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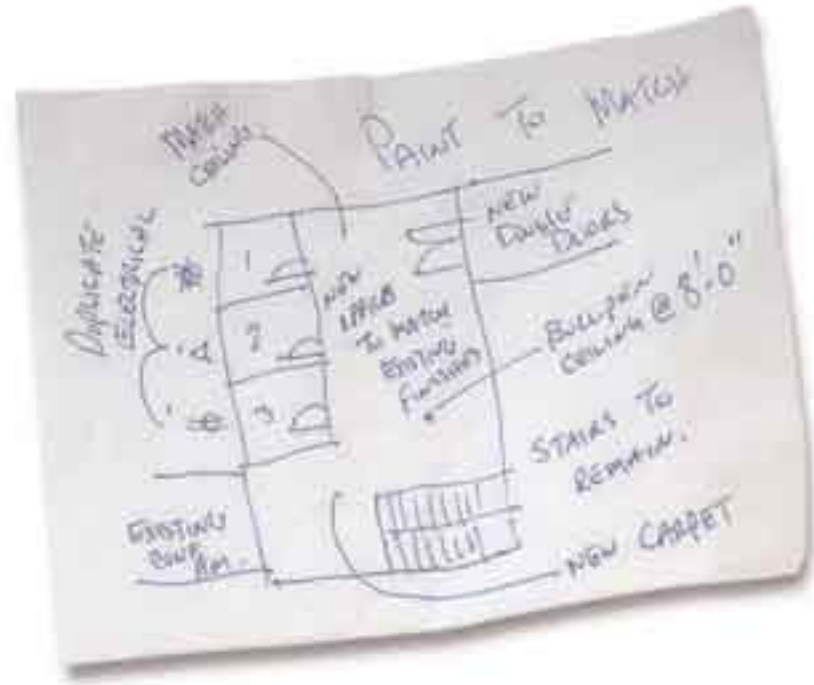
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Photo by Scott Pease

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## Springing Ahead



KEN KRYCH

Ah yes, perhaps we have made it through another one! Spring is just upon us and that means startups and excavation and new buildings going up. We will continue to bring you the biggest, best and the most unique in the region.

This month our focus turns to Staybridge Suites Landerhaven, our cover story in Mayfield Heights. This is part of the Radisson chain of extended suites for executives who are on the move and need more than just your typical hotel room. The project is being managed and run by Vern Fuller, former Indians baseball player and long-time operations director of hotels in Cleveland.

Our other main feature is on the Old Brooklyn Family Services Center, which has gone through many facelifts

– from a car dealership in the '60s to a bank operations center to what it has become today: a home of operations for Cuyahoga County family services. It is a very large structure and they have done a great deal inside and out to make things functional and pleasing for hard working employees.

We had a wonderful time at this year's Home Builders Association of Greater Cleveland's annual Cleveland Choice Awards event and the Cleveland Engineering Society's Design & Construction Conference earlier this month. Each event is showcased both in *Properties People* (on pages 8 and 9) and within a more indepth story elsewhere in this issue.

Next month brings our annual Roofing special section, so we welcome any feed-

back from experts in the field on this subject.

And among our planned stories, we will also feature a tremendous addition and renovation to the Kent Free Library in Kent.

We are always looking for the biggest and best but also want to point out that if your firm has a major anniversary this year, good! Call us and we may be able to do a special feature on your firm.

Let us know what you are doing and we will spread the word to all the people who matter.

It is usually best to call or email me (kkrych@propertiesmag.com) and/or our managing editor/art director Mark Watt (mwatt@propertiesmag.com), for quick action. We will make sure things are taken care of. We are more than happy to assist you and promote your fine work.

Positively,

Kenneth C. Krych  
Owner/Publisher

## Letters

The article on our new office [at 3800 Embassy Park, Properties, February 2007 issue] is terrific! Thanks very much for a great profile, it's much appreciated – everyone here is delighted with this coverage.

Mike Paulus  
Buckingham, Doolittle & Burroughs LLP

The feature on The Q [Properties, February 2007 issue] turned out great! Thanks so much and please pass along our thanks to [writer] Lou Kren for his wonderful observations and interpretation of our new office space.

Phyllis Salem  
Cavaliers Operating Company, LLC

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# PROPERTIES PEOPLE

Highlighting notable industry events



## BDB Akron Office Open House

The law firm of Buckingham, Doolittle & Burroughs (BDB), LLP hosted an open house recently at its new Akron office located at 3800 Embassy Parkway (see full feature in *Properties*, February 2007 issue). The event showcased the new space, designed by Ronald A. Reed of Westlake, Reed, Leskosky and developed by Dellagnese Construction Company, to an estimated 700 people. **P**

- Attendees gathered in the atrium of the new office building to celebrate with Buckingham, Doolittle & Burroughs staff.
- Guests watch a video on the firm's history in the Board Room.
- Red Letter Events and The Legendary Tangier provided catering.
- Patrick J. Keating**, managing partner, and **Nicholas T. George**, president & CEO
- Reception area of new office
- Attorney **Christopher C. Esker** and Ohio Supreme Court Justice **Maureen O'Connor**

## 16th Annual HBA Awards

Sports was the theme at this year's 16th annual Home Builders Association awards ceremonies, held at the Marriot Hotel in downtown Cleveland. Over 300 attendees were delighted by the likes of Cleveland Indians mascot Slider, Cavaliers mascot Moondog, the Cavaliers Girls dance team and a massive audio-video show (See full story page 10). **P**

- (From left) **Mike Marous**, **Slider** and **Alison Benoit** of Battery Park
- (From left) **Rhonda Geib**, **Gordon Priemer** and **Kiki Stout**, of Heartland Developers
- (From left) **Lisa Puzitiello**, of Parkview Homes, and **Marie DeMio**, Chicago Title Company
- The Trash Talkers of St. Edwards High School provided more entertainment.
- (Clockwise from left) **Hanford Dixon**, former NFL Cleveland Browns cornerback; **Brad Sellers**, former NBA player with the Chicago Bulls; Judge **Dick Ambrose**, former Cleveland Browns defensive player; and **Kathleen Coffman**, of HBA Greater Cleveland



## CES 55th Annual Design & Construction Conference

The Cleveland Engineering Society hosted its 55th Annual Design and Construction Conference at LaCentre, 25777 Detroit Road in Westlake, recently. The conference theme, "Challenges: Achieving the Vision for a Greater Cleveland & Northeast Ohio" addressed what it will take to realize the visions described at last year's conference ("Engineering a Vision of Greater Cleveland"). Debuting this year at the D&C conference were the "Challenges Round Table Discussions," where attendees shared ideas and best practices in a semi-formal facilitated setting and the "Public Agency/Infrastructure Showcase" where public agencies/utilities showcased sector specific challenges.

Presentations were given by the City of Cleveland, Cleveland-Cuyahoga Port Authority, Cuyahoga County Engineer's Office, Greater Cleveland RTA, Northeast Ohio Regional Sewer District, and the Northeast Ohio Area-Wide Coordinating Agency. **P**



- (From left) **Jack Boyle II**, vice president of Business Affairs & Finance at Cleveland State University, and **David Mast**, PE, NTH Consultants
- (From left) **Doug Hoffman**, of Weber Murphy Fox, and **Jeff Duke**, PE, of Northeast Regional Sewer District
- (From left) CES staff members **Tuhanna Lewis**, **Susan Czapliski**, **Jessica Bauer** and **Meghan Donovan**
- John Porada**, life time achievement award winner, with Cleveland Employers Association staff
- Dave Larkin** and **Andrea Keener**, of *Properties Magazine*.

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# HBA All Stars Win Awards

## Cleveland Choice Awards recognize area builders, sales/marketing pros

By Ken Krych | Photo courtesy Home Builders Association of Greater Cleveland

The Sales & Marketing Council of the Home Builders Association of Greater Cleveland (HBA) and the Cleveland Choice Awards Committee hosted their 16th annual Cleveland Choice Awards ceremony at the downtown Marriot in early March.

The theme for the evening was focused on sports and highlighted by Slider of the Cleveland Indians, Moon Dog of the Cleveland Cavaliers, the Cavalier Girls dance team cheerleaders during opening cocktails and networking, plus emcees and three past stars in sports: Hanford Dixon, Brad Sellers and Dick Ambrose.

The event was an audio/visual extravaganza with two giant TV video screens, lights, effects and scenes from famous sports movies to provide entertainment between the more than 80 some awards presented.



**HOME GROWN** RSA Architects, Inc. won an award for Best Overall Renovation (Exterior) of a Single Family Residence with this entry, a project that entailed an addition which almost doubled the original size of the home.

The Cleveland Choice Committee was responsible for producing the professional and entertaining event, which recognized excellence in home construction, including a wide variety of

categories from sales and marketing, product design, architecture, remodeling and interior merchandising.

### The line-up

The line-up included Aimee Campbell, Howard Hanna Smythe Cramer Co. (co-chairperson); Diane Schmidt, Wells Fargo Home Mortgage (co-chairperson); Sam Avellone, NPI Audio Visual Solutions; Rebecca Horton, RDL Architects; Paul Klein, Sun Newspapers; Trista McClelland, Calabrese, Racek & Markos Inc.; Misty Pennock, the Plain Dealer; Michelle Slaght, Unmistakably Premier Homes; Nancy Tienvieri, Miles Park Window Treatments; Mike Trappe, Sun Newspapers; Greg Zehe, Parkview Homes; and Nate Coffman and Kelli Moss of HBA of Greater Cleveland.

