Martinez, of Janitorial Services, Inc. and associates council committee chair told members that 2007 would be celebrated as "Peace, Love and BOMA," at its annual May Vendor Show to be held at Windows on the River in the Flats.

Jon Burger, CPM, and governmental affairs committee chair with Duke Realty Corporation, of Independence, presented the "Advocacy" update.

The "Celebration" portion of the event included the presentation of spe-



LEADING THE WAY 2007 officers include (from left) BOMA Greater Cleveland President Renee Evans, 1st Vice President Mark Boehnlein, 2nd Vice President Brian Capelli, and Secretary/Treasurer Mike Springer.

cial pins in recognition of exceptional efforts by a number of members. Janice Parham, BOMA executive vice president, presented pins to Allen Shema, RPA, of Weston Inc. in Solon, who is in charge of purchasing; Lori Alba, of DAS Construction in Garfield Hts., for marketing; and Bill McCarthy, RPA, FMA, SMA IPC, of McDonald Properties LLC in Cleveland, who is on four committees.

Mary McBride, RPA, professional development committee chair recognized

11 2006 graduates and presented Nicole Deremer, of DBS Communications, with the 2006 Associates Member of the Year award and Don Craven, of 55 Public Square LLC, with a Member of the Year award.

McBride also cited the William J. Jennings Scholarship that \$1,600 dollars has been gathered for 2007.

The "Education" and "Services" portions of the meeting were presided over by Renee Evans, BOMA Greater Cleveland president. **P**

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Created with Care

Brightside Academy facility opens in Cleveland's Glenville neighborhood

Cleveland Mayor Frank G. Jackson recently joined Ward 8 Councilwoman Sabra Pierce Scott, Horace W. Young III, owner of the Young Family Building, Harold Lewis, CEO of Brightside Academy, and community stakeholders to cut the ribbon and officially open Glenville's newest day care center. The \$1 million Brightside Academy Early Care and Education Center, at 10548 St. Clair Ave., was built to provide a quality education in a safe environment for local residents and the greater community seeking quality care and education for their children.

Brightside Academy, one of the largest providers of early care and education services for children between the ages of 6 weeks to 12 years of age and their families, consists of 39 locations with operations in Pennsylvania, Ohio and New York, which service more than 5,500 children.

"This new facility will allow parents in and around the Glenville community to have more choices for providing day care services for their children," Pierce Scott says.

To help combat the problem of childhood obesity and with the goal to keep children active, this new educa-



Photo courtesy Brightside Academy


BIG FOR KIDS Brightside Academy, one of the largest providers of early care and education services for children between the ages of 6 weeks to 12 years of age and their families, consists of 39 locations with operations in Pennsylvania, Ohio and New York, which service more than 5,500 children.

tion center – designed to accommodate 191 children – includes all new secure indoor/outdoor playgrounds for the recreation and enjoyment of their students.

Architect Dan Bickerstaff designed the interior space and created the outdoor playground and drop-off area on the side of the building. City Design Specialist Tim Barrett was responsible for the exterior look of the building including new display windows designed

above new tiled bulkheads, and the addition of new awnings, signage, fencing and landscaping.

Funding for the project came in part from the City of Cleveland's Storefront Renovation Program. The Storefront Program's goal is to assist property owners and businesses in comprehensively rehabilitating the exterior surfaces of existing neighborhood retail buildings. This is typically done by installing new display window storefront systems, cleaning or painting the building, landscaping and fencing the surrounding site, and designing creative signs for the business tenants. The objective is to improve the economic, marketing and aesthetic conditions of the neighborhood commercial district, enabling these retail areas to remain competitive in a regional market.

The City offers Storefront Program applicants financial assistance in the form of rebates or low interest loans as well as free design and technical assistance from the application through the construction phase of the project. The City's Design Specialists works in coordination with the neighborhood community development corporations' (CDCs) Storefront Program Coordinators to assist applicants through every phase of the program. 

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October Construction Drops Four Percent

New construction starts in October fell 4% to a seasonally adjusted annual rate of \$601.8 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. Moderate declines compared to September were reported for each of the construction industry's three main sectors – nonresidential building, residential building, and nonbuilding construction (public works and electric utilities). Through the first ten months of 2006, total construction on an unadjusted basis came to \$567.4 billion, up 0.5% relative to the same period a year ago.

The October statistics produced a reading of 127 for the Dodge Index (2000=100), down from a revised 132 for September. The pace of construction starts has slowed markedly in recent months – the Dodge Index averaged 146 during the first half of 2006, but over the next four months the Dodge Index has averaged 132, a decline of 10%.

"The primary reason for this year's slowing pace of construction starts has been the sharp pullback by single-family housing," stated Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "The slide for single-family housing grew pro-

It's expected that nonresidential building and public works will at least stabilize in the closing months of 2006, which will help cushion the retreat still underway for total construction activity."

nounced in late spring, and it's been followed by a further loss of momentum through October.

"Meanwhile, nonresidential building and public works were holding up well, partially offsetting the downturn for single-family housing. However, in

October nonresidential building and public works were not able to provide the same support as before, and the result was the weakest pace for construction starts so far in 2006. It's expected that nonresidential building and public works will at least stabilize in the closing months of 2006, which will help cushion the retreat still underway for total construction activity."

Nonresidential building

Nonresidential building in October decreased 4% to \$188.7 billion (annual rate). Reduced contracting was reported for the two largest institutional structure types – educational buildings, down 12%; and healthcare facilities, down 36%. In both cases, the declines were relative to strong activity in September.

"The near term prospects for school construction remain positive, given the increased funding from numerous bond measures passed in recent years, and

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hospital construction for 2006 as a whole continues to be brisk," Murray says.

The manufacturing plant category dropped 31% from a September that was boosted by the start of a \$1.5 billion uranium enrichment plant. If this huge project is excluded, the manufacturing plant category in October would be up 125%. Large manufacturing projects

that reached groundbreaking in October included a \$320 million cement plant in West Virginia, a \$273 million automotive plant in Indiana, a \$145 million ethanol plant in North Dakota, and a \$140 million ethanol plant in South Dakota. New construction starts for hotels in October were down 12%, while warehouses slipped 2%.

A number of nonresidential structure types were able to post October gains. Office construction grew 15%, as large projects reached groundbreaking in San Francisco, California (\$232 million), Harrisburg, Pennsylvania (\$100 million), and Boston, Massachusetts (\$96 million).

"While still well below the volume present at the end of the 1990s, office construction in 2006 has shown healthy growth, with the first ten months up 31% compared to the same period of 2005," Murray says.

Store construction in October climbed 7%, aided by the start of a \$130 million retail project in Atlanta, Georgia. The smaller institutional structure types showed increased activity, led by a 102% rebound for public buildings from a weak September, reflecting more military and detention facility work.

Amusement-related projects advanced 55%, due to the start of a \$150 million casino expansion in Milwaukee, Wisconsin, while transportation terminals grew 37% with groundbreaking for a \$122 million renovation of a rail terminal in New York, New York. Church construction in October registered a 4% increase.

Residential building

Residential building, at \$283.4 billion (annual rate), was down 4% in October. Single-family housing retreated 4%, and has now seen weaker activity for nine straight months. On a year-to-date basis, single-family housing during the January-October period of 2006 dropped 11% in dollar volume, reflecting this regional pattern – the Midwest, down 19%; the West, down 18%; the Northeast, down 13%; the South Atlantic, down 9%; while the South Central ran counter with a 6% gain. The cost of financing has not been the impediment to housing demand, as the 30-year fixed mortgage rate held at 6.4% in October, the same rate as September, and has since dropped to 6.2% in November.

"Diminished price appreciation has significantly dampened investment-related housing demand," Murray says. "Furthermore, potential buyers are right now waiting for home prices to fall further, while sellers are still coming to terms with the changed environment."

Multifamily housing in October also retreated 4%, as this structure type

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appears to be settling back from the elevated pace reported earlier in the year. At the same time, a number of large condominium projects reached groundbreaking in October, located in Sunny Isles Beach, Florida (\$126 million); Clearwater, Florida (\$118 million); Atlanta, Georgia (\$103 million); and St. Petersburg, Florida (\$91 million).

Nonresidential building

Nonbuilding construction in October slipped 3% to \$129.7 billion (annual rate). Reduced contracting was reported for bridges, down 7%; sewer systems, down 14%; and site work and miscellaneous public works projects, also down 14%. October gains were reported for river/harbor development, up 2%; and water supply systems, up 7%, with the push coming from the start of a \$90 million water filtration plant project in Maryland. The volatile electric utility category advanced 17%, helped by a \$1.1 billion natural gas plant in Texas that was included as an October start for this category.

The slight 0.5% increase for total construction during the first ten months of 2006 was due to this performance by major sector – nonresidential building, up 12%; residential building, down 9%; and nonbuilding construction, up 17%. By geography, total construction during the first ten months of 2006 was mixed – the South Central, up 13%; the Northeast, up 2%; the Midwest and West, each down 2%; and the South Atlantic, down 4%. **P**

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On the local front, BOMA Greater Cleveland is active in the Euclid Corridor Transportation Project and the Cleveland Inner Belt Study Scoping Committee. The organization is equally active with suburban members and their specific issues.

Networking opportunities run throughout the year. They include a fabulous black-tie

optional event in January, the much-anticipated Office Building & Industry Trade Show in May, the annual Golf Outing in July, an activity-packed Clambake in September and the Annual Business Meeting, Awards & Installation Luncheon in November. In addition, general membership meetings held throughout the year focus on timely topics such as Emergency Preparedness, the Ohio Mechanics Lien Law and numerous building tours.

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Program, which offers a savings from all contracts of more than \$1,000,000 total. Choose from pre-qualified vendors who are leaders in their fields. Everything from air filters to office supplies is available through the Group Purchasing Program.

There are many ways to be active within BOMA Greater Cleveland. Committees meet regularly for the Associate's Council, Governmental Affairs, Group Purchasing, Hospitality, Membership, Programs, Professional Development, Safety and Security, Suburban Section, Superintendents and

Engineers and the Golf Outing.

A one-time, non-refundable fee of \$200 must be included with membership application. Dues are determined by the type of membership and building size, and are assessed on an annual basis.

The benefits of BOMA membership far outweigh the cost of joining. From the Group Purchasing Program to networking and everything in-between, a BOMA Greater Cleveland Membership is a wise investment for you and your building.



"There are many ways to be active within BOMA Greater Cleveland."

Janice Parham
Janice L. Parham
Executive Vice President

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



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Building Properties

A brief history of Northeast Ohio's monthly realty, construction & architecture magazine

By Lou Kren

In 1946, Jack J. Wyse purchased a 12-page publication, *Apartment House and Building Management*, and changed the name to *Properties* magazine. Mr. Real Estate, as he was known, nurtured his baby and for more than 40 years built it, refined it and watched it grow to become the granddaddy of locally published magazines.

Wyse, a Cleveland and 1930 graduate of John Adams High School, would do more than just publish a magazine, he would be a leader in the Northeast Ohio real estate and construction sectors, rallying the troops and pushing to keep those sectors strong. As he wrote in a 1946 statement introducing the magazine:

"We in the real estate and construction industries have the three-fold job of: one, putting our own homes in order; two, telling the people about the services we perform; and, three, developing strong united organizational leadership.

"*Properties* dedicates itself to these principles. It will speak out. It will forge an editorial tool to help preserve democratic principles in this republic – particularly as it affects the industry we live in."

The big issue at the time was rent control, an artifact from World War II and the various price controls enacted



BREAKING GROUND *Properties* founder Jack Wyse, a Cleveland and 1930 graduate of John Adams High School, became a leader in the Northeast Ohio real estate and construction sectors, allying the troops and pushing to keep those sectors strong.

to regulate the wartime economy. And Wyse attacked it with the vigor of a four-star general.

"Forces are at work to undermine the sound business principles upon which real estate and construction can prosper," he wrote in that same statement. More than report what was going on, Wyse would position *Properties* to be a voice for positive change.

Aiding in that effort was Gene Bluhm, who signed on beginning with the April 1947 issue. A WWII Army Air Corps veteran, Bluhm joined *Properties* part-time while attending college on the G.I. Bill. Intent on a career in radio broadcasting, he gradually took on more tasks at *Properties* while switching his radio work from full- to part-time. (Gene would announce news and music on Cleveland stations for 22 consecutive years under the name Gene Elwood.) Bluhm served as editor of *Properties*, then in 1989, after Wyse's death, he purchased the publication. Bluhm sold *Properties* after putting to bed the June 1997 (his 602nd) issue.

Since that time, *Properties* has prospered under the ownership of Ken

Krych. Krych, now with 35 years of construction-information experience under his belt, has brought the magazine to the Internet (www.propertiesmag.com), redesigned it and reinvented it to better serve its 20,000 monthly readers.

Wyse operated the magazine out of the old Kangesser building at 2921 Prospect Ave. until 1958 when he moved it to the former WHK building at 5000 Euclid Ave. Today it operates out of a Kamm's Corner location on Cleveland's West Side.



FIRST READ The premier issue of *Properties*, at 24 pages long, hit the streets in December of 1946.

Wyse operated the magazine out of the old Kangesser building at 2921 Prospect Ave. until 1958 when he moved it to the former WHK building at 5000 Euclid Ave. Today it operates out of a Kamm's Corner location on Cleveland's West Side.

Those are the facts, but the people behind them are what made the magazine work. Wyse and Bluhm had differing personalities and styles, but both had a single-minded purpose to make *Properties* the best it could be. Krych has the fortune, and the responsibility, to follow in the footsteps of two giants who commanded respect and admiration from readers, advertisers and the regional construction and real-estate community. Those familiar with these men can summarize them best.

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Jack Wyse (1914-1988)

- "Jack stood like a colossus over the industry," wrote Bluhm in a memorial published after Wyse passed away in 1988. "He was a true leader in the field, and *Properties* magazine was his vehicle."
- "He was everyone's friend," writes Gregg Mazurek, then of The Builders Exchange, in a letter to *Properties*

Northeast Ohio's Changing Landscape Defining construction projects during the *Properties* years (December 1946 – December 2006)

Compiled by Nancy Loyan Schuemann

During the past 60 years, *Properties* has profiled the many landmark structures that have been constructed in Northeast Ohio. Included here is a selected assortment of major construction and renovation projects in the area.

Greyhound Bus Terminal • 1465 Chester Avenue (1948)

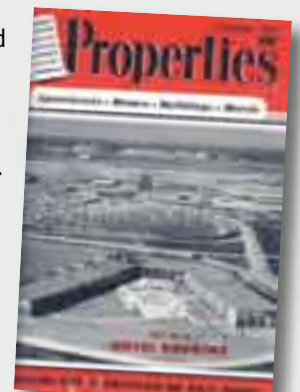
Designed by architects William A. Arrasmith with Wischmeyer, Arrasmith and Elswick Architects (who also designed terminals in Washington and in Baltimore), the \$1 million terminal was the largest in the country when dedicated on March 31, 1948. With 400 daily buses serving 3 million passengers per year, the building featured a waiting room for 300 with a full restaurant, complete drugstore and barbershop. In 2000, the structure underwent extensive renovation.



April 1951

Illuminating Building • "55 Public Square" (1957)

This structure was the first skyscraper constructed since the Terminal Tower in 1930. The 25-story aluminum and glass building was designed by architects Carson and Lundin of NYC and McGeorge and Associates of Cleveland. It towered 298 feet above Public Square with 22 floors, plus three mechanical floors on top. The tower is a center core, curtain-walled structure completely sealed and air conditioned with four passenger elevators and a two-story lobby.



October 1958

East Ohio Building • 1717 East 9th Street (1959)

This was the first Post-War skyscraper in the E. 9th Street area. Designed by architect Richard Roth of NYC, the structure featured "new" curtain-wall construction.

McDonald Investment Center • 800 Superior Avenue, Northeast (1968)

Designed by Charles Luckman Associates and The Austin Company, this 234-story, 305-foot brick veneered steel frame structure took two years to complete. It rests on a "floating foundation" and pad of concrete over a brick platform base.

Central National Bank Building • 800 Superior Avenue, Southwest (1969)

Architect Charles Luckman designed this 23-story, 305-foot building with 531,000 feet of rental space. The structure rests on a reinforced five-foot thick concrete mat. The exterior is of bronze-tone brick, structural steel and exterior wall glass.



November 1969

Bond Court Office Building • 1300 East 9th Street (1971)

Architects Skidmore, Owings & Merrill out of Chicago designed this 20-story, 270-foot office building connected by an atrium for a 620-car parking garage designed by Cleveland architects Bialosky & Manders.

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DUAL DEVOTIONS "Properties was the great love of his life, but he did have a heart big enough for both of us," says Jack Wyse's widow Bea.

in 1988. "He knew everyone in the construction industry from the polished professionals to the subtrades. His quick wit and timely observations served to brighten every meeting he ever attended."

- "My brother Jack was my guide, my teacher, my advisor and my coach for over 60 years," says Mark Wyse, of Wyse Advertising. "He was very well liked and was always there to help his customers."
- "I always admired him," says Victor Gleb, of former Victor Gleb Inc. and the first sales associate for *Properties*



CHANGING TIMES In the *Properties* archives is this hand-drawn re-design mock up from the early 1980s.

during the summer of 1947. "He was fun to be with, very creative and a great sales person."

- "In the early days I was involved in home building," says Sam Miller, of Forest City Enterprises. "Jack would 'Steal The March' from *The Cleveland Press* and *The Plain Dealer* with early information on building from us and he kept the source a secret."
- "Properties was the great love of his life, but he did have a heart big enough for the both of us," recalls Bea Wyse, whom Jack met in 1974 and married the next year. "I requested copies of

One Cleveland Center • 1375 East 9th Street (1983)

This "silver chisel," designed by Hugh Stubbins and Associates stands 31 stories and 450-feet tall and features an exterior of reflective metal and glass cladding. At the base is a five-story glass garden atrium.

Eaton Center • 111 Superior Avenue (1983)

This 28 story, 614,000 square foot structure of all-reflective glass was designed by Skidmore, Owings & Merrill out of Chicago.

Cleveland Theatre District/Playhouse Square Historic District • Euclid Avenue (1980s)

The historic Cleveland Theatre District was rescued from the wrecking ball in the mid-1980s and its luxurious theatres – State Theatre, Hanna Theatre, Allen Theatre, Palace Theatre and Ohio Theatre – were restored to their original luster.

Standard Oil (BP) Building • 200 Public Square (1985)

This looming 45-story, 650-foot, 1,508,000 square-foot building impacted the design of Public Square. The structure cost over \$200 million to build. Around 76 shafts sunk 230-feet deep to hit bedrock support 20,000 tons of structural steel plus the marble and granite.

Galleria at Erieview • E 9th and St. Clair (1987)

This was the city's newest shopping arcade with its Art Deco design and tinted glass atriums.

Tower City Center (Renovation) • Public Square (1990)

The landmark Terminal Tower was completed in 1930 and the renovation was a blend of old and new. The old train station was converted into a multi-level shopping mall with the added new construction of the Ritz-Carlton Hotel and Skylight Office Tower.

Key Center/Society Center • Public Square (1989)

This 57-story, 1.25 million square-foot, 888-foot tall office building holds the distinction of being Ohio's tallest building, overshadowing the historic Terminal Tower.

Gateway Complex (1994)

Jacob's Field – This asymmetrical baseball park of unclad metal with yellow brick facing and interior catilevered walls features vertical light towers. The architects involved were Hellmuth, Obata & Kassabaum Sports Group out of St. Louis and Robert P. Madison International, Inc. of Cleveland.

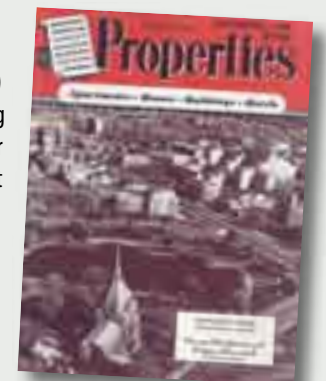
Quicken Loans Arena/The "Q"/Gund Arena – Designed by Ellerbe-Beckett of Minneapolis and Robert P. Madison International, Inc., this oval building with circular projections features an arched roof with a secondary roof covering catelvers over an open span.

Rock and Roll Hall of Fame and Museum • North Coast Harbor (1995)

Architects Pei, Cobb Freed and Partners out of NYC with Robert P. Madison International, Inc. of Cleveland created this sentinel on the water. It features a glass pyramid, tall white tower faced with rectangular cladding and an outdoor plaza in front.



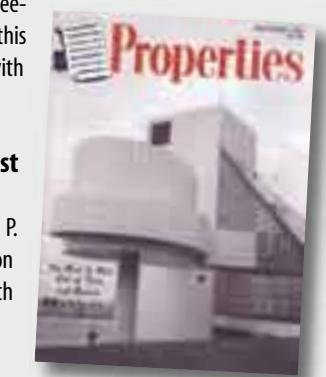
February 1977



December 1986



September 1990



September 1995



April 1996

Great Lakes Science Center • North Coast Harbor (1996)

The world of science is encompassed in this 165,000 square-foot building with attached Monel metal clad domed, 320 seat, Omnimax theater. Constructed of concrete, metal and glass, it features “hands-on” exhibits.

Taussig Cancer Center, The Cleveland Clinic • Euclid Avenue (2000)

The region’s largest and most state-of-the-art cancer center created a new landmark for The Cleveland Clinic. The sprawling serpentine styled building was designed by Cesar Pelli and Associates, standing four stories featuring sandy-hued granite, linen finish stainless steel panels and accents and high efficiency fretted glass.



November 2002

Weatherhead School of Management at CWRU/Peter B. Lewis Building • Ford Drive (2002)

This landmark six-level, 152,000 square foot structure of swirling metal, brick and glass was designed by world-renowned architect, Frank Gehry with Gehry Partners, LLP.

Akron Civic Theater • 182 Main Street, Akron (2002)

The historic 1929 Akron Civic Theater was restored to its former glory with the addition of modern technology and upgrades. One of only five surviving atmospheric theaters in the country, it was designed by architect John Ebersohn of New York and renovated by Turner Construction Company.

Healthspace • 8911 Euclid Avenue (2003)

The former Cleveland Health Education Museum was transformed with construction of a new contemporary facility of glass and Brazilian green slate, designed by Bucchieri Architects of Cleveland.

House of Blues • Euclid at E 4th (2004)

The old Woolworth building was converted into a 30,000 square foot restaurant and concert venue by MRN, Ltd.



March 2005

Idea Center • 1375 Euclid Avenue (2005)

With the creation of *ideastream*, merging WVIZ-TV with WCPN radio, the need for a new headquarters grew. Out of that need came Idea Center, a \$42 million project designed by URS Corporation and Westlake, Reed, Leskowsky. The existing structure was renovated, creating studios, a theater and educational classrooms. Technology abounds in this contemporary space.

Stonebridge • The Flats (2005)

Beginning with one apartment building in 2001, Stonebridge has transformed the west bank of the Flats into a neighborhood with its hub of apartment, condominium and office buildings and restaurants. Partners Bob Corna and Doug Price have transformed the scenic location along the Cuyahoga River into a blend of glass and steel contemporary residences while maintaining the historical integrity of the Old Superior Viaduct and surrounding structures.



October 2005

As 2006 draws to a close, we reflect on Cleveland’s diverse construction history and look forward to the future. New buildings, featuring new construction techniques, materials and design, will grow Northeast Ohio and *Properties* will continue to document them. **P**

the 60th Anniversary issue of *Properties* so that I can send them out to all the children, grandchildren and Jack’s 18 great-grandchildren so that they can see the heritage that they are part of.”



Gene Bluhm

Gene Bluhm (1920-1999)

- “Gene took a chance on a college kid with no experience who just wanted to see if journalism could be his calling,” recalls Lou Kren, trade-magazine editor and *Properties* contributor since 1989. “Gene showed me the ropes and was the one most responsible for making this my life’s work. Thanks, Gene.”
- “Gene molded both the appearance and the flavor of the magazine over the years,” recalls Ken Krych, current publisher of *Properties*. “His efforts won both national and local awards as well as recognition from a number of trade associations to which he gave his time and leadership.”
- “I started working with Gene at *Properties* after he injured his shoulder in 1970 and we worked there together ever since,” recalls Flo Bluhm, Gene’s widow. Wrote Gene, in his trademark folksy manner: “My favorite gal wound up with a 27-year part-time career which expanded into circulation, paste-up and bookkeeping.”

And *Properties*, built on Jack Wyse’s foundation and Gene Bluhm’s leadership, should maintain its lofty perch.

“Ken Krych has done a wonderful job of keeping the magazine in the limelight and certainly in the public’s eye,” says Bea Wyse. “It has grown and developed and the physical layout of the magazine is really superb. I think Ken has done a wonderful job and I think Jack would be very proud to see that this baby has survived and is doing well.” **P**

Around the Bluhmin’ Town

By Judy Bluhm

What a difference a day makes – not to mention, 60 years! My father, Gene Bluhm, former editor and publisher of *Properties*, would have welcomed with great pride this anniversary. Sixty years and one heck of a magazine later, he’d wonder where all the years went. He’d also be amazed at how technology changed the world.