Cleveland Choice Awards judges were: John Sessor, Keller Williams Greater Ohio Realty-The Sessor Group; Laura J. Casella, ASOD, Residential Designed Solutions, Inc.; Carlene Zehces, "Z" Interior Decorations Inc.; and Rick Macek, Macek Custom Builders.

### Game winners

The award for Best Promotional Event of the Year went to Siedel's Landing Grand Opening; Best Sales Office/Information Center to Battery Park; Best Design Center went to The Dream Center and The Premier Design

Center; and Best Overall Sign Program went to The Lofts at Avalon, Heartland Development.

The award for Best Single-Family Home Over 4,501 Square Feet went to Timber Frame, River Estates. Best Condo/Cluster Over 3,001 Square Feet went to The Pinehurst Parkview Homes. The Award of Excellence for Best Overhaul Custom Home Design went to DSA Architects, as well as an award for Best Overall Exterior Renovation. The award for Best Kitchen Renovation Over \$50,000 went to Creative Kitchens. The Development Planning Award for Best Smart Growth went to the Avenue District, Zaremba Group, as did an award for Best Lifestyle Center Project. Best Lifestyle Center Project was also won by Heartland Developers for The Lofts At Avalon Station.

### Team leaders

Individual achievement awards were also presented to Cris Jaklich as Rookie of the Year; Sales Managers of the Year Mark Londa and Tom Sear; Outstanding Marketing Professional Aimee Campbell who recently joined a firm in Chicago; Superintendent/Production Manager of the Year George Douzos; Outstanding Sales & Marketing Council Member Greg Zehe.

Also, the Best Community Service Project award went to the 2006 Lake County YMCA Dream House.

Awards of Excellence by Judges choices went to F. A. Makoski Construction Co., Inc. and Aimee Campbell; the award for Greatest Number of Sales by an Individual went to Kenneth Mills; Greatest Sales Team, Mariane Branch and Donna Rondini; Greatest Sales Volume by an Individual, Rosalie Gable; and Greatest Team Volume Sales also went to Mariane Branch and Donna Rondini.

Sponsors for the event included the Plain Dealer and Cleveland.com, NPI Audio Video Solutions, Cleveland Magazine, Kinetico, Inc., National City Bank, Atwell-Hicks, R. Kashmiry & Associates; Sun Newspapers; First Federal of Lakewood; Pro-Source Wholesale Flooring; Real Living Realty One; Wells Fargo Home Mortgage; and Lighting Max.



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# Recognizing Excellence in Engineering

## CES Design & Construction Conference focuses on achieving new vision for area

Over 350 people attended a luncheon and many more visited with 54 exhibitors at the 55th annual CES Design and Construction Conference, which recently took place at LaCentre in Westlake. This year's theme was *Challenges: Achieving the Vision for a Greater Cleveland & Northeast Ohio*.

Keynote speakers, including Mark S. Rosentraub, Cleveland State University's dean of the Maxine Goodman Levin College of Urban Affairs, and Deb Janik, senior vice president of real estate and business development for Greater Cleveland Partnership, addressed challenges faced by the region's designers, planners, builders, developers and infrastructure guardians and how they can be overcome through creative collaboration and cooperation.

A special video greeting from Senator G. Voinovich was also aired to welcome the guests and exhibitors.

The event included the presentation of the Cleveland Engineering Society's Awards for Excellence, honoring three top projects in the area: Cleveland State University's Recreational Center, Fenn Tower and Pinnacle Condominiums.

The award goes to development projects that require comprehensive architectural design, landscape layout, administration and engineering. The projects must contribute toward the advancement of ethical, aesthetic, professional, engineering, promotional management and education as embraced in construction.



Photo by Ken Krych

**TOP TRIO** Three distinguished leaders were inducted into the CES Hall of Fame: (from left) M. James Karpinski, PE of Karpinski Engineering, Dr. Vijay K. Kohsla, P.E., Ph.D., of Professional Services, Inc. (PSI), and John Porada, executive vice president of the Construction Employers Association (CEA).

### CSU Recreation Center

**Architect:** Weber Murphy Fox, Sasaki Associates  
**Structural Engineer:** Gensert Bretnall Associates  
**Mechanical/Plumbing/Electrical/Technology Engineers:** Karpinski Engineering  
**Civil Engineer:** Thorson Baker & Associates, Inc.  
**Construction Managers:** Gilbane, Lon Coleman

Cleveland State University's newest campus addition and the first designed within the principles of the 2004 Campus Master Plan is the new 136,000-square-

foot Recreation Center. Located at the corner of Chester and East 24th Street, the Recreation Center is an addition to the north face of the existing Physical Education Building. The center provides students and faculty with a full complement of health and wellness facilities, including weight and fitness areas; basketball, racquetball and squash courts; multi-purpose rooms for dance, yoga and other uses; as well as new locker rooms with access to CSU's campus natatorium. A Child Care Center serving CSU community is slated to open on the main floor in 2007. An underground parking garage provides in-and-out parking for 50 cars.

### Fenn Tower at CSU

**Architect:** Sandvick Architects, Inc., Sixth River Architects  
**Electrical/Structural/Site Engineer:** R.P. Madison International, Inc.  
**Mechanical Engineer:** Denk Associates, Inc.  
**Developer/Manager:** American Campus Communities  
**Contractor:** Turner Construction

Cleveland State University's Fenn Tower was originally The National Town and Country Club built in 1930

by architect George Post. It was acquired by Fenn College in 1937. Fenn College was eventually incorporated into the Cleveland State University campus. The new 438-bed student residence will include fully furnished single, double and quad suites, offering private and double bedroom accommodations, in apartment style units with full kitchens. The development features a student recreational center, banquet ballrooms, a conference center, group study areas, a business office and student storage.

### The Pinnacle Condominiums

**Owner:** Gus Georgalis  
**Architects:** Schmidt Copeland Parker Stevens, Inc.  
**Electrical Engineer:** Zakrajsek Engineers, Inc.  
**Structural Engineering:** Hach Engineering, Inc.  
**Heating & Cooling:** Imperial  
**General Contractor:** Kostas Construction

The Pinnacle Condominiums is located in the heart of the historic Warehouse District, and The Pinnacle is a full-service community with oversized condominiums ranging from 1,500 to 5,700 square feet of living space with unobstructed views of the lake and skyline. Amenities at the Pinnacle include roof gardens, fitness center, large balconies, granite counters and vanities, 24/7 concierge service, hardwood floors throughout, ceramic tile floors, floor to ceiling glass windows and indoor parking.

Additionally taking place at the conference this year, three distinguished leaders in the design and construction industry were inducted into the Cleveland Engineering Society's Hall

of Fame, which honors individuals for outstanding achievements in their career in the field of construction, building or architecture: John Porada, Vijay K. Khosla, P.E. Ph.D., and M. James Karpinski, PE.

John Porada, executive vice president of the Construction Employers Association (CEA) and administrator of the Construction Industry Service Program (CISP), was awarded for his efforts to improve labor and management relations.

Vijay K. Khosla, P.E., Ph.D., was recognized for his outstanding engineering and service contributions to the design and construction industry and to the community. He is the executive vice president of Professional Services, Inc. (PSI), responsible for operations in the Great Lakes Region which spans from Western New York to Minnesota. His geotechnical skills are visible in prominent area facilities such as The Rock and Roll Hall of Fame and Museum, Cleveland Clinic Foundation, Courthouse Tower, Great Lakes Museum of Science, and the Cleveland Browns NFL Stadium.

M. James Karpinski, PE, was recognized for his outstanding dedication to the profession and significant contribution to the advancement of the field of heating, ventilating and air-conditioning over the past 40 years. In 1983, Karpinski formed Bacik, Karpinski Associates along with Dale Bacik. This company was reorganized in 2003 and Jim Karpinski became chairman of the board at which time the company's name was changed to Karpinski Engineering. He has been involved in significant projects such as Severance Hall renovation, Cleveland State University Recreation Center and The Cleveland Museum of Art. **P**



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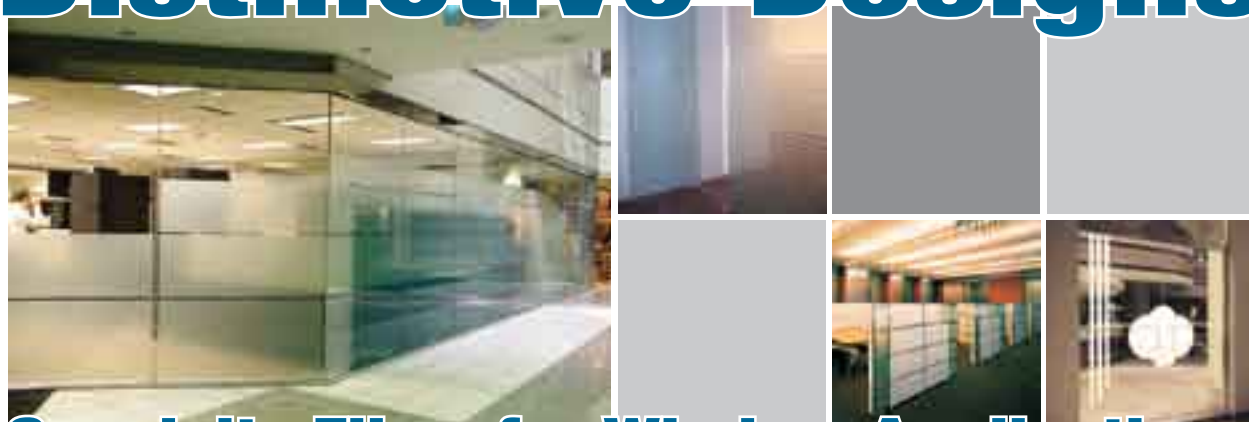


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## Inside Out

### Redesign will transform Fairlawn's Summit Mall into lifestyle shopping center

By Kathleen Folkert

A significant addition and renovation to Summit Mall, in Fairlawn, is in the works for this year with a new restaurant and additional stores expected to open in time for the 2007/2008 holiday shopping season.

Fairlawn Mayor Bill Roth says the 42-year-old mall's West Market Street side will be transformed in the next few months.

"The anchor tenants [Macy's and Dillard's] will stay where they are, but everything between them will be changed," Roth says. "They will reconstruct the front entrance and build additional storefronts."

The new stores will be accessible only from the outside, he said, similar to the concept used at shopping centers First & Main in Hudson and Legacy Village in Lyndhurst.

Stone, wood and masonry will be used on the outside, Roth said.

"It will have a nice look to it," he says, adding that he isn't sure how much will be spent but said it will be in the millions. "It's a substantial reinvestment in the area."

John Vavrus, Summit Mall manager, said he isn't sure how many new stores will be part of the project.

"[Simon Property Group, owner of the mall,] is still working on the drawings that were submitted to the city," Vavrus says. "We won't know [for a few weeks]."

Both Vavrus and Les Morris, manager of corporate relations for Simon, said the names of tenants for the site are not being made public yet.

"We have some that are committed, but we can't announce that yet for various reasons," Vavrus says.

However, some of the stores expected to be part of the project are ones that are currently not in Akron.

"There are a lot of customers that drive outside the area to shop at some of these tenants," Vavrus says.

Roth says the project entails adding green space to the mall's front and making it more pedestrian friendly. That's important because the shopping

complex is within walking distance to homes and offices in Fairlawn, he says.

Roth says Summit Mall was chosen for the improvements over Simon's other Ohio properties. The company owns five other malls in Ohio as well as other shopping centers. Summit Mall was built in 1965 and was last renovated in 1996.

Once the zoning request is approved, the next step will be the final approval of the building plans by the city's planning commission, he says.

"The goal is to start this spring and by Thanksgiving to have most, if not all, of the stores open," Roth says.

Vavrus says the project will enhance what Summit Mall already offers shoppers in the area.

"It's going to help the mall by bringing tenants here that are not currently in the Akron area," Vavrus says. "It will help support our current tenants by enhancing the mix that we have and bringing additional traffic to the mall."

The plans also call for a roundabout at the main entrance to ease traffic.

The architectural firm handling the project is Law Kingdon, which is based in Wichita, Kansas. **P**

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## January Construction Retreats 8%

**T**he value of new construction starts fell 8% in January to a seasonally adjusted annual rate of \$571.3 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. Nonresidential building weakened for the second month in a row, following the elevated activity that had been reported for much of last year. Residential building also retreated, as the correction for single-family housing took hold once again after December's brief upturn. Nonbuilding construction showed a mixed performance in January, with gains for most of the public works categories, but a slower pace for electric utilities.

The January statistics lowered the Dodge Index to 121 (2000=100), compared to a revised 132 for December.

"The year 2007 got off to a slow start, as diminished homebuilding was joined by sluggish contracting for nonresidential building," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "January can often be a volatile month for construction activity, so it's not necessarily a sign of things to come. It's true that the housing sector is not expected to see much improvement in the near term, but nonresidential building should be able to regain some of last year's strength. Rising occupancies and rents will continue to

support more commercial construction, and the large number of bond measures passed in recent years should help school construction maintain its upward trend. And aside from nonresidential building, the year 2007 will see more expansion for transportation public works, given levels of federal funding recently approved by Congress."

### Nonresidential building

Nonresidential building in January dropped 11% to \$176.7 billion (annual rate). Modest declines were reported for the two largest commercial structure types, with stores easing back 1% and offices slipping 6%. Helping to keep

the store category close to the previous month was the January start of a \$74 million shopping center in Cumming, Georgia.

"Store construction has typically followed the pattern shown by single-family housing, but to this point the loss of momentum has been very gradual, as the competitive retail landscape is keeping the amount of new retail projects at a fairly high level for now," Murray says.

More substantial declines in January were reported for warehouses, down 17%; and hotels, down 38%. The manufacturing plant category in January plunged 52%, although this was relative to an improved level in December.

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For the institutional categories, January included reduced contracting for healthcare facilities, down 24%; and public buildings (courthouses and detention facilities), down 42%. On the plus side, school construction increased 2%, continuing the expansion that was re-established in 2005 and 2006.

"Another year of growth is expected for school construction, given the need for new and upgraded classroom space across the nation, in combination with the greater funding coming from the recent passage of bond measures in such states as California, Texas, and North Carolina," Murray says.

Amusement-related projects in January increased 9%, helped by the \$118 million expansion to the convention center in Pasadena, California.

January also included gains for churches, up 18%; and transportation terminal work, up 167%. In the latter case, the boost came from the start of a \$503 million project to expand a baggage screening facility at Los Angeles International Airport.

### Residential building

Residential building, at \$271.8 billion (annual rate), was down 9% in January. Single-family housing dropped 6%, resuming its weakening trend after the 4% upturn in December. The cost of financing was not a constraint in January, as the 30-year fixed mortgage rate held at 6.2%.

"Instead, it appears that single-family housing in December was helped by unusually warm weather across much of

the nation, and January showed that the single-family correction is still underway," Murray says.

Multifamily housing in January dropped 21%, as the gradual weakening that emerged for this structure type towards the end of 2006 grew more pronounced. January still indicated that large multifamily projects, mostly condominiums, were reaching groundbreaking, although not to the same extent that was present during 2006. Large multifamily projects reported as construction starts in January were located in Arlington, Virginia (\$119 million) and Chicago (\$70 million).

### Nonbuilding construction

Nonbuilding construction in January slipped 3% to \$122.7 billion (annual rate). The electric utility category, which is often volatile on a month-to-month basis, fell 23%. In addition, the "miscellaneous" public works segment was down 35%, relative to a December that included the start of a \$900 million oil pipeline expansion in Wisconsin. In contrast, the major public works project types in January were able to register healthy gains. Highway construction, the largest public works category, climbed 6%. Bridges were up 2%, helped by the start of a \$104 million bridge reconstruction project in Baltimore Maryland.

"The prospects that transportation public works will see more expansion in 2007 are better than a month ago," Murray says. "Congress recently reached agreement on fiscal 2007 funding for the federal-aid highway program, lift-

## January Construction Contracts for Cleveland Area

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

	2007	2006	Percent Change
<b>Nonresidential</b>	\$82,311,000	\$118,300,000	-30
<b>Residential</b>	\$78,849,000	\$66,890,000	18
<b>Total Building</b>	\$161,160,000	\$185,190,000	-13

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

	2007	2006	Percent Change
<b>Nonresidential</b>	\$82,311,000	\$118,300,000	-30
<b>Residential</b>	\$78,849,000	\$66,890,000	18
<b>Total Building</b>	\$161,160,000	\$185,190,000	-13

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

Source: McGraw-Hill Construction

ing spending about 10% compared to the prior fiscal year, as called for by the current multiyear federal transportation bill. With the funding now set, state departments of transportation are better able to go ahead with major projects."

With regard to the environmental categories, sewer construction had a particularly strong January, advancing 27%. Large water pollution control and treatment projects were started in Arlington, Virginia (\$267 million), New York City (\$228 million), and Roswell Georgia (\$137 million). Water supply construction in January increased 21%,

and river/harbor development work grew 15%.

On an unadjusted basis, total construction in January 2007 was reported at \$40.3 billion, down 18% from January 2006, which was several months before last year's steep correction for single-family housing began. By major sector, residential building in January 2007 was down 30% from a year ago, while nonresidential building was down 9%. Nonbuilding construction in January 2007 came in 3% above its year ago amount. **P**

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Nothing makes the same impact as a first impression. When you are managing a large commercial property, value and curb appeal are two major considerations. Well-maintained landscapes increase curb appeal, which is the first step to increased occupancy and optimal return on investment. The following tips are provided to aid in maximizing your landscape investment while enhancing curb appeal.

#### Prevent damage

Use landscape features to prevent damage to buildings and fixtures. Consider installing a gravel drip edge around buildings, especially those with glass at or near ground level, to prevent damage from landscape equipment. Adding mulch or planting beds around light and electrical fixtures can protect them from damage.

#### Preventative maintenance

Make sure regular inspections are performed on your landscape to catch plant infections and pest infestations early. Budget for annual audits of irrigation systems to minimize water loss due to leakage or breaks, and to program the system for maximum efficiency.

#### Install sensors and quick connects

Rain sensors will alert the irrigation controller when enough rainfall has accumulated and skip the next programmed watering, thereby reducing water costs. Irrigation quick-connects can be used for areas that only occasionally need water.

#### Reduce mowing frequency

Where appropriate, delineate primary and secondary mowing areas, and mow the secondary areas every other week during the summer months.

#### Reduce or eliminate mulch areas

Minimize mulch bed areas to reduce your annual mulch expense.

#### Minimize winter salt usage

Evaluate your de-icing standards — do drives and walks really need to be 100% dry?

Excessive salting is damaging to pavement and plants, not to mention costly to apply.

#### Increase your trash vigilance

Ensure the integrity of dumpster areas and cigarette urns so trash cannot blow across your site. Encourage everyone on the site to pick up trash and make sure tenants are putting all trash securely inside the dumpster and completely closing the gates. Nothing detracts more from a neat, well-maintained landscape than blowing trash.