My father, who passed away in 1999, was editor-in-chief and then publisher of an innovative monthly magazine without the benefit of technology. How did he do it? Imagine writing articles and advertisements on a typewriter. My dad mastered the art of perfection – how else could he have put out a magazine every month without the help of computers, email, cell-phones or faxes? Yikes! This man used an old Smith Corona without spell-check. Now that’s amazing!

More importantly, my father lived in a time where a handshake meant “a deal.” He would sell someone advertising and before the contract was in the mail (remember snail mail?) he’d run the ad. A handshake or your word meant everything. My father’s business practice was mapped out each day in his complete mastery of the smallest of details, while never overlooking the big picture. And what a “big picture” it was. Looking back through the archives of *Properties*, it was a first-rate magazine from inception and a visionary concept. Today, it remains relevant, unique and, as then, innovative.

Who was Gene Bluhm? Each day, he got up for work, dressed in a business suit and went to the office “downtown.” He worked hard, sought for perfection, held high standards and was supremely proud of the “copy” that he produced each month. When he bought the magazine and became the publisher, he was already at an age when most of us are thinking about retirement. He enjoyed hard work and loved all things related to *Properties*. And it showed each and every month.

In those days, putting out a monthly was like giving birth every 30 days. It took incredible effort to compile the pages, proof the galleys and get the “baby” out by deadline. It wasn’t just a job – it was a commitment. My father



defined responsibility and excellence. He was a talented writer and was the master of “multi-tasking” long before we ever heard of the phrase.

My father was a family man and a loving father to his children, Gary and Judy. He was devoted to my mother, Florence Bluhm, who often helped out by editing the magazine. Dad understood that “making a difference” is not simply measured by positions, titles or money. His enduring multigenerational legacy is passed on in a million little ways. Why do I keep my promises? Why did I go to college? Why do I write? Why do I help

my daughters? Why do I tell my grandsons to be honest, treat others fairly and strive to do good deeds? Because I spent a childhood with a man named Gene Bluhm, who through his efforts, taught me these virtues and values... and so much more.

For all of you readers of *Properties* in Cleveland, please look me up if you’re ever in Phoenix. I write a weekly column, “Around the Bluhmin’ Town,” in the *Desert Advocate*, a weekly newspaper in Northern Arizona.” Okay, so I shamelessly copied my father’s column that was printed for 50 years. Hey, my Dad could write circles around me! But, I know he would be proud that I try.

It is simply fantastic to see how *Properties* magazine has evolved. I know that my father, Gene Bluhm, was an integral part of this great publication. Happy Anniversary, *Properties*! Sixty years and still going strong, let’s blow out the candles and have a big piece of cake. **P**

Judy Bluhm is the daughter of late Publisher and Editor Gene Bluhm. She resides in the Phoenix, Arizona area, is a real estate agent for Century 21 and writes in the local newspaper. You can email Judy Bluhm at judy@judybluhm.com.



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Energizing the Neighborhood

Battery Park development offers rich traditions, lakeview living

By Nancy Loyan Schuemann | Photos by Frank Salle

A new energy is radiating in the Detroit-Shoreway neighborhood of Cleveland with the new Battery Park development at West 73rd and West 76th streets near the West Shoreway by Vintage Development Group.

Battery Park sits on a bluff overlooking Edgewater State Park, offering views of the lake and downtown Cleveland making it a desirable choice for housing. Access to the waterfront adds resort-style ambiance. The Historic Detroit-Shoreway neighborhood affords culture, entertainment and dining. Downtown Cleveland is only a five-minute drive. In its location, Battery Park defines "New Urbanism," the return of upscale residents to the inner city to create new, yet traditional neighbor-

hoods, an "urban suburb." Buyers range from young professionals, empty nesters to young families. Some grew up in and around the Detroit-Shoreway neighborhood, others are moving from renting in the city to home ownership, while others are gravitating toward an urban lifestyle from the suburbs.

Battery Park is a neighborhood and currently the largest housing development in the City of Cleveland. It is also the first major housing development project to come out of the City's Lakefront Plan.

A Planned Unit Development, Battery Park's design site plan was created with input from the City of Cleveland, the Detroit-Shoreway community (five community meetings were held) and community groups.

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LIVING IT UP "We use a higher-end construction product [so] the buyer will have a home with fewer problems," says Mike Marous, project manager with Vintage Development Group, LLC

nearby industrial sites. Large windows open to views of the lake and downtown."

Chicago-style single-family townhomes are detached units with four levels of living space. These single-family homes line the perimeter of the site, creating a smooth transition of the new neighborhood into the existing one. Front porches add a sense of community while rooftop decks offer views of the lake and the city. Both contemporary and traditional exterior designs are available.

The \$100 million housing development forms a "U" around a lakefront park of several acres with quaint, walkable streets with a mixture of lakeview townhomes, loft buildings and Chicago-style single-family townhomes. The blend of traditional and contemporary architecture offers variety yet blends with the surrounding neighborhood, the "Little Italy" of the West Side, centered near Mt. Carmel Church. The existing street grid is incorporated into the site, with old and new flowing seamlessly.

"Public meetings were held with the community and the development corporation. The existing neighborhood was incorporated in the final plan by protecting and preserving streets and blending with the fabric of existing homes."

Several design approaches were taken, says Matthew Soloman, project manager with City Architecture, Inc.

"One was extending the city street grid, the second was maximizing the location with the view, and the third was maintaining the industrial aesthetic of existing surrounding cottage industries," Soloman says. "We used some cedar siding, a traditional lakefront material with fun colors to blend with the existing wood-sided houses, plus we used sturdy masonry materials, reflecting

Exteriors are of dimensional shingles with Alside Low E double-hung vinyl windows. Construction is of standard panelized wood framing and floor trusses, built in a plant, engineered and set up on site, affording a stronger, more structured unit. Insulation is rated R-19 for more energy efficiency.

"We use a higher-end construction product [so] the buyer will have a home with fewer problems," says Mike Marous, project manager with Vintage Development Group, LLC, a family-owned business committed to the City of Cleveland.

Interior amenities include Merillat Cabinets, granite countertops in kitchens and master baths, ceramic flooring in

"It's always a challenge to build something new in an old built-out, established neighborhood," says Matt Zone, the City of Cleveland's Ward 17 councilman and a fourth generation resident of the Detroit-Shoreway neighborhood.

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DOUBLE SINGLES Chicago-style single-family townhomes are detached units with four levels of living space.

kitchens and baths, Maytag appliances, laundry closets, laminate wood flooring, pre-wiring for phone, cable, data and security, high-efficiency gas forced air furnace and air conditioning and hot water. Gas fireplaces, basements and third floor studios are options. Homes range from 2,003 to 2,055 square feet and just 19 are being constructed. Prices begin in the \$280,000's.

"One of the planning principles is that the edge of the development shares the existing streets with the neighborhood," Soloman says. "The first layer of the

"One of the planning principles is that the edge of the development shares the existing streets with the neighborhood... Contemporary ideas and design are in the center of the site."

*Matthew Soloman
City Architecture*

development is in scale with existing homes and shares details. Contemporary ideas and design are in the center of the site."

Marous notes that the biggest challenge of the project was coming up with a design to fit the community and to fit with the City of Cleveland.

"I'm most proud of the way the neighborhood was laid out, the infrastructure, the views of the lake and city and the plan of the community," Marous says.

Lakeview Townhomes feature scenic views of Lake Erie in an intimate building of four townhomes. With three levels

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COOKING IN COMFORT Interior amenities include Merillat Cabinets and granite countertops in some of the units' kitchens.

air quality for the development. Every unit will come standard with a Carrier 92% high efficiency furnace and a 13 SEER Carrier air conditioning unit. The company has found that this equipment has outstanding energy savings and will save homeowners money on their utility bills, according to Brian Friedman, president of Arco. In addition, indoor air quality accessories such as electronic air cleaners, humidifiers and programmable states will also be offered. (A one-year parts and labor warranty is offered from the move-in date

of living space, a balcony terrace and a roof deck, the spacious suites feature flexible floorplans and upscale materials. Townhomes range from 2,425 to 2,900 square feet. Prices start in the \$460,000's.

Avenue townhomes and ranch-style flats are located in the heart of Battery Park. Located on "The Avenue," a wide street with a median of trees, the street offers an unobstructed view of the park and lake. First floor, one-story flats with patios range from 775 to 1,255 square feet. Two-story, second- and third-floor homes with balcony terraces range from 1,700 to 2,440 square feet. One-, two- and three-bedroom units are also available.

Unique features include added commercial-grade construction and insulation for soundproofing and sprinklers for fire protection. The exteriors are of cedar,

brick, Hardi panel and vinyl with Alside Low E double-hung vinyl windows. All units have attached garages with two openers. There are one eight-unit building and two nine-unit buildings. Prices range from \$140,000 to \$350,000.

The primary HVAC contractor for Battery Park is Arco Heating and Air

"We tried to hit every part of the market, with price points that touch every part of the market, not just a specific target."

Mike Marous

Vintage Development Group, LLC

Conditioning, of Bedford Heights. Arco has custom designed the heating and cooling system for maximum efficiency while paying special attention to indoor

at no extra cost.)

Low-maintenance enhances the easy-living lifestyle. An association fee covers landscape maintenance and plowing for the entire Battery Park community.

Living at Battery Park is made affordable through creative financing. In addition to offering new housing at a variety of price points, National City Bank with its "NCHAMP" mortgage offers reduced interest rate financing 1.5 points below market rate. A 15-year, 90% tax abatement that stays with the parcel further reduces living expenses.

"We tried to hit every part of the market, with price points that touch every part of the market, not just a specific target," Marous says.

Battery Park is more than a housing development but a lifestyle, Marous explains.



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VIEW ADVANTAGE Battery Park sits on a bluff overlooking Edgewater State Park, offering views of the lake and downtown Cleveland.

"This project was planned out with quality subcontractors who pay close attention to detail to create the best possible product for potential buyers," he says.

Lighted sidewalks with on-street parking abound in the neighborhood. Its strategic location near Lake Erie affords lakeside living with access to Edgewater State Park Beach, via paths and two underground access tunnels. The community's Lakeside Park allows for outdoor activities like bicycling, walking and jogging. About a third of the 13-acre site is public green space.

Nearby, the historic Eveready Powerhouse, with its landmark smoke-stack, is to be renovated into a possible restaurant, marketplace and community center.

"The most unique aspect of the project is that the developer realized that for over 100 years there was a large manufacturer [Eveready] in the community and that it was important to preserve the Powerhouse to preserve the history of the existing site and in memorializing manufacturing on the site," Zone says.

Battery Park's location, just two blocks from the thriving Gordon Square Arts District, affords access to a lively urban neighborhood with a mix of restaurants, theaters, galleries and shops.

The Detroit-Shoreway neighborhood is undergoing revitalization. Plans for spring 2007 include narrowing the street, burying utility lines, streetscaping, expanding the sidewalks and creating space for pedestrians and outdoor cafes. Plans call for the West Shoreway to be converted from a freeway into a scenic boulevard in 2009.

Currently, \$750 million in construction projects are underway in the Detroit-

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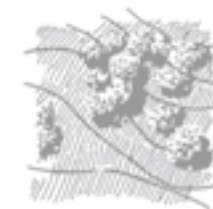
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TOUCH OF STYLE Master baths in some of the units include granite countertops and ceramic flooring.

Shoreway neighborhood and with a one-mile radius of Gordon Square. The Detroit-Shoreway neighborhood and Battery Park are ready to serve the needs of those seeking an urban living lifestyle.

"I'm most proud that the issues that were important to the community were important to the developers," Zone says. "There is a strong partnership between existing residents and the new residents. This is a great project that is going to greatly improve the property values of the existing neighborhood and create more home ownership in the community."

Soloman says he's proud of the partnerships that were formed with the construction team, development team, with the city and community organizations.

"Everyone worked hard to make it as good as it can be," Soloman says. **P**

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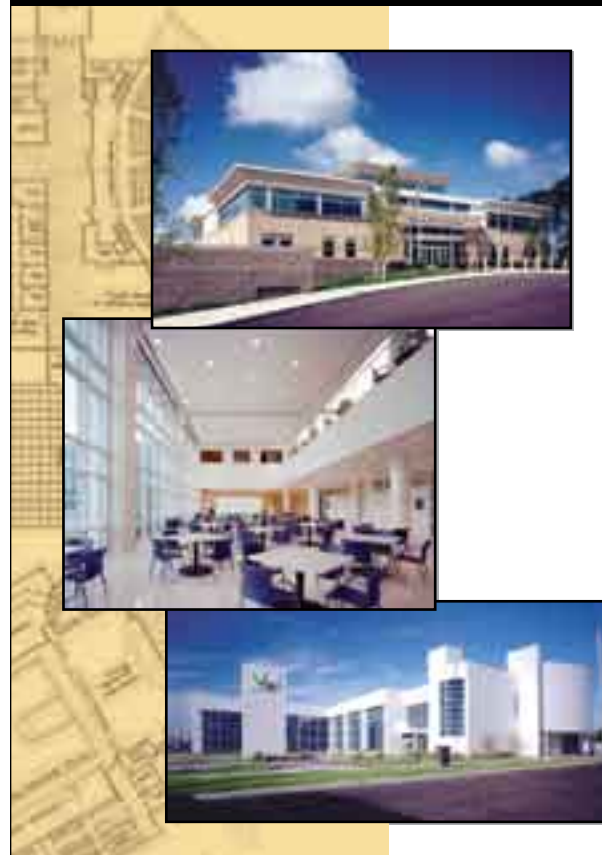
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Whether You Own Or Rent, All Businesses Benefit From Lower Taxes

Five tips to consider when contesting your tax assessment

By Kieran Jennings

Smart businesses invest their capital in areas where they get the greatest return. Real estate taxes provide no return; they are simply forced expenditures that must be paid regardless of profit. Property taxes are however, a controllable expense. Lower property taxes positively affect both short-term yields and long-term returns. The short-term impact is the obvious increase in the bottom line due to lower taxes. On a long-term basis decreased property taxes translates to higher business and/or real estate values and stock prices. A small investment of time can ensure that an investment of capital fighting your taxes will reap double-digit returns.

Spend some time educating yourself about the real estate market and how your taxes are determined. Right now businesses and property owners are dealing with unprecedented increases in fuel and utility costs. Both fixed and variable expenses are increasing, as a result your real estate may not be worth what the taxman says.

In almost all states, real estate is assessed based upon some percentage of the fair market value of the real estate, and one of the main indicators of value is the income that could be produced from the property using current rents, vacancies and market expenses.

Those taxpayers who contest real estate taxes now can take advantage of the current situation.

Because real estate values ultimately are a result of how much occupants are willing to pay for space, and given that in the past several years utility costs have more than doubled, and that those costs cannot be easily passed on to customers, businesses simply cannot afford to spend a lot of capital on space. As less people are able to afford a certain type of space, the demand for that space drops resulting in a decrease in market rents and the value of property drops.

Many real estate markets suffer from high vacancies, and higher utility and insurance expenses. By establishing an estimated net income from these market

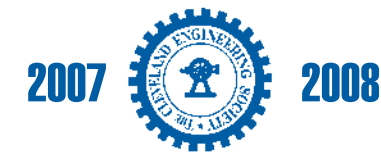
statistics and ultimately proving a lower assessed market value an owner may be able to reduce its real estate taxes.

Even if the market has weakened, the assessment of your property value will not likely decrease unless contested. However, a newly established assessment may be used as the basis for future assessments, thus positioning your company for future years. Reduced real estate taxes have a compounding effect. Even if your assessment in future years steadily climbs it is true that having started at a lower base you may save money indefinitely. Conversely, by missing an opportunity to control taxes a company will continue to spend money on an item that does not have a return.

Taxpayers are not the only ones that keep a close eye on your assessment. The local school districts are one of the main recipients of your tax dollars. As a result if you are under-assessed the district may file an appeal to increase your assessment. Prior to engaging in any correspondence with anyone seeking to increase your taxes you may want to consult a real estate tax professional.

Important facts to consider when contesting your assessment

- Generally, assessment boards have a certain time when they will accept appeals against tax assessments. It is



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Beginning in February 2007, the Cleveland Engineering Society will continue its 31st year of the **Leadership Breakfast Series**. CES is planning another dynamic showcase featuring engineering and technology impact in business success, jobs creation, and infrastructure improvements. The 2007 line up includes:

- April 17, 2007- Cuyahoga County Commissioner **Peter Lawson Jones**
- October 16, 2007- Cleveland Municipal School District CEO, **Dr. Eugene Sanders**
- TBD- Rockwell Automation's marine team discussing their Navy carrier project.

For updates, check the CES website at www.cesnet.org. Also, series sponsorships and subscriptions are now available. For more information, please contact Tuwhanna Lewis at 216-361-3100 or email at tlewis@cesnet.org.

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important to find out just when you must contest your taxes. Furthermore, it is recommended that you have a copy of your appeal time stamped by the board for your own records.

- Prior to contesting your assessment you first must determine the assessed market value of your property. In each state, and in some cases each taxing jurisdiction, you are assessed at a percentage of fair market value. In some states that percentage can vary from only 4% or 5% of market value to 100% of market value. In a jurisdiction with a 4% ratio a \$100,000 assessment equates to a \$2.5 million assessed market value.
- There may be risks to contesting your assessment. Before filing, it is essential to ensure that your property is in fact over-assessed as of the tax lien date. If your property is actually under assessed, the assessment board may have the ability to increase your assessment rather than decrease it.
- You may need a lawyer to contest your assessment. Some states have determined that appearing before a real estate tax appeal board is the practice of law to challenge your assessment. Ohio appears to have the toughest laws regarding the unauthorized practice of law. Ohio has established precedent in certain circumstances where the filing by a non-attorney has the effect of the case being dismissed and losing the right to contest the taxes for a three-year period.
- Determine under whose name you can challenge an assessment when you rent the property that is taxed. **P**

Kieran Jennings is a partner in the law firm of Siegel Siegel Johnson & Jennings Co. L.P.A. He is a member of The American Property Tax Counsel and has dedicated nearly all of his efforts to reducing property taxes for taxpayers in the continental United States and Canada. Kieran can be reached at 216.763.1004 or by email at kjennings@siegeltax.com.

KS Awards Akron U. Women in Engineering Scholarship

Heather Parker, a sophomore at The University of Akron (UA), is the first recipient of a \$2,500 scholarship funded by KS Associates, an Elyria-based civil engineering and land surveying firm. KS Associates established the scholarship in 2006 in partnership with UA's Women in Engineering Program (WIEP) to support women's pursuits of careers in engineering.



(From left) Halle Jones Capers, director of the WIEP at University of Akron, with Heather Parker, scholarship recipient, and Lynn Miggins, president of KS Associates

The annual scholarship is available to female civil engineering students of sophomore status and above who demonstrate academic excellence and who have a minimum grade-point-average (GPA) of 2.75.

Parker's application was selected based on the quality of an essay she submitted and her GPA of 4.0. Applicants were judged by Halle Jones Capers, P.E., director of the WIEP, and Lynn S. Miggins, P.E., president of KS Associates.

"The scholarship is testament to KS Associates' core value of supporting education and WIEP's mission of developing highly qualified women engineers," Miggins says.

Miggins has been a member of the UA WIEP Advisory Council since 2005.

The University of Akron established the WIE Program in 1993 to recruit more women into engineering disciplines by providing the tools and resources students need to successfully complete their degrees. WIE is committed to increasing the quality and quantity of well-educated engineers in the workforce. For more information, visit www.engineering.uakron.edu/wiep.html.

Zaremba Earns Two Smart Growth Awards

Zaremba, Inc. has earned two regional 2006 Smart Growth Awards from the coalition committee of The Smart Growth Education Foundation. The Foundation recognizes communities and the building industry leaders that follow Smart Growth principles in planning, design, development and construction in both urban and suburban/exurban locations.

Zaremba was chosen from entries representing an 11-county area of Northeast Ohio. The smart growth principles on which organizations are judged include: the devel-

opments' land conservation, environmental sensitivity, use of infrastructure, community character, housing choices, transportation accessibility, economic viability and overall design. Winners were honored at a banquet recently in Westlake.

Zaremba's WoodHaven Community earned the award for the top Single-Family Development of 50 Units or More in Cleveland/Cuyahoga County. WoodHaven, located next to Beacon Place at Church Square in Cleveland's Fairfax Renaissance Community, will consist of 80 homes at its completion, and features a high-density mix of townhomes, coach homes

and single-family homes. WoodHaven utilizes high-efficiency standard appliances, hot water heaters and HVAC units, and also features tree-lined landscapes and private patio spaces throughout the units.

In addition, Zaremba earned the Silver Award for The Avenue District Development Proposal in Cuyahoga County. The Avenue District, a \$250-million-plus residential development in downtown Cleveland, officially broke ground in late September 2006, with its first phase set to include the construction of 50 elegant lofts, eight penthouses and 15 townhomes.

Master plans call for retail units and 426 upscale housing units along three blocks.

"We are very pleased to once again be recognized with Smart Growth Awards," says Mandy Barney, Zaremba marketing coordinator. "As a company, we strive to use the Smart Growth principles in all of our developments, from planning to construction."

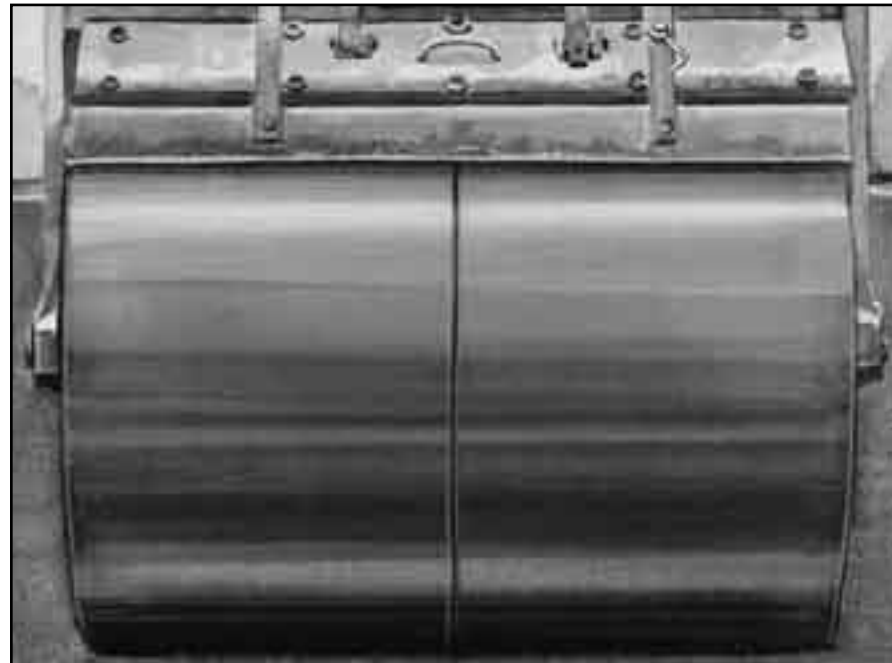
New Restaurants Arrive at East 4th Street in Cleveland

MRN Ltd. recently announced that it will welcome three new restaurants to East 4th Neighborhood, joining existing restaurants and entertainment venues Lola, Corner Alley, Jimmy John's Sub Shop, House of Blues, Pickwick & Frolic and Flannery's Pub.

Featuring over 250 luxury residential apartments, the more than 500,000-square-foot East 4th Neighborhood will be home to three new restaurants, two of which are new dining concepts in Cleveland: La Strada - World Café, Zocalo Cantina and Teresa's Pizza.

La Strada - World Café features street food from the Mediterranean and occupies nearly 3,000 square feet of the historic Woolworth Building's first floor. The restaurant is being developed by Terry Tarantino, the owner-operator of La Dolce Vita in Cleveland's Little Italy neighborhood and Tarantino Bistro in Bratenahl.

Zocalo Cantina, specializing in pan-Mexican fare, will occupy 4,500 square feet in the Frederick on Fourth apartment building.



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Lastly, Teresa's Pizza, which has served Cleveland residents since 1969, will integrate its concept into a bistro style setting within 2,400 square feet of space on the WT Grant Building's first floor.

Among those involved in the project team were TerreMark Partners LLC, retained for its expertise in retail strategy and execution, and commercial real estate advisory firm Grubb & Ellis.

Quick Crete Introduces Smokeless Ash Receptacle

Quick Crete Products Corporation, a California-based precast concrete products manufacturer, recently announced its new smokeless cigarette ash

receptacle for the disposal of cigarette and other tobacco-related litter in public areas.

Through a patent-pending process, the new Halo product is designed to virtually eliminate tobacco smoke and odors, keeping the surrounding air cleaner and easier to breathe, while eliminating the unsightly appearance of partially smoked or spent cigarette and cigar butts.