#### Develop relationships

Consider your landscape contractor a partner instead of a vendor — this attitude could significantly change your approach. Share the owner's investment goals with the landscape contractor so a landscape management plan can be developed that matches the owner's goals. Is this a long-term portfolio investment, or does the owner plan to sell the property soon? Appropriate landscape investments can be recommended based on information shared by the property manager.

#### Package services

Minimize the time you must allocate to manage multiple landscape service providers by contracting with one contractor who has total site responsibility and accountability. A higher level of service that does not require constant oversight will save valuable time you can commit to other projects and result in a more proactive performance.

BOMA Greater Cleveland is proud to provide this space to our associate members so they can inform, educate and share their knowledge with property management professionals. This article was written by Tim Korte, regional project director at The Brickman Group. He can be reached at [timko@brickmangroup.com](mailto:timko@brickmangroup.com). The Brickman Group has been a member of BOMA Greater Cleveland since 2001.

**Janice L. Parham**  
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## New Home in Old Brooklyn

**Cuyahoga County agencies share space at renovated Fulton Parkway building**

By John Elliott | Photos by Bill Schuemann

For Mike Downing, the 59,000-square-foot building at Memphis and Fulton Parkway in Cleveland's Old Brooklyn neighborhood is more than the biggest project to date of his real estate development career. As the new West Side home for two Cuyahoga County service agencies – Children & Family Services and Employment & Family Services – the Fulton Parkway building, now known as the Old Brooklyn Family Services Center, gives the 39-year-old carpenter a sense that he has contributed something meaningful to the community.

"I felt like I needed to do a little something besides owning an office building," says Downing, who was once in the same position as many of the people being served by the two social service agencies. "I know what it's like for these kids. I lived it."

But unlike some of the government buildings Downing visited as a youth, the recently renovated and expanded building he now operates is spacious, secure, modern and comfortable.

"At least there is a little bit of hope when they come here," he says.

As both the developer and owner of the building, Downing intends to make sure that the two-story structure plays an important role in the surrounding community. He has already contributed to a local art organization, Art House, and made arrangements for neighborhood kids to help decorate the county offices with their artwork.

Not willing to have the employees or patrons subjected to weather-related inconveniences, Downing's building management company handles all the snow plowing. During the blizzards that hit Cleveland in February, the parking

lots were immediately cleared of snow and ice down to the pavement.

### Existing features find new use

Working closely with Cleveland-based HSB Architects, his long-time design partners, Downing made use of some of the building's existing features, such as an atrium and a domed ceiling, to add character. The atrium adds light and atmosphere, minimizing the often sterile nature of bureaucratic organizations.

The dome, which originally gave a focal point to an auto showroom, is located at the southwest corner of the building where it is outlined by a curved window facing the residential intersection of Memphis Road and Fulton Parkway. Its ceiling has been painted and decorated to resemble a small rainforest in one of the main office areas. The rainforest painting is enhanced

with hanging imitation foliage and some artificial butterflies positioned in space by nearly invisible string.

The rainforest theme fits in well with the zoo theme, which can be found elsewhere in the building. The facility happens to be located near the Cleveland Zoo.

The building, located at a main intersection in a residential neighborhood, served numerous uses over the years, which created some challenges for Downing and HSB Architects. Originally an automobile dealership when it was built in the 1950s, the building also served as a library warehouse and a bank service center. The building sat unused for a year before Downing recognized its potential for the county.



**LOOKING BACK** Originally an automobile dealership when it was built in the 1950s, the building also served as a library warehouse and a bank service center. The building sat unused for a year before Downing recognized its potential for the county.

#### Agencies seek new space

John Myers, real estate manager for Cuyahoga County, says leases came due for renewal for the two West Side agencies more than a year ago. Merging the two agencies into one

& Family Services and Employment & Family Services.

Government work wasn't new to Downing. He had already built a 9,000-square-foot Social Security building at the corner of Miles Road and Cranwood Parkway.

"They ask you for a ton of paperwork," he recalls.

Working with HSB Architects, Downing presented a design/build proposal for the East Side center. The county eventually decided not to relocate that building, but Downing's efforts did not go to waste. In the process of learning the county's needs, he established a good relationship that paid off when another need arose.

"I had a really good experience with the county," he says.

building made sense given the fact that they served roughly the same geographic area. Myers says having the offices on one floor was an important consideration since it makes management easier and is more client-friendly.

The county decided to seek a bid for a new building to house the two agencies. The county also considered adding the Employment & Family Services satellite office at West 98th Street and Lorain Avenue to the package, but ultimately decided to keep that office.

With the combined building, the county now operates a total of six neighborhood service centers.

"Each of these [agencies] has 100 or so employees," says Kevin Hengst, a partner at HSB Architects.

#### A productive relationship forms

Downing had already established a good working relationship with the county when the need for new office space for these two agencies arose. Like other aspects of Downing's life, this successful relationship did not come about quickly or easily.

Downing, a metal stud and drywall contractor by trade, had built several private buildings when he answered a classified ad seeking county office space three years ago. The county was looking for new space for the East Side Children

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He notes that the employees were previously spread over four or five floors in each of the two buildings.

"They wanted to get consolidated in large, open areas," he says. "They functioned not from an efficient space."

#### Downing already knew the building

When the county sent out a request for proposal (RFP) for the two West Side agencies, Downing realized that the Fulton Parkway building, with steel columns on a concrete foundation, was an excellent fit.

"The stars aligned and I ended up responding to the RFP," he says.

Downing had spent several years as a general trades contractor for Charter One Bank, which used the building for a service center. He had already done some remodeling in the building.

**"It's a place [where] the county should be proud to do business. It's welcoming."**

**John Myers**  
Real Estate Manager  
Cuyahoga County

Being familiar with the structure, he gave his design team the human resource needs that the county provided him. Downing and HSB previously worked together on a Plain Dealer distribution center in Warrensville Heights and on a Buddy's Carpet store in North Randall.

The design team developed three different plans before the county signed off on it; the planning process took six months.

They added a 10,000-square-foot addition to the east side of the building on Memphis Road. This necessitated the removal of a 330-foot wall.

The wall had been a "hodge podge" of different colored bricks. Now it has a uniform color and windows.

"[HSB] did a great job putting together a couple of different floor plans," Downing says. "[The county was] able to put two agencies under one roof. The economies of scale made it simpler to put two agencies under one roof."

To accommodate the two agencies, the plan called for one agency's offices on the south side of the building and the other on the north. The county wanted



Photo by Ken Kyrch

**GREEN SCENE** A domed ceiling has been painted and decorated to resemble a small rainforest in one of the main office areas.

open office areas for case workers and 10-square-foot private offices for managers. They also wanted a common entrance and lobby area between the two office areas. This required relocating the main entrance to Fulton Parkway.

The remodeling wasn't easy. Because of the building's different uses over the years, the walls and many of the floors had to be rebuilt.

"We had to overcome different floor elevations and different steel alignments," he says.

Two stairwells had to be rebuilt, and an elevator had to be installed, even though the building is only two stories, to meet handicap access requirements.

"We had a lot of different field conditions to overcome," he says.

#### On-site management

Myers, the county real estate official, says the fact that the developer, owner and building manager are one in the same is a benefit to the county.

"It forced [the developer] to bid on what it would cost to build the space," he says. "The burden was going to be put back on the landlord at a predetermined, set price."

The county has a 10-year lease with Downing, with an option to purchase the building at the end of the lease.

The full service lease that the county signed includes building maintenance, grounds maintenance, heating, plumbing and air conditioning.

Having on-site management is another benefit, Myers says. Downing's office overlooks the main parking lot on Fulton Parkway.

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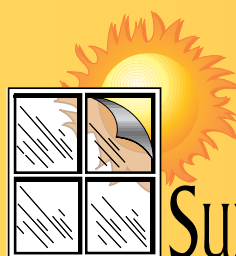
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"It's nice to have somebody there," he says. "There actually will be staff on site."

Myers says the project has come together nicely, and he is particularly glad that the lobby uses a lot of natural light.

"It's a place [where] the county should be proud to do business," he says. "It's welcoming."

Free parking is another benefit, he notes, one that the Ohio City agency didn't previously have.

### Agencies get more

"They're trying to bring these services to the community," says Deborah Shaw, the county's space planner who oversaw the bid specifications for the \$16 million project.

The training room is one of the common areas, allowing both of the agencies to access their own computer network with the flip of a switch, Shaw says. This is important since Employment & Family Services recently joined a state network and the employees need to be updated regularly on state procedures.

Shaw also arranged to have county mental retardation clients contribute artwork to the waiting area, an arrangement she has made with other county agencies.

"I'm trying to work in a zoo theme," Shaw says.

She says the waiting area will have vinyl grass cloth in certain areas to create an organic look.

The zoo theme also matches the color scheme of the carpeting, which has a leaf pattern, and the color in the furniture.

The two separate agencies have slightly different colors in their work areas, Shaw notes. The Children & Family Services area has tans, taupes, orange and red while the Employment & Family Services area has more green.

"Each group had a sense of involvement in what colors would work in their side of the space," Shaw says. "It all blends."

Shaw, who holds a master of fine arts and crafts degree, says a lot of time was spent on the color scheme. The idea was to get away from the institutional mint green that characterizes many government agencies.

"There's a whole psychology of color," she says. "I think you get more productivity, too."

**OPENING UP** "Each of these [agencies] has 100 or so employees," says Kevin Hengst, a partner at HSB Architects. "They wanted to get consolidated in large, open areas."