According to Quick Crete, reports show that nearly 80 percent of smokers will use ash receptacles if they are made available.

What differentiates the Halo from other "smokeless" products, according to Vice President Rick Crook, is the design and special features that effectively trap the



Halo ash receptacle

smoke inside so it can't seep out through the top.

The new Halo products have been designed to blend into a wide variety of architectural styles. The product line is available in seven different styles, ranging from classic

to contemporary, and offers a wide variety of color and surface finishes. All products are made to order and can have a logo or other symbol imprinted on them to blend in with a site's other branded furnishings. For more info, call 949.481.7559.

Designer Accents Announces New Ownership

Designer Accents, a supplier of interior products to apartment complexes, commercial buildings, health care facilities and general contracting companies, recently announced that John Marcus has acquired the Cleveland-based company.

Marcus, a native Clevelander and veteran



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owner and manager of commercial properties throughout Northeast Ohio, purchased the 15-year-old business from its founder, Oscar Berman.

Moving forward, Marcus has begun to implement strategic growth initiatives in each channel the company serves with the goal of doubling revenues within two years.

Berman will remain with Designer Accents as its sales manager and will play a key role in strengthening existing customer relationships and developing new relationships.

For more information on Designer Accents, call 216.360.9255 ext. 120 or email john@designeraccentsinc.com.

PCS Names New Director Of Business Development

Cleveland-based Project and Construction Services, Inc. (PCS), a full service professional construction management firm, recently named Robert Stoops, MBA CPSM, as its new Director of Business Development. Stoops will work with the leadership team to oversee planning and implementation of business development activities for PCS's Cleveland, Ohio; Phoenix, Arizona; and Wheeling, West Virginia offices. He previously served as Client Development Manager for Elford, Inc., a general contractor in Columbus. Stoops brings over 15 years construction experi-



Robert Stoops

ence and 20 years of sales and management experience to the position.

Cleveland Keeps Regional Housing Construction Rank

City of Cleveland officials working with Calabrese, Racek, and Markos, Inc. (CRM) Development

Research recently announced that Cleveland issued a total of 183 new for-sale residential permits during the first three quarters of 2006, the most in Cuyahoga County. Tied for second place in Cuyahoga County were Westlake and North Royalton with 79, followed by third place Berea with 73.

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



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Cleveland also moved up to third place from sixth place in the seven-county region. The first place city was North Ridgeville City with 283, followed by Avon City with 201.

CRM Development Research is a subsidiary of Calabrese, Racek, and Markos, Inc., a full service appraisal firm. This division monitors market activity for new residential development throughout the Northeast Ohio region.

IREM Elects New Board of Officers

The Northern Ohio Chapter of IREM has elected the following Board of Officers for 2007: President



Bill Stevens

Bill Stevens, CPM®, of CB Richard Ellis; President-Elect Judy Simon, CPM®, of CB Richard Ellis; Secretary/Treasurer JoAnn Hirsh, CPM® Forest City; and Immediate Past President Peggy Rehfus-Walker, CPM® ARM®, of NRP Management Group.

The Northern Ohio Chapter of IREM is comprised of over 150 members from the real estate management industry. IREM's mission is to provide top-notch education and career opportunities to owners and managers in Northern Ohio and across the country. For more information on IREM visit www.irem.org or call 440.835.1515.

NAWIC Event Introduces Youth To Construction

The 1250 United Auto Workers (UAW) Hall in Brookpark is the site for the 2007 Block Kids Building Program, sponsored by the National Association of Women in Construction

(NAWIC). The association's Cleveland Chapter (#156) has chosen the facility, at 17250 Hummel Rd., as the location for its annual event, which introduces youth in grades first through sixth to the construction industry.

On Saturday, February 3, pre-registered participants will gather inside the hall at 11 a.m. Each child will build his or her project with loaned materials of 100 blocks and three of the other four items, including a rock or stone, a string and a piece of foil or poster board. Participants have one hour to build. Upon completion, local construction industry professionals will judge in three divisions by school grade. The local grand prizewinner will compete for

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regional and national titles. All participants receive lunch and entertainment. Winners are awarded prizes. The event concludes at 2 p.m.

Pre-registration is required to participate in the event, which is on a first-come, first-serve basis. To register or learn more, contact Pia Foss at 216.367.8096.

Burt Hill Continues Cleveland Office Expansion

The Cleveland office of international architectural and engineering firm Burt Hill continues its growth with two new additions to its Beachwood office: Thomas Krejci and Renee Shirey.

Thomas Krejci, is a LEED accredited graduate of Kent

State University and brings almost 10 years of CADD and technical experience to Burt Hill.

Renee Shirey, also a graduate of Kent State University, brings a wealth of CADD experience from the healthcare industry with a background in facilities design.

In addition to its Cleveland office, Burt Hill, a 600-person firm, has six offices in the United States, and an office in Dubai, UAE. The Cleveland office of Burt Hill is providing architecture and engineering services for Youngstown State University, Miami University and Hiram College, for four K-12 design projects in Cleveland and Columbus; and a 125-bed

Hospital in Dubai, UAE. For further information about the firm, visit www.burthill.com.

CB Richard Ellis Welcomes Associate

CB Richard Ellis announced today the hiring of Tim Gascoigne as an associate with the Cleveland Office Services Group. Tim will be focusing on landlord and tenant representation assignments in Northeast Ohio.

Prior to joining CB Richard Ellis, Gascoigne was with KeyBank's Corporate and Investment Banking Division. He focused on buy-side and sell-side mergers and acquisitions, as well as financial advisory assignments.

"Tim's experience in the capital markets side of the business makes him a great asset for our Office Services Group," says David Browning, managing director of the Cleveland CB Richard Ellis office.

A Cleveland resident, Gascoigne graduated from Union College, in New York, with a bachelor's degree in Economics. He currently serves as an Alumni Chairman for University School, and is an active member in many other local community groups.

The CB Richard Ellis Office Services Group represents the largest segment of CB Richard Ellis' market activity. ■

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Settling Up



ALEC J. PACELLA

Last month, we discussed the primary components of a purchase agreement. This month, we are going to focus on one of these components, closing costs. Closing costs outline how various transaction costs are allocated between the buyer and the seller.

One of the most common questions that I am asked concerning closing costs is "Who pays for what?" Hopefully, the outline below will help to answer this question and maybe a few others. But before I dig into this, I need to thank my good friends at Chicago Title for helping me check the facts in this article.

liens, claims or encumbrances against the title of the property. The premium amount will vary, depending upon the sale price of the property. As a point of reference, the owner's policy premium on a \$2 million sale would be approximately \$6,300. This cost is typically split evenly between the buyer and the seller.

Owner's policy premium

This is the charge for insurance against loss resulting from defects in the property's title. Defects could be items such as

Escrow fee

This is the charge levied by a title company to prepare the closing statements, record all the necessary documents,

receive and disperse the funds, etc. As a point of reference, the escrow fee on the sale of a \$2 million property would be under \$1,000. Similar to the owner's policy premium, the escrow fee is typically split evenly between the buyer and the seller.

County transfer tax

This is a state tax on the transfer of real property and is based on the sale price. In all of the counties in Ohio, the transfer tax is \$4 per \$1,000 of value so again using our \$2 million example, the transfer tax would be \$8,000. Transfer tax is sometimes called conveyance fee or tax stamps. The typical custom has always been for the seller to pay this in its entirety, as the seller is receiving the benefit of the sale proceeds. However, lately it has not been uncommon to see

The first and last word on all of these items is the purchase agreement. It acts almost as an instruction manual, spelling out specifically who pays for what and when these payments occur.

at least a portion of this tax to be pushed off or at least attempted to be pushed off on the buyer, particularly in larger transactions.

Miscellaneous title costs

There are numerous title costs, such as the preparation of the deed, the title examination, various fees, title commitment, etc. These will usually amount to less than \$1,000 regardless of the transaction size and are typically paid for by the seller, with the exception of the title commitment (usually around \$75), which is typically paid for by the buyer.

Rents

If the property is an income-producing property, the tenant rents will need to be pro-rated based on the date of closing. For instance, if a property is closing on January 20 and all of the rents are received by January 1, then the buyer will be due 11 days of rent from the seller, since they will own the property

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for the last 11 days of the month. This is typically accomplished by crediting the buyer at closing.

Real estate taxes

This item can be a little tricky, mainly because taxes in Ohio are paid six months in arrears. By way of example, suppose that a property has real estate taxes equal to \$12,000 per year and the property is sold on September 30, 2006. At closing, the seller would owe \$9,000 for taxes, including \$6,000 for the first half of 2006 (which wouldn't otherwise be due until January 2007) and \$3,000 for the first three months of the second half of 2006.

Brokerage fee

This represents the fee for yours truly. In a typical transaction, this fee is borne by the seller, as the real estate broker usually is retained by the seller.

Expense proration

These collective items represent expenses that have either been prepaid

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or will be incurred prior to closing. Utilities are the most common and, since they are usually billed a month behind, money will typically be held back to pay for items such as electric, water and gas. But there are any number of other items that need to be prorated, such as insurance, landscaping, trash removal, cleaning services, security services, etc. These items are individually examined and a determination is made of how to prorate between buyer and seller. Once all of the individual proration are determined, a lump sum is then included at closing to cover the collective items.

As we discussed last month, the first and last word on all of these items is the purchase agreement. It acts almost as an instruction manual, spelling out specifically who pays for what and when these payments occur. It is usually up to the title company to decipher this and they ultimately prepare a list called a settlement statement prior to closing. The purpose of a settlement statement is for both buyer and seller to see exactly what is being paid and who is doing the paying. One last word on settlement statements and that is to be very careful when reviewing. If there is an error and an item has been omitted, nothing can be done once it is finalized and the sale is closed. Next month, we will take a look at a very active 2006 and make some predictions on 2007. **L**

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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Developing an Age-Restricted Community



JOHN P. SLAGTER, ESQ.

At one unfortunate time in our nation's history, it was not uncommon for property owners to file deed restrictions in an attempt to limit who could live in their community. These deed restrictions generally were designed to prevent people of certain races and religions from living in a particular neighborhood. While such restrictions were at first upheld, the courts ultimately found that such discrimination violated the basic principles embodied in our Constitution, and refused to enforce them.

The rules governing unlawful discrimination in housing were eventually codified in Title VIII of the Civil Rights Act of 1968. While most people now know that housing discrimination based on race, color, religion, sex or national

origin is not permitted, it is not widely known that age discrimination is permitted within certain specified parameters. The Fair Housing Amendments Act of 1988 added "familial status" and "handicap" to the list of prohibited grounds for discrimination, but also carved out an exemption to allow the creation of housing that would be limited to persons 55 years of age and older.

In order to establish a 55 and over housing community, certain guidelines must be followed. At least 80% of the housing units must be occupied by at least one person 55 years of age or older. The community must publish and adhere to policies and procedures that indicate an intent to comply with the rules. Additionally, the community must comply with the Department of Housing

and Urban Development rules for verification of occupancy, which include updating occupancy records at least once every two years through surveys or other means of verification. The community must also establish and maintain appropriate procedures to require occupant compliance with these rules. The types of communities that may be restricted to 55 and older occupants include condominiums, homeowners' associations and mobile home parks.

Although it is vital to follow all the rules to the letter in order to maintain the 55 and older exemption, there is some flexibility within the rules. For example, the community may, if it chooses, prohibit all occupants under 55. Alternatively, it may provide that occupants of any age are permitted so long as at least one occupant in 80% of the housing units is 55 or older. Other variations are possible as well. It is important to remember that qualification for the 55 and older exemption is based on occupancy — not ownership. As such, the housing unit may be owned by a person of any age, so long as the person or people living there qualify under the age restrictions.

As the baby boom generation grows older, the need and desire for 55 and over housing communities will grow with it. Naturally, such housing communities are seen more frequently in retirement destinations such as Florida and Arizona. However, with more and more people being exposed to the benefits of such communities in the warm weather states, the opportunity to develop such communities in other locales may increase as well. Because the rules governing 55 and over housing communities are complex and the exemption can be lost if the rules are not followed, it is important to consult with an attorney to ensure that a 55 and older community is properly set up and maintained. **P**

The material appearing in this article is meant to provide general information only and not as a substitute for legal advice. Readers should seek the advice of their attorney or contact John at jslagter@bdbl.com or 800.686.2825. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2006. Thanks to David J. Lindner, Esq. for his assistance in preparing this article.

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Commercial Index Rises Again



JOLYN BROWN

A leading indicator for the commercial real estate market, the Commercial Leading Indicator for Brokerage Activity, has increased for six consecutive quarters showing that continued growth is expected in commercial real estate sectors, according to the National Association of Realtors.

In the third quarter, the Commercial Leading Indicator for Brokerage Activity rose 0.4% to a reading of 120.1 from an index of 119.6 in the second quarter, and is 2.9% higher than the third quarter of 2005 when it stood at 116.7.

Growth in the index means net absorption of space in the industrial and office sectors will continue to improve over the next six to nine months, with rising completions of overall retail, office, warehouse and lodging structures. The indicator is a tool to assess market behavior in the major commercial real estate sectors. The index incorporates 13 variables that reflect future commercial real estate activity, weighted to produce a single indicator of future market performance, and is designed to provide early signals of turning points between expansions and slowdowns.

Net absorption in the office and industrial sectors in the first quarter of 2007 is expected to be 70 million to 90 million square feet, with about \$315 billion to \$325 billion in new, completed commercial construction activity, compared with \$309 billion of new construction recorded in the third quarter. Commercial real estate practitioners can anticipate leasing and sales activity in the first quarter to be approximately 2.9% higher than the first quarter of 2006.

The 13 series in the index include industrial production, the REIT (real estate investment trust) price index, NCREIF (National Council of Real Estate Investment Fiduciaries) total return, personal income minus transfer payments, jobs in financial activities, jobs in professional business service, jobs in temporary help, jobs in retail trade, jobs in wholesale trade, initial claims for unemployment insurance, manufacturers' durable goods shipment, wholesale merchant sales, and retail sales and food service. **P**

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



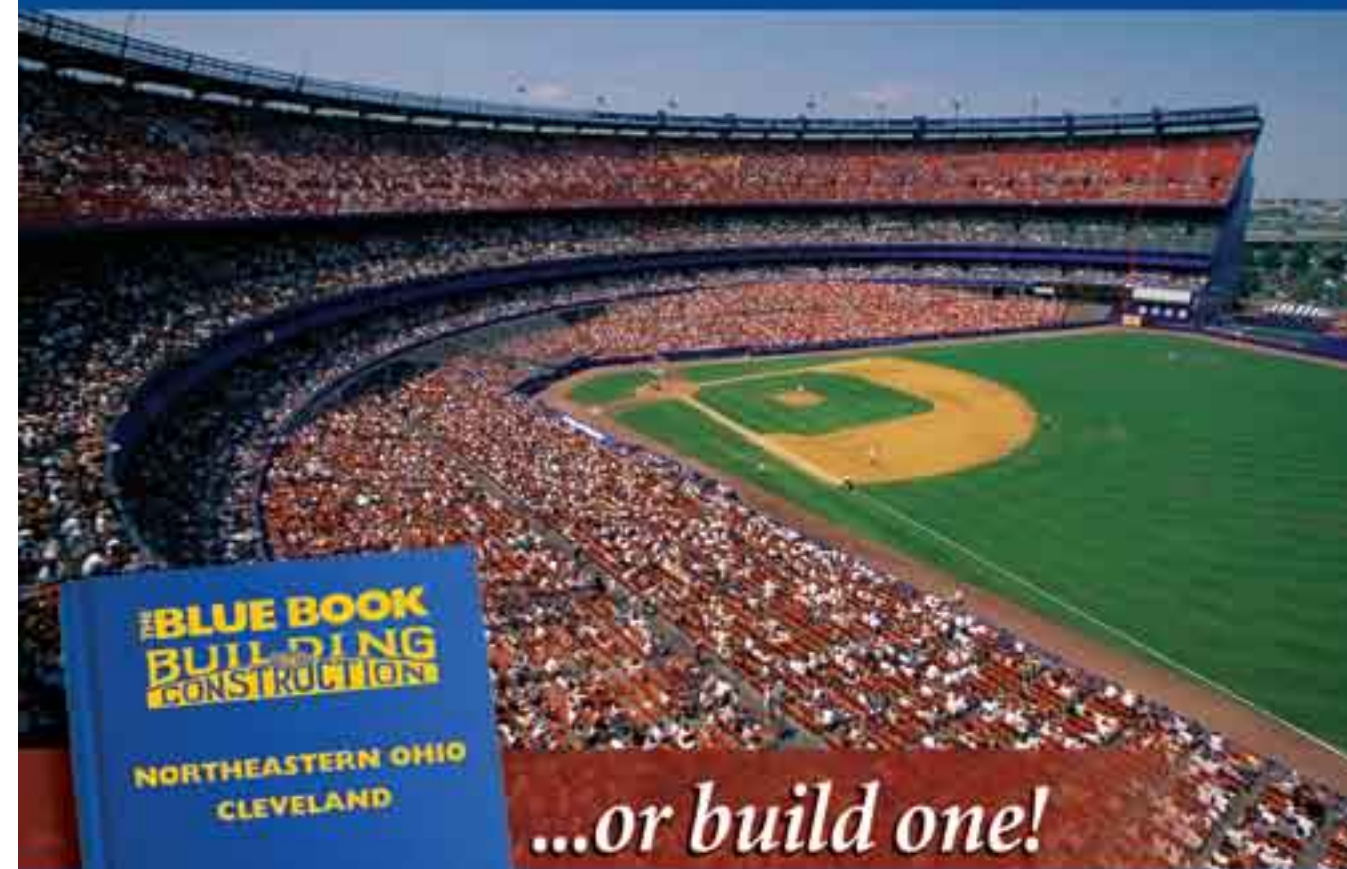
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Streamlining the Bidding Process

Strategic alliance between Blue Book, RSA designed for cost savings, efficiencies

By Ken Krych

Recently formed alliances between The Reprographic Services Association (RSA) and The Blue Book of Building and Construction will provide the AEC Community a unique and revolutionary nationwide opportunity to easily access information and services provided by each organization.

RSA members provide document management, printing and distribution services to 147 locations across the country while The Blue Book serves 35 major markets with an array of free database and messaging tools.

The independent reprographic companies representing RSA will provide Internet kiosks in their brick-and-mortar storefronts. Sub-contractors, GC's and other AEC professionals will have immediate access to the RSA National Print Network as well as The

Blue Book's Invitation to Bid Messaging (ITB) service. The Blue Book customers will now have local access to the plans and specs needed for bidding and construction, as well as the ability to upload files and projects.

Locally, Cleveland's SE Blueprint, Inc.,

"This system allows a nationwide expansion that gives team members the power to design, bid, build and now print literally anywhere in the country."

*John Essi
SE Blueprint, Inc.*

an RSA member, will be the source for plan distribution nationally through the use of its Plancycle™ software, which is available for free. According to John Essi, owner, this allows the company to

interact with a network of other RSA members across the country.

"There are 175 locations and other printers with which we can partner," Essi says. "This method will eliminate the need for overnight shipping of plans and specifications, cutting the price in half.... This system allows a nationwide expansion that gives team members the power to design, bid, build and now print literally anywhere in the country."

Contractors and suppliers will be able to view and download their specified documents to a printer across the country. This will have a benefit of a "Virtual Plan Room" with full document management and printing capabilities.

"For example, if there is a job in Seattle and the plans originate from Cleveland, we will send the plans/specifications using Plancycle to the nearest RSA partner and a subcontractor/supplier can easily and quickly access the information to bid," Essi says.

"The Blue Book is excited to be working with the RSA and its members," says Rich Johnson, The Blue Book's general manager. Our industry leading services compliment each other and we are pleased to be able to join forces in an effort to help streamline the bidding process. Both RSA and Blue Book customers have the advantage of a national print network with local service and support."

Mark Beilman, RSA's executive director adds that the partnership between the RSA and The Blue Book "heralds the next step in the evolution and merger of online project and collaborative commerce tools for the AEC communities."

"A single point of contact with 24/7 access to online catalogs, a nationwide database of subcontractors and a national print network for document distribution will provide process efficiencies that not only improve information access but increase document control and reduce transaction costs," he says.

Visit thebluebook.com or seblueprint.com For more information. 



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The Blue Book, the construction industry's premier information source for over 90 years, is adding an Invitation to Bid process to PlanCycle™ with availability through the RSA nationwide print network.

This means The Blue Book customers will now have local access to the plans and specs needed for bidding or construction, as well as the ability to upload files and projects.

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Beachcliff Bounces Back

By Lou Kren | Photos by Ken Krych

Renovation project
brings new life to
specialty retail,
dining center

On August 28, 1937, crowds flocked to the Beachcliff Theatre on Detroit Road in Rocky River. On the grand-opening-night schedule: Tony Martin, Leah Ray, Joan Davis and Helen Westley in the musical comedy Sing and Be Happy. The plot revolved around rival advertising firms competing for a radio show's pickle-manufacturing account. Yikes! Unlike this cinematic trainwreck, the theatre had staying power, hosting films, vaudeville and other live events for the next 39 years. When the projector bulb and stage lights dimmed for the last time in 1976, the space was transformed into a specialty retail and dining center, Beachcliff Market Square.

By the early 2000s, patronage declined at the two-level, 50,000-square-foot facility, owing to a general downturn in the economy. And, frankly, Beachcliff Market Square needed to change.

"It needed some updates while keeping the historical reference to the old Beachcliff Theatre," says Beth Kretschmar, property manager of MadisonMarquette

Realty Services, which owns and leases Beachcliff Market Square.

Updating has come in the form of a \$25 million renovation that converts Beachcliff from a fully enclosed to an open-air shopping and dining mecca while doubling retail space to nearly 100,000 square feet. A new 120-space underground parking garage, with eleva-



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RISING UP The new Beachcliff Market Square boasts an array of new tenants, designed to tap into the increasingly affluent demographics of West Side suburbs. MadisonMarquette officials point out that more than 217,000 people live within five miles of the property and have average household incomes of more than \$67,000 per year.

tor access to retailers, augments 210 parking spaces already located adjacent to Beachcliff.

As part of the renovation, which began in June 2005, a portion of the complex built in the mid-1980s has been razed.

Tenants — which will number as many as 30 by year's end — will reside

either in the theatre building or in the L-shaped outdoor retail area behind it, boasting Main Street-style facades and a town square feel.

Duke Construction Management, Independence, spearheaded renovation work based on the designs of MSA Architects, Cincinnati.

More Upscale Tenants

The new Beachcliff Market Square boasts an impressive array of new tenants, designed to tap into the increasingly affluent demographics of West Side suburbs.

MadisonMarquette officials point out that more than 217,000 people live within five miles of the property and have average household incomes of more than \$67,000 per year.

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Photo by Focus One Photo

NEW TO THE NEIGHBORHOOD Incoming tenants include White House/Black Market, Chico's, Ann Taylor Loft, Liberty Books and News, Aveda Salon and Institute, The Pub and Jos. A. Bank Clothiers, which will join longtime Beachcliff residents, such as (above) Pearl of the Orient Asian Cuisine.

“Our value-creation strategy was clear: double the size of the property, create a more inviting atmosphere and bring in top-tier tenants,” Jay Lask, managing director of investments at MadisonMarquette recently told Jennifer Mitchell of West Life newspaper.

New tenants include White House/Black Market, Chico's, Ann Taylor Loft, Liberty Books and News, Aveda Salon and Institute, The Pub and Jos. A. Bank Clothiers. They and others will join longtime Beachcliff residents — including Pearl of the Orient, Beachcliff Family Dentistry and Tomorrows Hair Salon — that have undergone renovations as the final phase of the project.

“Some merchants have been with Beachcliff for more than 20 years and are staying throughout this redevelopment and into the future,” says Kretschmar. “It's nice to keep ties to the local community with our longtime tenants while bringing in some national retailers.”

Links to the Community

With all that's new, Beachcliff Market Square still retains the theatre's historic character, and that's no accident.

“We were able to keep the marquis (the venerable theatre façade that fronts on Detroit Road) and renovate the old theatre building,” says Kretschmar. “This project keeps Beachcliff Market Square intact with its roots but at the same time allows us to bring some new and fresh merchants to the community.

“It is part of the entire revitalization of downtown Rocky River,” she continues,

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Photo by Focus One Photo

RETAIL REVIVAL Independence-based Duke Construction Management spearheaded the renovation work.

commenting on the potential positive impact of Beachcliff Market Square on the larger community.

That sentiment is shared by Beachcliff neighbors and local officials.

As Pat Krizansky, executive director of the Rocky River Chamber of Commerce recently told Janet Cho of *The Plain Dealer*, "The influx of new businesses is great for the community."

"I think it's going to bring new life back to this area," Rose Weingard, manager of a toy store located across the street from Beachcliff, told Cho.