### Strict security requirements

Hengst, the architect, says that it has been challenging working in a building with strict security requirements.

"They are very security conscious," he says. "Despite that, we wanted the waiting room to be welcoming, inviting and fresh."

The biggest challenge was relocating a 17-foot-deep sewer in order to add the extra space that was needed on the east side of the building.

"I never knew about it until we did the title search and found the easement," Downing says.

The building's previous owner, Charter One Bank, did not have to address this issue when it purchased seven residential lots and built the east side parking lot several years ago.

"Since they never created [any part of] the building, they didn't have to deal with the sewer," Downing says. "I did."

Downing completely replaced the landscaping, including planting 2,000 tulip bulbs.

"Around Easter time, this place ought to look beautiful," he says.

### An inviting lobby

Fortunately, the new entrance is close to a pre-existing existing atrium, which allowed for a welcoming entrance lobby.

"That [atrium] was sort of the crown jewel of the building," Downing says.

Downing built his own office right next to the main entrance, overlooking the main parking area.

Several concrete ramps from the early use as an auto dealership needed to be removed; 5,000 cubic yards of brick and concrete block were removed one truck at a time.

"We had to saw and cut and haul out a lot of the floors and repair them," Downing says.

Gas and water lines also had to be relocated. Enhancing the interior light



is a series of opaque square windows just below the ceiling.

The entrance is manned by security officers, whose desk is in the open lobby area.

Each of the agencies has open cubicles for caseworkers. The cubicle walls have light-colored fabric exteriors, which complement the ergonomic Herman Miller furniture provided by Cleveland-based Business Interiors and Equipment Inc. (BIE) as well as the multi-colored carpeting. The interior is softly illuminated by direct/indirect ceiling light fixtures.

### Environmentally friendly furniture

Mike Dungan, vice president at BIE, says the workstations, chairs, tables and filing cabinets are "Green Guard" certified, meaning that they do not emit potentially harmful gas. Furniture sometimes emits gas from its glue, dyes and upholstery, Dungan says.

"This product doesn't have a 'new car' smell," he says. "We know that's front of mind with Cuyahoga County."

The furniture also matches the interior colors.

"It's a progressive design aesthetically as well as in application," Dungan says.

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"We basically followed the direction of the end user. It certainly is pleasing to the user as well as the clients."

On the functional side, the furniture provides the ability to support data cables and flat computer screens.

The building's lower level is not completely below ground, so most of the rooms have windows that offer ample views. This is all common area. Employees access the building on the lower level from the east side parking lot.

The break room seats about 30 and offers microwave ovens, refrigerators, running water, vending machines and cabinets.

#### State-of-the-art facilities

There are several rooms in the common area equipped with Internet-enabled desktop computers and a 45- by 35-foot conference room that can separate into three rooms by using two fold-down walls.

A utilities control room houses the cable and telecommunications. Cleveland-based Smart Wire installed 1,300 "drops" of low-voltage cable for the building's phone and data ports.

Smart Wire also installed the fire alarm system, the radio frequency access card system, the public address system and an intercom, a digital video recorder (DVR) security camera that allows the downtown office to review all activity.

The fire alarm integrates with the paging system, featuring voice-activated evacuation.

"It's being used as a paging system," notes Dave Milligan, co-owner at Smart Wire.

People will actually hear a voice telling them what to do in case of an emergency.

In addition to the DVR, the building's security is enhanced by radio frequency

**"[The furniture choice] is a progressive design aesthetically as well as in application. We basically followed the direction of the end user."**

**Mike Dungan  
Business Interiors & Equipments Inc.**

identification cards that employees use to enter the building. Milligan noted that 30 doors in the building have DVR camera surveillance and proximity card access.

The two main entrance doors have speaker-controlled access, meaning the security guards can screen all visitors and allow access by the push of a button.

The DVR system utilizes motion detectors, which automatically prompt the video recorder to a higher resolution when a situation that warrants it occurs. For instance, if a card is denied access, the DVR in the area will be activated to record at a higher resolution.

"It was a pretty involved job," Milligan says.

#### Agencies like their new digs

Early reports from the agencies have been positive. Joseph Gauntner, the director of Employment & Family Services, says the new space is a big improvement over the much older building his agency was using in Ohio City.

"I think staff is excited," he says. "They're grateful to be in a good space with lots of parking and an agreeable space."

Gauntner further notes that the area his agency serves has become much more geographically dispersed, so it makes sense for the agency to be more centrally located for the whole county.

"The office puts us more centrally located throughout the service area," he says.

Having the agency on one floor is definitely an advantage, Gauntner says, in terms of interstaff communication, security, and client and employee access.

"The single floor operation works better for us," he says.

"Everybody worked well together and worked with the county," says Hengst, the architect.

Shaw, the county space planner, is pleased as well.

"It has totally come together," she says. "I think it's going to be a very pleasing space."

For Mike Downing, the building is both a new headquarters and a feather in his cap as a Cleveland developer.

"I want to use this as a tool to go out and get more development projects," he says. **P**

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## Owning Up, Part Two



ALEC J. PACELLA

Last month, we began the first of a two-part discussion on forms of real estate ownership. Like most things in life, there are good aspects and bad aspects of everything and real estate ownership structures are no different.

This month, we will take a closer look at the advantages and disadvantages for some of the more common forms of real estate ownership.

### Personal/Individual Ownership

The largest advantage of personal ownership lies in its simplicity. There are usually no partnership agreements, side documents or formation procedures to deal with, as properties are owned by an individual, just like a house. And of course, every decision is a unanimous

one so if you are a control freak, this type of structure may be for you.

As for disadvantages, the liability risk is usually at the top of the list. Owning a property as an individual puts it in the same category as any other assets owned as an individual, including homes, stocks and securities, cars, etc. So if an owner were to be involved in an auto accident and the victim decided to sue, all of the individual's assets would potentially be exposed.

Another risk is that Ohio is considered a dower state, meaning that a spouse automatically has an interest in any real estate assets held as an individual. This can add a layer of complexity in the event of a separation/divorce.

### Limited Liability Corporation/ Limited Liability Partnership (LLC/LLP)

This is among the most common form of ownership, primarily because it has many advantages. Foremost is the ability to contain liability to the partnership, shielding the individual owners from any legal action. Also, it allows for various levels of investment; the members of the partnership do not necessarily have to be equal partners. Finally, it is moderately easy to have partners added or removed or for individual allocations to be adjusted.

The biggest downside is associated with the eventual sale of the property. Most investors will at least explore a 1031 tax-deferred exchange upon a sale. However, in order to qualify, the entity that sells a property must be comprised of the same members as the entity that buys the replacement property. This can be an issue if one or more of the members wants to cash out or if consensus on a replacement property cannot be reached.

## Heard Here First

**Dukin' It Out** Duke Realty should complete the first phase of their planned office disposition by the end of the first quarter. The assets include all of their eastern suburban office buildings.... **Branching Out** 6200 Oak Tree is back on the market for sale, a mere year after it was purchased. This is another example of how real estate hold periods have become more compressed and ownership more fluid.—AP

### Tenant-In-Common (TIC)

A relative newcomer to the real estate investment scene, this structure allows individual owners to obtain an undivided interest in a property's title. The advantages of TICs are numerous.

First, the ownership is typically passive in nature. Property operations and leasing are either handled by or managed by the TIC sponsor.

Second, an investor can obtain a share of a high-quality property for a fraction of what it would cost to buy the property outright. For example, an interest in a trophy office building or shopping mall

with a value approaching \$100 million could be made available to investors for as little as \$500,000.

And third, investing in a TIC does qualify for a 1031 tax-deferred exchange. This, combined with their passive-management characteristics, have made them a very popular choice for investors in need of a trade candidate.

However, all that glitters is not gold. One of the biggest disadvantages is the potential exit strategy, i.e. how does an investor sell their interest? Although the TIC registration statement will provide some guidelines, these are often vague. The two most common methods are selling to other members of the TIC and selling on the secondary market to investors outside of the TIC. However, there often are no exact formulas or metrics to determine value for inside sales and the secondary market for outside sales is not very well-developed.

Another disadvantage is the fact that decisions, such as improvements, repairs and/or leasing activities, are typically made by the sponsor/managing agent

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with little to no input or involvement from the members. This can be a bit daunting, particularly for investors that are used to a higher level of involvement with their real estate holdings.

### Real Estate Investment Trusts (REITs)

Although this form of ownership has been around for since the early 1960s, REITs didn't become a popular form of ownership until the early 1990s. A REIT is a security and investors buy shares of this security. Although they are most commonly traded on a public exchange, such as the NYSE, there are also several private REITs that are sold through a network of dealers. A REIT owns a portfolio of real estate, usually of high quality and employs a staff of professionals to oversee the operations. The investor receives a regular quarterly dividend, as REITs are required to pay out 90% of its taxable income to its shareholders annually.

There are a few distinct advantages in owning a REIT stock.

First, the shares very liquid, easily and readily traded in a fully-developed secondary market.

Second, REITs offer stable and attractive quarterly dividend payouts.

And third, REITs are usually professionally managed and offer shareholders diversification across numerous high-quality properties.

At the risk of being frowned on by my new employer, who happens to be a REIT, there are some disadvantages as well.

First, REITs do not offer some of the tax advantages of direct ownership. Shareholders cannot take advantage of items such as depreciation and interest expense.

Second, similar to TICs, REITs do not allow individual investors to be a part of the decisions with regards to the leasing and management activities.