Sums up Kretschmar, "I think that this project is great for the customers of Beachcliff, for the city and people of Rocky River, the merchants of Beachcliff and surrounding merchants as well." **P**

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Built on Breaking Barriers

Hard Hatted Women offers new approach to workplace diversity

By Andrea Keener | Photos courtesy Hard Hatted Women

Too often there are barriers for women or minorities to find employment and become financially independent enough to support themselves and their families. Enter Hard Hatted Women (HHW), a Cleveland based non-profit organization that prepares women for high skilled and high-tech non-traditional jobs in the trades.

HHW empowers women to achieve economic independence by creating workplace diversity through education, support and advocacy. Providing support, training and educational programs, HHW is designed to break down the barriers that prevent women from pursuing high skilled careers.

"The ultimate goal is that women have equal access and opportunity to all jobs in our society, free of gender stereotypes that steer girls away from certain careers so that there would be no need for organizations such as Hard Hatted Women in our society" says



Debbi Perkul, executive director for HHW. "Building a foundation and supporting women in non-traditional jobs provide opportunities that were once

not available to women. They now have a chance to benefit fairly and become economically independent."

The organization was founded in 1979 by three women – a telephone repair technician, a steelworker and a truck driver – and originally functioned as a support group for tradeswomen. Today, HHW creates equitable work environments for women and minorities through education, training and resources.

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BUILDING BRIDGES Hard Hatted Women's work is not just in training and preparing women for the worksite, but also preparing the worksite for women. Because research indicates that large numbers of women and people of color have higher rates of attrition in the field than their white, male counterparts, HHW has examined this issue closely.

Education and training

The adult programs and services include Pre-Apprenticeship Training, which is a 10-week course that develops students' hands-on skills. While doing community construction and rehabilitation projects, they learn how to use a variety of tools, read blueprints and work as a team in a safe and supportive environment.

Career development

Career Development provides individual or group counseling, job placement assistance and mentoring. "Job Club," a job search and retention series for working tradeswomen, lends graduates an informal setting for sharing information on job openings and tips for securing a position and for succeeding in a challenging work environment.

Rosie's Girls camp

Rosie's Girls camp, a youth education summer camp program, is an opportunity for middle school girls from Cleveland to explore diverse trades. The camp helps support girls in building self-esteem, physical fitness and leadership skills through physically challenging projects in the trades of carpentry, welding and bike/maintenance. With 24 girls last summer and 48 girls this year, the program has created a great impact on the students and will offer more programs



to capture more excitement. HHW also partners with Max Hayes High School Vocational School and hosts a Role Model Speakers series. Future goals will be to expand educational programming so there's a vertical integration for kindergarteners, middle school and high schools girls.

In addition to these programs, HHW looks forward to implementing new programs and training in the technical areas of high technology, computer and lab technology, fuel cell field and biotechnology.

HHW is also exploring ways of partnering with institutions like Tri-C, Lakeland Community College and the Wright Fuel Cell Center due to a growing awareness for a ready work force. Recently, there have been two new pilot classes in high tech lab and computer technology that have both been very successful – and quite separate from construction.

In its more traditional efforts of promoting and empowering women in construction, HHW is focusing on two new fields: building deconstruction and sustainable building.

"We are very interested in how buildings impact the environment because a lot of times the negative impact can have an effect on the community surroundings," Perkul says. "We are aware of these issues. There is a huge movement in green building as a whole that we want to participate in, and at the same time keep up with the trends of the future. Preparing women for these uniquely challenging fields is vital."

HHW's work is not just in training and preparing women for the worksite, but also preparing the worksite for women. Because research indicates that large numbers of women and people of color have higher rates of attrition in the field than their white, male counterparts, HHW has examined this issue closely.

What the association argues is that the industry has not yet caught up with the rest of corporate America in implementing policies and practices, which create equitable work environments. Although some bigger and more progressive companies have taken important steps to ensure not only opportunities for women and people of color in their workforce, but retaining those employees by implementing such practices, not every company sees the value. The bottom line, according to HHW Policy Coordinator Kelly Kupcak, is that it is not only the right thing to do for our



DIGGING IN Hard Hatted Women is currently focusing on two new fields: building deconstruction and sustainable building.

communities, but it is the right thing for companies to do for their bottom line.

"Equitable worksites mean lower employee turnover, higher job satisfaction, higher production, more opportunity for creative problem-solving, and virtually no discrimination or sexual harassment issues, which result in fewer legal issues for companies," Kupcak says.

To this end, HHW offers support services for employers, project owners and apprenticeship programs such as Sexual Harassment Prevention Training and Oversight Training.

Overall, HHW's work demonstrates that when women have the skills and access to high skilled, high wage employment, they become economically empowered, and their families and communities benefit. A recent survey of HHW graduates demonstrated that over half of its training graduates increased wages by over 50%, and approximately 40% doubled or even tripled their pre-HHW wages. Additionally, 44% of graduates receive health care and/or retirement packages in their new jobs. Over a lifetime, the average graduate increases her tax contribution by 50%, or approximately \$40,000.

"By providing women with access to high wage, skilled careers, our region benefits from reduced reliance on public assistance, increased revenue and greater stability in communities," Perkul says. **P**



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Controlling Costs by Comparison

Assessments reduce energy costs across multiple locations, this winter and all year round

By Gregory Frazier

As winter roars into Northeast Ohio this month, you're likely bracing yourself for the bite of increased utility bills. These days, effective property management requires managing rising energy costs. Is it possible to contain these spiraling line items in your budget? The answer is yes — and doing so can help you establish and/or maintain your competitive edge in your market.

For us, a real estate investment trust with a geographically and asset-diverse portfolio, operating cost-effectively is our responsibility to investors. Our energy spending is \$60 to \$70 million per year, representing 24% of our operating budget.

How could we manage ever-increasing costs across properties spread through 39 states and 338 markets nationwide, including many in the Midwest, typically

hard-hit by cold winters? Containing energy costs in multiple real estate holdings is a challenge, whether your holdings are across the country or — in your case — across a region.

The good news is these expenses can be easily reduced by developing and committing to an energy management initiative.

We did, and are now on track to reduce our energy consumption by 20%

to 30% — a cost savings we can then pass on to tenants.

To rein in costs, we implemented an innovative energy management program that combines web-based technology with on the ground property managers to monitor and control energy usage in select properties throughout our portfolio. The goal is to operate our buildings more intelligently in a much more cost-effective manner while continuing to



WIN-WIN SITUATIONS "The goal is to operate our buildings more intelligently in a much more cost-effective manner while continuing to provide tenants with the same high level of service they have grown to expect," says Gregory Frazier, vice president of property management for American Financial Realty Trust.

provide tenants with the same high level of service they have grown to expect.

Along the way, we learned some excellent lessons, which you can apply to your own situation:

Know your buildings

Your holdings may range from a 30-year-old small suburban office buildings in Canton to newer city high-rises in Cleveland, some with windows that actually open. Get your finger on the pulse of your properties and selectively target a group of similar ones. Since larger buildings may already have energy management systems in place, you'll realize the most immediate savings by focusing on those that do not. We developed an energy management program targeting mid-rise, 30- to 40-year-old office properties below 50,000 square feet that were not triple net and lacked usage tracking and control technology.

Understand your mechanical systems, your energy uses and how they compare to similar buildings

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Akron up to speed. What kind of heating or air conditioning systems are being used across your properties, and which ones are creating the highest utility bills? For comparable properties, contrast the operation and resulting kilowatt hour per square foot usage from building to building. For example, landlords are required to maintain a certain range of temperatures during business hours. The set points rise and fall in winter and summer, as tenants and their employees change their desire to feel warmer or cooler. You run the risk of paying to have buildings set at a perfect 72 degrees 24/7, when they are largely unoccupied at night and over the weekend. By pinpointing overages, you'll be able to identify star performing properties.

Evaluate the information you have

How much do you need to save, from a kilowatt per hour or dollar per hour standpoint? Compare the kilowatts per square foot from building to building. What you are using should be pretty consistent — especially since your holdings are in the same geographic area. Then, determine how much can be saved, and other goals and objectives. For example, do you want your buildings to achieve the EPA Energy Star Rating? By uncovering the overages and the star performers, you will be able to pinpoint what you are saving overall — which is more meaningful than individual savings. Aggregate cost savings among smaller properties can be significant. For example, by monitoring the usage every month in targeted groups of buildings, we identified water leaks saving \$107,000!

Quantify what you've achieved

Without that validation, the numbers are meaningless. Focus not on the dollars, but rather the percentages — which are more significant than dollars saved. For example, year to date, we have saved 4.3% of our energy related operating budget. Our ultimate goal is 10%. Set up internal benchmarks or decide if you want to use an outside consultant to benchmark your savings.

Select energy management systems


Remote monitoring can be performed in a variety of ways — from a vendor who provides monitoring services to a customizable Web-based program. First, decide what you can do in-house and how much you want to contract out. Then pinpoint what you need to achieve your energy management goals. Would you be satisfied with simply programmable thermostats, or would you benefit more from remotely controlled energy management system services? You need to shop the market.

Assign a point of contact within your organization

This individual should be dedicated to energy and will take charge of and be held accountable for it. He or she will be responsible for assessing the buildings, setting objectives and quantifying and validating the results and savings.

Whatever you choose, determine if you have the ability to enter into an annual energy supply contract locking you into a certain rate structure, or if you want to stay on a month to month.

In our pilot program, we planned on wiring 115 of our sites for a Web-based system using intelligent Internet software, operated from our Jenkintown, Pennsylvania headquarters. Within 18 months, we hope to have recovered our investment and reduced our energy consumption by 20% to 30% — a cost savings we can then pass on to tenants.

You can contain your energy costs — and increase your profits. Energy is one of the highest cost line items facing businesses today. Taking these steps can help you achieve both significant savings and an energy-efficient, environmentally conscious reputation. 

Gregory Frazier is the vice president of property management for American Financial Realty Trust, a Pennsylvania-based real estate investment trust specializing in acquiring properties from, and leasing properties to, regulated financial institutions. He can be contacted at 215.887.2280 or gfrazier@afrt.com. You may visit the company online at www.afrt.com.



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Alphonso & Sons, Inc. Offers Sewer System Experience, Expertise Maintenance plans protect, extend lives of plumbing systems, V.P. says

Sewer system cleaning and maintenance is probably the least understood and the most neglected aspect of any residential, commercial or industrial dwelling. This area of maintenance and sewer cleaning almost always goes unnoticed for a long time and the end result is always a blockage or even worse severe damage throughout the sewer system. Sewer problems occur from a wide variety of offenders such as tree roots, dirt, leaves, grease, sludge, waste and more. Proper preventative maintenance and cleaning of your sewer system virtually ensures that the system will remain fully functional and will maximize its lifespan.

Since 1971, Alphonso & Son, Inc. has played an important role in Northern Ohio's residential, commercial and industrial community for sewer system needs. The full service company focuses on cost effective sewer system problem solving and preventative maintenance.

"We have the right equipment to get any sewer problem back to functioning properly," says Vice President Vince DelPrete.

The company utilizes state-of-the-art equipment such as hand held electronic snaking units, industrial electronic snaking units, sewer jets, vacuum jets and combination jets to maintain sewer lines and to alleviate all blockages in sewer lines, manholes and catch basins. The company also carries a variety of attachments on its jet flushing units such as dirt, sludge, debris, sand blasters, root cutters and various jet nozzles.

Proper attachments and proper equipment is vital as sewer problems and blockages occur from a wide variety of offenders, DelPrete notes.

"We are equipped with advanced equipment and technology that is matched with professionally trained personnel producing a winning combination for your service needs," DelPrete says. "This combination makes it possible for us to inspect, clean and repair

your sewer system and most importantly, maintain your sewer system with a specific preventative maintenance program customized for your system."

Preventative maintenance minimizes future system problems and failures and is essential to maintaining the proper water flow throughout your system whether it's your business or residence, he adds.

"One of our representatives would welcome the opportunity to meet with you and customize a maintenance plan for your specific sewer system, whether it is for your residence or commercial or industrial business," DelPrete says. "Our planned preventative maintenance programs are cost effective and highly successful in maintaining proper water flow through your sewer pipes." **P**

For more information, call the Alphonso & Son, Inc. office at 440.232.1418.

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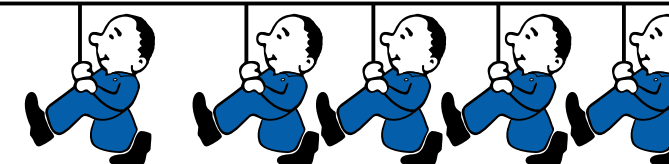
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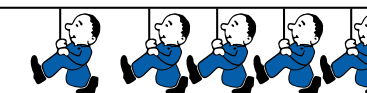
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CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-R1030008

FIRE STATION EXPANSION/RENOVATION

Oberlin, OH (Lorain Co.) 430 S. Main Street

CONTRACTING METHOD: Public Bids

UPDATE: Professional design services RFPs have been received; owner is reviewing proposals.