And third, investing in a REIT does not qualify as a like-kind exchange for investors interested in completing a 1031-tax deferred exchange. **1**

Alec Pacella is Regional Manager for First Industrial Realty Trust, Inc. He can be reached at [apacella@firstindustrial.com](mailto:apacella@firstindustrial.com) or (216) 525-0968.

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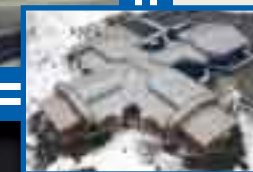
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## SGO Designer Glass of Cleveland Wins Nat'l Design Award

**S**GO Designer Glass of Cleveland recently received one of just three awards for quality of design at this year's annual SGO International Conference. The event, which took place in Orlando, Florida, was held for franchisees of SGO Designer Glass, an international company that provides custom architectural decorative glass for residential, commercial and religious applications.

The annual design competition recognizes unique and innovative work submitted by various studios; there are over 300 SGO Designer Glass studios in 37 countries around the world. Each year, design studios submit entries for various categories and three are recognized as the best.

"This competition is the most prestigious in the decorative glass industry and Liz Jacobs' entry stood out amongst hundreds of other entrants from around the world," says Mike Cassidy, CEO of SGO.

Nick Neonakis, VP of SGO was also pleased that Liz Jacobs won the award.

"Since I went to the Weatherhead School of Management I have deep roots in Cleveland and I was very happy to see this award go to such a talented design team," he says. "Liz Jacobs' studio is quickly becoming recognized as one of the best architectural decorative glass design centers in the region. I know this award will be the first of many for her."

Cathy Carver, head designer for Disney's Cinderella's Castle from Disney's Imagineers Group, presented the awards. The panel of judges consisted of 28 design professionals from the architecture and design industry who reviewed over 750 entries. Judging criteria consisted of originality of design, quality of the work and design flow into the existing interior.

SGO Designer Glass of Cleveland's entry was a design titled, "Revolution," a modern design in natural tones for a neo style shower enclosure located at the Lake Erie Winnelson kitchen and bath showroom in Cleveland.

"We wanted to show that one can enhance a new or existing glass shower enclosure with color and custom designs that provide stunning effects," says Elizabeth Jacobs, owner of SGO Designer Glass in Beachwood. "We are working with Eunice Evans and the Lake Erie Winnelson design team to help enhance their existing product offerings by providing decorative glass options for kitchens and baths."



SGO Designer Glass of Cleveland's winning entry

In addition to its monthly membership meetings, educational seminars, speakers and construction site tours, Cleveland Chapter 156 has several community events planned this year including participating in the Greater Cleveland Habitat for Humanity's Women Build Project and assisting the Home Repair Resource Center (HRRRC) organization in Cleveland Heights.

## New Avery Dennison Mentor Facility Opens

During a ribbon-cutting ceremony recently, Avery Dennison celebrated the official opening of its new office building and research facility for the company's largest division in Mentor. The new facility consolidates into one location Avery Dennison's Fason Roll North America operations, the worldwide leadership teams of its Roll Materials and Specialty and Materials Converting business units with laboratory spaces, pilot coater and a training/conference center.

Architectural firm ka and construction manager Duke Construction collaborated with Avery Denison to create the new headquarters. Totalling approximately 222,000 square feet, the facility consists of a four-story, 145,000-square-foot office building and an additional 45,000 square feet of research labs. Labs, offices, product display areas and the cafeteria are organized around a two-story, day-lit atrium. ka provided master planning, architectural, landscape architecture and environmental graphics services while Kling, a design

firm based in Philadelphia, completed the facility's interior design.

With the Mentor site having been selected in March 2005, the project, which is one of the largest new corporate developments in Northeast Ohio, was completed in less than two years.

## Realtor Selects Howard Hanna Smythe Cramer

Debbie Garson, recognized for exceptional professionalism in real estate, has affiliated with the Pepper Pike office of Howard Hanna Smythe Cramer. Garson is a consistently ranked mega-million dollar sales producer whose



Debbie Garson

accomplishments reflect a large referral base and vast number of return clients. She is a licensed real estate Broker who has earned the advanced professional designations of Certified Residential Specialist (CRS) and

Graduate Realtors Institute (GRI).

She is a past director of the Cleveland Area Board of Realtors (CABOR), where she has served multiple terms on the organization's Professional Standards Committee. She also is a past trustee of the Ohio Association of Realtors.

## eBlueprint Expands Office Space, Adds Staff

eBlueprint, a specialist in the copy and reproduction of large-format technical drawings for the architectural, engineering and construction industries, has recently expanded its Akron office

and added new employees and equipment to service the requirements of its growing clientele throughout Summit, Stark, Medina and Portage Counties.

eBlueprint has incorporated an additional 1,600 square feet of production space into its 1915 West Market Street office, thus increasing its total size to 4,350 square feet. The company also added several new employees to streamline internal workflow processes, as well as two state-of-the-art large-format color printers capable of handling projects of nearly any size and scope. Combined with additional investments in new laminating/dry mount and precision

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trimming equipment, these color printers boost the Akron office's large and small-format printing capabilities by 50%. Collectively, eBlueprint's expanded footprint, larger workforce of 14 full-time employees and enhanced color printing capabilities will enable a greater level of reprographic service and support for existing and potential customers throughout its four-county territory.

Though eBlueprint is a relative newcomer to Summit County, the company's overall client roster includes many prominent Northeast Ohio corporations and organizations, including Cleveland Clinic, Forest City Enterprises and the Rock and Roll Hall of Fame and Museum.

### Bert Wolstein Book Available at Amazon.com

Now available at Amazon.com is a book written by nationally recognized real estate developer and Cleveland native Bert Wolstein. *Crossing the Road to Entrepreneurship*, a 270-page autobiography completed shortly before his death in 2004, details how Wolstein grew up in humble surroundings but started Developers Diversified Realty Corporation, a company that is today the fourth-largest owner of retail space in the country.

Wolstein spent over 50 years in the commercial real estate development arena, becoming a recognized leader



*Crossing the Road to Entrepreneurship*, by Bert Wolstein

in his industry nationwide and in his community. He was the developer of Barrington Golf Club, Glenmoor Country Club, the Bertram Hotel and Conference Center, the Renaissance Office Building

in downtown Cleveland, and many other real estate projects. He was also the owner and president of the Cleveland Force soccer team.

These and other adventures in business are detailed in *Crossing the Road to Entrepreneurship*, along with Wolstein's thoughts on how to start and maintain a successful business. The book chronicles important events in his business and personal lives and relays how he reacted to these pivotal moments, giving readers insights into handling their own entrepreneurial ventures.

### May Brings Parade of Homes

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Homes, a scattered site home show event, will take place May 5-20, 2007. The Parade will highlight over 100 new homes that represent numerous builders throughout a ten-county region. The Parade of Homes is a collaborative effort between the Home Builders Association serving Portage and Summit counties, Home Builders Association of Greater Cleveland, North Coast Building Industry Association and Medina County Home Builders Association.

The four associations pooled their resources in 2006 to promote new construction on a larger scale.

The official Northeast Ohio Parade of Homes guidebook will be available at various out-

lets throughout the region. It will feature complete details of the homes and their locations.

The Northeast Ohio Parade of Homes hours are Tuesday through Friday, 4-8 p.m., Saturday and Sundays 12-6 p.m. Information and show details can be found at [www.neohioparade.com](http://www.neohioparade.com).

## KS Associates Engineers Receive CPSWQ, CPESC Certification

KS Associates now has on its staff two of only five people in the State of Ohio who are Certified Professionals in Stormwater Quality (CPSWQ). Jeffrey R. Keefe, P.E., P.S., and Theodore Chase, P.E., have recently



Theodore Chase, P.E.

become CPSWQs. Keefe and Chase are also Certified Professionals in Erosion and Sediment Control (CPESC), making them two of only 74 CPESCs in Ohio. Keefe is director of land development services and Chase is a project engineer at KS Associates.

On the state level, commercial and residential

development projects larger than one acre require Stormwater Pollution Prevention Plans (SWP3s) to be on hand during construction in order to obtain permits from the Ohio EPA. These permits are designed to control stormwater runoff, to reduce erosion, and to prevent sediment created by construction activities from migrating off-site and potentially polluting private property, wetlands, creeks, rivers and lakes.

On the local level, an increasing number of counties and municipalities are requiring SWP3s before allowing construction activities to take place.

"State and local requirements for stormwater



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# BILLBOARD

News about people, products, places & plans

management are becoming increasingly stringent," says Lynn S. Miggins, P.E., president of KS Associates. "These certifications demonstrate our team's knowledge of stormwater management issues."

## BDB LLP Names New Managing Partner

The law firm of Buckingham, Doolittle & Burroughs, LLP recently announced that John P. Slagter has been named managing partner of its Cleveland office, effective immediately.

John Slagter is the former Real Estate & Construction Practice Group Chair and is a member of the Firm's Board of Managers. His practice focuses in the areas of real

estate, land use and zoning, and construction law. He represents real estate developers, builders, governmental entities in matters relating to the acquisition, development, use, and disposition of residential, commercial and industrial real estate. He serves as special legal counsel to Burton, Hinckley, and Richfield Townships.

Slagter is a lecturer for the National Business Institute, Lorain's and the Ohio State and Cleveland bar associations, where he lectures on topics concerning real estate, land use and zoning law.

He also is a regular contributor to *Properties* where he writes on various legal issues concerning commercial real estate.

## Veris Industries Introduces New Current Sensor

Portland, Oregon-based Veris Industries recently introduce the Hawkeye® 300 Current Switch, a micro split-core current sensor. Smaller than a matchbook and thinner than a large pack of gum the H300 is designed to fit in the smallest and tightest enclosures.