OWNER: City of Oberlin
85 S. Main Street
Oberlin, OH 44074

DETAILS: Renovation of existing single-story facility and addition to include a new fourth bay with a 14-foot overhead door; conversion of a partial day room into a community/training area and a small kitchenette/sink; reconfiguration of 252 SF dormitory

into one four-bed dormitory with semi-private sleeping areas; expanded unisex bathroom; laundry; exercise facility; office reconfiguration.

PN-P1004079

CREDIT UNION HEADQUARTERS

Amherst, OH (Lorain Co.) Cooper Foster Park Drive

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

UPDATE: Bidding possible December 2006.

OWNER: LorMet Community Federal Credit Union
1825 East 28th Street
Lorain, OH 44055
(440) 277-8265

ARCHITECT: Clark & Post Architects, Inc.
6125 South Broadway

Lorain, OH 44053
www.clarkandpost.com
(440) 233-8487 FAX (440) 233-8658

DETAILS: 1.79 acres; 28,000 SF new headquarters; two stories; sitework; landscaping; concrete; masonry; structural steel; roofing; various doors/hardware; flooring; carpet; painting; drywall; HVAC; plumbing; electrical; lighting.

PN-Q0324012

MUNICIPAL COMPLEX

Avon, OH (Lorain Co.) Detroit Road

ESTIMATED AMOUNT: \$5,200,000

CONTRACTING METHOD: Public Bids

UPDATE: Announcing estimated amount; planning is underway; construction possible in the spring of 2007.

OWNER: City of Avon
36080 Chester Road
Avon, OH 44011
www.cityofavon.com/
(440) 937-7800

ARCHITECT: RWL Architects - Elyria

5320 Hoag Drive #C
Elyria, OH 44035
(440) 322-7616 FAX (440) 934-1111

DETAILS: 16,000 SF; police station, city hall and possible post office; former Our Lady of the Wayside property; concrete; masonry; structural steel; various wood and plastics; shingle roof; insulation; steel doors/hardware; glass and glazing; caulking; drywall; painting; plumbing; electrical; lighting; HVAC; landscaping.

PN-R1114009

CREDIT UNION

Hudson, OH (Cuyahoga Co.) 5714 Darrow Road

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

STATUS: Owner seeking preliminary approval.

OWNER: BFG Federal Credit Union
445 S. Main Street
Akron, OH 44311
(330) 374-2990

ARCHITECT: James Douglas Evans Architect, LLC

417 Commerce Street
Tallmadge, OH 44278
(330) 633-9225 FAX (330) 633-9211

DETAILS: 5,000 SF single-story building with a 1,800 SF basement; brick over block cavity wall construction and wood truss roof system; concrete; sitework; glass and glazing; drywall; insulation; doors and hardware; floor coverings; finishes; painting; plumbing; electrical; HVAC; lighting; landscaping; paving; wood and plastics.

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PN-K1229015

RETIREMENT HOUSING COMPLEX

Massillon, OH (Stark Co.) Lincoln Way West

ESTIMATED AMOUNT: \$20,000,000

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

UPDATE: Drawings are in design phase; bidding possible late spring/summer 2007.

OWNER: St. Luke Lutheran Home
220 Applegate N.E.
N. Canton, OH 44720
(330) 499-8341

ARCHITECT: Bricker & Associates
8118 Corporate Way
Suite 105
Mason, OH 450409560

DETAILS: 100,000 SF; 44 acres; 65-bed assisted living quarters, 35-bed nursing home including Alzheimer's unit, future independent living facility; sitework; plumbing; electrical; HVAC; wood frame; shingle roof; insulation; drywall; painting; ADA fixtures.

PN-R0515008

NEW HOSPITAL

Beachwood, OH (Cuyahoga Co.) Solon Road

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

UPDATE: Conceptual plans have been approved; no formal plans have been submitted.

OWNER: University Hospitals Health System
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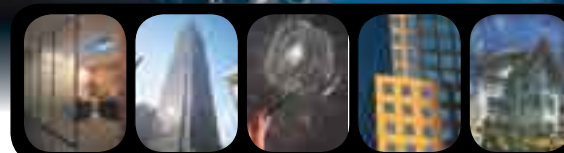
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DETAILS: 53 acres; new 200-bed facility to be constructed in Chagrin Highlands; six stories; structural and misc. steel; metal studs; wood and plastics; elevators; doors and hardware; glass and glazing; acoustical ceilings; sprinklers; drywall; painting; electrical; mechanical; plumbing; lighting; vinyl floor coverings; finishes.

PN-R1102006

ART BUILDING

Cleveland, OH (Cuyahoga Co.)

ESTIMATED AMOUNT: \$25,000,000

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

STATUS: Drawings are in design phase; owner is fundraising.

OWNER: Museum of Contemporary Art Cleveland
8501 Carnegie Avenue
Cleveland, OH 44106
(216) 421-8671

ARCHITECT: Foreign Office Architects
55 Curtain Road
ECZA 3PT
London, UK
(207) 033-9600 FAX (207) 033-9801

ARCHITECT: Westlake Reed Leskosky
925 Euclid Avenue, Suite 1900
Cleveland, OH 44115
www.wrlsdesign.com
(216) 522-1350 FAX (216) 522-1357

DETAILS: 35,000 SF building to be constructed in University Circle; sitework; concrete; HVAC; mechanical; electrical; plumbing; painting; lighting; floor coverings; wood and plastics; drywall; insulation; doors and hardware; roofing; glass and glazing; metals; masonry.

PN-R1102008

NEW FACILITY

Lakewood, OH (Cuyahoga Co.) Detroit Road

ESTIMATED AMOUNT: \$20,000,000

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

STATUS: Owner is working out details on how to fund project; planning is very preliminary.

OWNER: Beck Center for the Cultural Arts
17801 Detroit Avenue
Lakewood, OH 44107
(216) 521-2540 FAX (216) 283-9052

DETAILS: SF to be determined; sitework; landscaping; demolition and clearing; concrete; masonry; structural steel; wood and plastics; roofing; insulation; light gauge metal studs; drywall; painting; doors/hardware; caulking; glass and glazing; floor coverings; toilet and bath accessories; plumbing; HVAC; electrical.

PN-R1102053

SENIOR HOUSING

Middlefield, OH (Geauga Co.)

CONTRACTING METHOD: To Be Announced

STATUS: Planning is preliminary; developer will seek site plan approval shortly.

DEVELOPER: Ken Young
27300 Miles Road
Solon, OH 44139
(440) 498-8880 FAX (440) 498-9960

ARCHITECT: Dorsky Hodgson Parrish Yue Architects
23240 Chagrin Boulevard, Suite 300
Cleveland, OH 44122
www.dorskyhodgson.com

DETAILS: 80 acres; number of units to be determined; sitework; site utilities; concrete; masonry; shingle roof; plumbing; electrical; HVAC; drywall; painting; fire suppression equipment; interior finishes.

PN-L0627001

WORSHIP AND RECREATIONAL CAMPUS

Twinsburg, OH (Summit Co.) 8265 Darrow Road

CONTRACTING METHOD: D/B Subcontracts

UPDATE: Conditional use permit has been approved; owner will seek site plan approval.

OWNER: Olivet Institute Baptist Church
8712 Quincy Avenue
Cleveland, OH 44106
(216) 721-3585

ARCHITECT: Moody/Nolan - Columbus
300 Spruce Street, Suite 300
Columbus, OH 43215
www.moodynolan.com/
(614) 461-4664 FAX (614) 280-8881

D/B: American Church Builders
875 E. Broad Street #100
Columbus, OH 43205

DETAILS: 3,000-seat church to include space for 340-member choir and a 40-member orchestra; upscale condominiums, child care center, gymnasium and outdoor basketball and tennis court; 54 acres; 79,000 SF worship center, 92,553 SF family life center and a 76,100 SF community center; sitework; concrete slab; wood frame; plumbing; electrical; HVAC.

PN-R1016001

MEDICAL FACILITY

Bedford, OH (Cuyahoga Co.) Rockside Road and Bartlett Road

ESTIMATED AMOUNT: \$18,300,000

CONTRACTING METHOD: G.C. Subcontracts

UPDATE: Announcing owner and estimated amount; building plans are in design phase; site preparation could begin November 2006.

OWNER: Psychiatric Solutions Inc.
840 Crescent Centre Drive
Suite 460
Franklin & Jackson Twp., TN 37067
(615) 312-5700 FAX (615) 312-5711

LOCAL OWNER: Windsor Hospital
115 E. Summit Street
Chagrin Falls, OH 44022
(440) 247-5300



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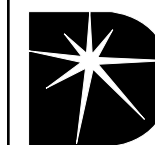
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ARCHITECT: Stengel Hill Architecture

764 Frankfort Avenue
Louisville, KY 40206
(502) 893-1875

G.C.:

Panzica Construction Co.
735 Beta Drive
Mayfield Village, OH 44143
www.panzica.com

DETAILS:

Approx. 70,000 SF; one story; sitework; site utilities; concrete; brick exterior; flat roof; rooftop HVAC units; screening; thermal & moisture protection; approx. 234 parking spaces; plumbing; electrical; mechanical; drywall; painting; interior finishes; various floor coverings; various furniture; acoustical ceilings; fire suppression equipment; landscaping; 12 acres.

PN-R1026005

WATER TREATMENT PLANT

Westfield Township, OH (Medina Co.)

CONTRACTING METHOD: Public Bids

STATUS: Owner is reviewing SOQs from engineering firms and will make a selection shortly.

OWNER: Medina County Commissioners

144 N. Broadway
Medina, OH 44256
www.co.medina.oh.us

(330) 722-9208 FAX (330) 722-9206

PRELIMINARY ENGINEER: Medina County Sanitary Engineer

791 W. Smith Road
Medina, OH 44256
www.sanitaryengineer.co.medina.oh.us/
(330) 723-9574 FAX (330) 723-9661

DETAILS: 400 GPM water treatment plant; sitework; excavation; concrete; masonry; structural steel; miscellaneous metal; roofing; steel doors/hardware; mechanical; painting; electrical; lighting.

PN-R1023003

GREENVIEW UPPER ELEMENTARY SCHOOL IMPROVEMENTS

South Euclid, OH (Cuyahoga Co.)

ESTIMATED AMOUNT: \$4,800,000

CONTRACTING METHOD: Public Bids

STATUS: Bidding to advance February 2007; construction expected to begin in the summer of 2007.

OWNER: South Euclid-Lyndhurst Board of Education

5044 Mayfield Road
Lyndhurst, OH 44124
www.sel.k12.oh.us
(216) 691-2000

ARCHITECT: Lesko Associates, Inc.

2001 Crocker Road
Gemini Towers II, Suite 200
Cleveland, OH 44145-1954
www.lesko-associates.com

(440) 835-0850 FAX (440) 835-8483

DETAILS: 19,750 SF addition to existing building; 16 classrooms, a multi-purpose room;

sitework; concrete; masonry; structural steel; wood and plastics; doors/hardware; painting; caulking; glass and glazing; tile; carpeting; acoustical ceilings; HVAC; plumbing; electrical; lighting.

PN-R0913002

TRANSIT STATION

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

CONTRACTING METHOD: Public Bids

UPDATE: Architectural RFPs received October 5, 2006; award to be made shortly.

OWNER: Greater Cleveland Regional Transit Authority

1240 West 6th Street, 5th Floor
Cleveland, OH 44113
www.riderta.com

(216) 781-4546 FAX (216) 781-4480

ARCHITECT: To Be Determined

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. Note: Specific details to be determined.

PN-Q1213030

RECREATION CENTER

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

ESTIMATED AMOUNT: \$15,000,000

CONTRACTING METHOD: Public Bids

UPDATE: Announcing estimated amount; owner seeking resident input.

OWNER: City of Cleveland

601 Lakeside Avenue, Room 128
Cleveland, OH 44114
www.city.cleveland.oh.us

(216) 664-2628 FAX (216) 664-2177

ARCHITECT: City Architecture Inc.

3634 Euclid Avenue, Suite 100
Cleveland, OH 44115
www.cityarch.com

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

DETAILS: New recreation center to be constructed on the former Big Lots site; 66,000 SF; possible running track, fitness center, amphitheater, meeting rooms and full-service kitchen; wood and plastics; glass and glazing; steel doors and hardware; various floor coverings; metals; sitework; masonry; landscaping; lighting; plumbing; electrical; HVAC; roofing.

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