"There is a growing trend towards smaller electrical boxes, all while the demand for feedback sensors is increasing," says Dennis Carr, Veris Industries' vice president of building automation systems. "With capacity decreasing and the number of sensors



Hawkeye 300 Current Switch

in a box increasing, size has moved to the forefront. Veris has developed a current switch that takes one-third of the space that a standard split-core current sensor on the market today requires."

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**Crowley Group Moves to Shaker Square**

Historic Shaker Square recently announced it is welcoming its largest office tenant. Cleveland-based national construction firm The Crowley Group will set up its new headquarters in the second-floor office space of the Square's northeast quadrant. The firm is overseeing its own build-out of the space and will take permanent occupancy in May 2007.

The Crowley Group, a full service construction manager/general contractor with a wide range of capabilities that span multi-acre mixed-use developments to small interior renovations, has been in business for more than eight years, and has outgrown its current base of operations in Cleveland Heights. With the move to Shaker Square, Crowley will be increasing the total area of its office space at least twofold, reinforcing its commitment to Cleveland and Northeast Ohio.

In building its own office suite, The Crowley Group is taking former second floor retail space – which was once office – and turning it back into original form. Crowley will be the sole office tenant

to inhabit the northeast quadrant of the Square, though there are plenty of others occupying offices in the property's other quadrants. The northeast quadrant's ground level is anchored by CVS/pharmacy, the upscale Sergio's Saravá restaurant, and Dewey's Fair Trade Coffee and Popcorn Shop.

**Soprema, Pfister Energy Announce Solar Roofing Partnership**

Soprema, Inc., an international manufacturer of roofing and waterproofing products recently announced a partnership with Pfister Energy, a renewable energy solutions provider, to develop integrated solar roofing systems.

This alliance is designed to advance the building of integrated renewable systems that impact the future of roofing and waterproofing in commercial, industrial and institutional projects.

"Soprema believes that the technology in roofing does not stop at being water tight, but must be taken to a higher level," says Gilbert Lorenzo, vice president/general manager of Soprema, Inc.

The joint venture will empower the companies to jointly design, engineer, market and install projects on a national scale. Soprema and Pfister Energy first collaborated on the development and installation of a solar roof for New Jersey's Valley National Bank in late 2005. **P**



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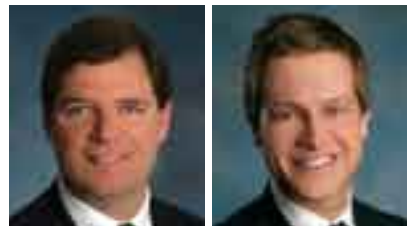
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## Ohio Construction Law Update



ROBERT A. HAGER, ESQ.  
& MARTIN J. PANGRACE, ESQ.

The Ohio General Assembly recently passed H.B. 487, which becomes effective March 29, 2007. The bill primarily deals with mechanics' liens on residential work, and includes new provisions that will assist residential construction lenders and title companies.

Under existing law, an owner, part owner, or lessee who contracts for labor or materials for an improvement of real property must file a Notice of Commencement in the office of the county recorder before the labor or materials are furnished. The Notice of Commencement is an affidavit that lists specific information about the property, including the identities of the owner, contractor, bonding company and any

lending institution involved in financing the project.

Currently, construction contracts between a contractor and a homeowner are exempt from this requirement. Pursuant to H.B. 487, a Notice of Commencement may now be filed on home construction contracts if the lending institution requires it for financing purposes. Such a filing does not, however, trigger the requirement that subcontractors and suppliers serve a Notice of Furnishing in order to preserve their lien rights, as is the case for other types of construction. Since the legislature left the matter to the discretion of the lending institution, it is not clear how often this new provision will be used.

Construction industry and real estate professionals should also be aware that H.B. 487 establishes an expiration date for a Notice of Commencement. Although a Notice of Commencement does not expire under existing law, H.B. 487 states that the Notice will expire six years after its filing, unless the Notice specifies otherwise.

The bill also addresses priority between a Notice of Commencement and a Mortgage by providing that if a Notice of Commencement and Mortgage are recorded on the same day, the Mortgage will now be considered recorded first, regardless of the actual order of filing. Both changes benefit the real estate and title industries by promoting certainty as to the impact of the filing of a Notice of Commencement.

And finally the bill clarifies the penalty when a lien holder fails to release its lien for residential construction projects. Under current Ohio law governing residential construction, a contractor, subcontractor, supplier or laborer cannot have a lien if the original contractor has been paid in full. Failure to release a lien in such situations makes the lien holder liable to the owner or lessee for damages arising from that failure to release the lien. The new bill provides that these damages include, although they are not limited to, court costs and reasonable attorney's fees incurred in litigation between the owner and the lien holder.

The General Assembly also passed H.B. 80 (effective March 29, 2007), which requires that all State agencies or instrumentalities award public improvement contracts only to contractors, subcontractors and construction managers who are enrolled and in good standing in the Drug-Free Workplace Program of the Bureau of Workers' Compensation. That program requires, among other things, a written substance use policy; drug and alcohol testing (pre-employment, random, and accident related); training for all employees and supervisors; and assistance with substance abuse problems.

Any contract entered into by a State agency must contain a specific statement of these requirements and the contracting authority must verify a bidder's enrollment and good standing in such a program prior to awarding a public improvement contract. The failure of a

contractor or subcontractor to require a subcontractor or lower-tier subcontractor to be enrolled and in good standing in a drug-free workplace program will result in the contractor or subcontractor being found in breach of the contract.

The new law declares that such a breach will be used in the responsibility analysis of the contractor or subcontractor for future contracts with the state for five years after the date of the breach. **P**

Bob Hager is the practice group leader of the Real Estate and Construction Practice Group at Buckingham, Doolittle & Burroughs, LLP. Martin Pangrace is a member of the Real Estate and Construction Practice Group, where he focuses on the litigation, arbitration and mediation of construction disputes. 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 Hager directly at bhager@bdblaw.com, Pangrace at mpangrace@bdblaw.com or Buckingham Doolittle at 1.888.843.2825.

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## Commercial Real Estate Issues in New Congress



MIKE FANOUS

**W**ith the new Congress now under way, the National Association of Realtors (NAR) is working hard to make progress on critical commercial real estate issues. Many members of the new leadership have indicated their support for NAR's initiatives. Here is a brief synopsis of the commercial real estate issues currently on the table.

### Basel accords, commercial lending

Federal officials are finalizing regulations, known as the Basel Accords, that would change the way banks determine the reserves they must hold against certain types of loans, including those for commercial real estate. As a result, the flow of capital to commercial real estate may diminish. The treatment of commercial real estate under the Basel Accords is not calibrated to meet unique

performance characteristics of commercial real estate such as the cyclical nature of demand by property type and the differences in risks between speculative and pre-leased properties. Regulators have also released nonbinding management guidelines for banks with significant concentrations in commercial real estate loans. The incoming House Committee on Financial Services Chairman Barney Frank (Democrat-Mass.) and its ranking member Spencer Bacchus (Republican-Ala.) have expressed concerns that these initiatives could potentially hurt the commercial real estate market by dissuading banks from making sound lending decisions.

### Commercial insurance/natural disasters

Over the past summer, the House Financial Services Committee held

hearings on the growing problem of commercial insurance in the Gulf Coast region. The committee heard testimony on rapidly rising insurance premiums and the effect these increases have had on the commercial real estate market and on small businesses. Already, several members of Congress have expressed interest in drafting legislation regarding natural disaster insurance and have asked NAR for input. Financial Services Chair Frank has acknowledged that natural disaster policy is a priority for the new Congress.

### Terrorism insurance

Terrorism insurance can be a significant cost for many commercial properties. Because the insurance industry has not yet demonstrated the capacity to provide terrorism coverage in the absence of a federal backstop, the new Congress will likely consider legislation to create some type of federal backstop program when the Terrorism Risk Insurance Extension Act expires at the end of 2007. Senator Christopher Dodd (Democrat-Conn.), the incoming chairman of the Senate Banking Committee has indicated that addressing terrorism insurance is a top priority.

### Insurance regulation

Congress will also consider legislation to replace the existing state-based insurance regulatory system with federal regulations. One anticipated bill would create a uniform set of federal standards for all states. Another bill would create an optional federal insurance charter that would supersede state regulations. A federal regulatory regime would eliminate the ability of states to set property casualty underwriting standards and insurance rates. It's not clear what the

impact of this proposed change would have on insurance prices and availability, but it could potentially weaken consumer protections.

### Taxes

As the new Congress begins its work, a big issue in the Senate is likely to be the restoration of the so-called "Paygo" rules. Paygo, which expired in 2003, requires tax cuts and new deductions to be paid for with offsetting revenues. The revival of Paygo would mean that the Senate will be in search of large amounts of revenue as if it attempts to continue the Bush tax cuts, which now expire in 2010.

Incoming Senate Finance Committee Chairman, Max Baucus (Democrat-Mont.) has generally been a real estate advocate and favored capital-gains benefits, like-kind exchanges, mortgage interest deductions and depreciation-related deductions. Look for new information reporting and additional return-filing requirements for like-kind exchanges as his first priority.

### Multifamily housing

Representative Frank has indicated that affordable housing will be a top issue facing his House Financial Services Committee. It is likely that Federal Housing Administration reform legislation, already passed by the House last year, will receive renewed attention in the Congress.

I encourage you to contact your Congressmen and Senators to express the importance of these issues. **P**

*Mike Fanous is the 2007 chairman of the board for the Cleveland Area Board of Realtors (CABOR).*

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## Lovely Living at Literary Bluffs

By Lynn Priemer

**“Tremont is a gathering place, it’s eclectic, and there is nothing in Cleveland quite like it.”**

When two architects in the family agree on the perfect home to buy, it must be something special. While looking for a new home, Sokhamala Yin Augoustidis and Michael Augoustidis decided that a Cleveland address would best accommodate the balance of their busy professional lives with their love of good friends, great food and easy access to the arts and sports scene. When they went to see a townhome in Tremont at Literary Bluffs they knew they had found that perfect place. Also, tax abatement made buying in Cleveland irresistible.

Their townhome is located on the edge of the jumbled, picturesque streets of Tremont, overlooking the skyline of Cleveland. The view is spectacular and yet the distance from the city creates a feeling of serenity. The interior

exudes the same sense of serenity, smiled over by a lovely carved Buddha, reflecting Sokhamala’s Cambodian heritage. The lines of the two-bedrooms-plus-loft, three-story condominium are sleek, simple and lovely. Three spacious decks invite outdoor living and Mala is eager to begin planting her outdoor herb garden.

“There are boutique shops and boutique restaurants but this is a boutique neighborhood and I love it,” says Sokhamala, who often uses the shorter name of Mala. “Tremont is a gathering place, it’s eclectic, and there is nothing in Cleveland quite like it.”

She loves the mixture of old and new and is always surprised at walking through the door of an old, worn exterior and seeing a beautiful inside. Mala and Michael love to see their suburban visitor being “blown away”

by the charm and uniqueness of the winding streets of Tremont. Michael has recently moved his business, Michael Augoustidis Architects, to the corner of Professor and Starkweather with a great view of the turrets of the nearby Russian Orthodox Church. Michael is looking forward to his warm weather commute – riding a Vespa to work.

Michael has long been an enthusiastic admirer of Cleveland architecture.

“We don’t celebrate our architecture in Cleveland,” he says.

Michael is working to change that and is lucky to be following his passion with his work. Among Michael’s areas of expertise are designing health care environments, adaptive re-use, conversions of industrial buildings to loft condominiums, and standard mixed-use projects. Among his designs are the Palliative Care Department at Summa Akron City Hospital; the conversion of the Victory Building in Midtown Cleveland to 102 loft condominium units; and the conversion of the Baker Electric Motor Company, an historic tax credit project located at 71st and Euclid, to light industrial use. Michael is excited about being part of the new wave of are development and enjoys the “buzz” among the people he knows and works with who are as excited as he about life in Cleveland.

Mala is equally enthusiastic about her work for Bostwick Design Partnership. It is apparent as she speaks that she has found an employer whose values mirror her own: a balance between producing great work with building lasting relationships through an emphasis on excellent communication and the collaborative atmosphere in the office. Mala praises Bostwick Design for the appreciation and recognition they show her and the other members of the company. Mala is presently working on the new 89th Street garage at the Cleveland Clinic. Mala loves her commute of maybe ten minutes.

“Coming from Phoenix and the traffic there, I never wanted a long commute to work,” she says.

Mala and Michael’s lives are full. They had hosted not one but two dinner parties on the weekend before my visit. Mala loves to cook and finds the kitchen a relaxing place to be after a day at work. Food shopping is no problem with the West Side Market and Dave’s Supermarket a short distance away. The



**HAPPY AT HOME** Michael Augoustidis and Sokhamala Yin Augoustidis enjoy the energy of their new neighborhood.

One of their best friends lives next door and as we are visiting another friend stops by to drop something off. In a time when a sense of community seems to be the new measure of success, Mala and Michael appear very successful.

Both are close to their families and their cultural heritage; Mala, Cambodian and Michael, Greek. As they have woven their respective families and cultures together, they have also woven a life together with the community of Tremont.

As I leave, they head off to a Tremont restaurant where I thought you definitely needed reservations.

“Oh, they always have room for us,” Mala answers with a giggle.

Walking down the steps, I find myself whistling the old *Cheers* show: “Where every body knows your name and they’re always glad you came.” **P**



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## Stay Awhile

Staybridge Suites Landerhaven brings upscale lodging amenities to Mayfield Heights

By Nancy Loyan Schuemann | Photos by Scott Pease

**M**arathon Associates Hospitality Management and Business Consulting has opened the first Staybridge Suites extended stay hotel in Northeast Ohio. A part of the InterContinental Hotels Group, Staybridge markets to upscale leisure and group travelers staying more than five nights with amenities geared toward this market.

Located at 6103 Landerhaven Drive, the 88,000-square-foot, multi-million facility is conveniently located next to Executive Caterers at Landerhaven, in Landerhaven Corporate Park near

Landerbrook Corporate Park, as well as numerous corporate headquarters, office and manufacturing developments, medical and research facilities, colleges and retail centers like Legacy Village and Beachwood Place mall. It is also close to the I-271/Cedar Road interchange. Transportation will be provided to Legacy Village and Beachwood Place Mall on a scheduled basis, and is available to locate corporate clients as well.

“Our biggest selling point is location,” says Vern Fuller, president of Marathon Associates and a hospitality industry veteran.

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Executive Caterers at Landerhaven, for instance, hosts more than 200 large social gatherings annually from weddings to bar/bat mitzvahs, reunions, benefits, anniversaries and awards dinners. With an average of four social events per weekend with 800 attendees, it is expected that many will choose Staybridge for their weekend accommodations.

Staybridge is also positioned within the Cleveland East office sub-market, home to the second largest concentration of office space within the Cleveland suburban area. A substantial number of room nights are anticipated to be generated by these large office complexes and corporate headquarters.

Extended stay travelers consist primarily of those involved in training,

**“Our biggest selling point is location,” says Vern Fuller, president of Marathon Associates and a hospitality industry veteran. With an average of four social events per weekend with 800 attendees at nearby Executive Caterers, it is expected that many will choose Staybridge for their weekend accommodations.**

research, continuing education, auditing, litigation, support and relocation. These guests seek the unique accommodations provided by upscale extended stay facilities like Staybridge.

The site is also close enough, via convenient highway access, to the entertainment venues of Greater Cleveland, including Geauga Lake in Aurora.

The three-story structure features 123 guest suites ranging in size from 360 to 725 square feet. Suites include 70 studio (360 square feet), 38 one-bedroom (520 square feet) and 15 two-bedroom units (725 square feet).

Each comes equipped with such extended stay amenities as a kitchen (equipped with cooktop, refrigerator, microwave oven, toaster, coffee maker, sink, dishwasher, dinette, utensils and place settings), office area with cord-



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less telephone and dataports, seating area with swivel flat screen television and VCR/DVD, individually controlled thermostats for heat and air conditioning, bedroom(s) with queen-size beds,

and bathroom/dressing area. Storage lockers are also available. There are seven ADA (Americans with Disabilities Act) compliant suites with roll-in showers.

“We are the first hotel to feature wireless phones,” Fuller says.

Other features include a central “Great Room” with a see-through gas fireplace and soft seating, dining tables,

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**ROOM TO STRETCH OUT** The facility features 123 guest suites ranging in size from 360 to 725 square feet. Suites include 70 studio (360 square feet), 38 one-bedroom (520 square feet) and 15 two-bedroom units (725 square feet).

an arched floor-to-ceiling window and a wood-railed mezzanine.

An intimate lending library is nearby as well.

Amenities include a complimentary full buffet breakfast service that is available seven days a week, as well as an Evening Manager's reception with complimentary beverages and hors d'oeuvres served Monday through Thursday.

A reheated kitchen services food preparation.

There is also a free to guest, on-site laundry facility, mirrored fitness room, executive business center with computers, printer, scanner and fax, a conference room and a 24-hour self-serve convenience store (a Bridge Mart with sundries, snacks, refrigerated drinks and frozen foods).

Additional features include an outdoor heated swimming pool and patio, with a sports court, basketball and volleyball areas as well as a complimentary grocery shopping service. The entire complex features wireless Internet access, smoke detectors and security with cameras and 24/7 reception desk.

"We do as much local purchasing as possible," Fuller adds. "The city was

fabulous and was a dream to work with. They were very cooperative."

After years of planning, ground was broken on the three-acre wooded site in September of 2005. Constructed by Snavely Construction, Inc., the structure follows blueprints set forth by InterContinental Hotels, although with some variations. Due to local height restrictions, for instance, this particular property was modified by architectural firm Michael DiMaio and Associates, Inc., of Fairlawn, to three stories instead of the InterContinental's usual four stories.

Project Architect Robb Seders explains that this limitation led to a different type of construction than the prototypical InterContinental design typically employs.

"The prototype is usually wood, but we went with block and plank because it gives you more options as far as flexibility in the design," Seders says. "By using block and plank, we were able to accomplish the ceiling heights called for in the prototype – there is less space between floors and ceilings below them. So it allowed us to reduce the height of the building and make it a better type of construction at the same time. There is some increased upfront cost, but it amounts to savings in the long run since concrete is more energy efficient than wood. It also keeps rooms quieter between suites."

Mark Moore, vice president of production for Michael DeMaio and Associates,

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**April**

- 7 NAIOP / Dealmakers I
- 9 AIA / Launch 150th Anniversary Celebration
- 10 GCMBA / Residential Lunch
- 19 CREW / Speed Networking Event
- AIA / Committee on the Environment Event

20 Urban Design Center / International Shrinking Cities Exhibition Opens

- 21- 25 IREM / Legislative Conference in DC
- 26 GCMBA / Board Meeting

**May**

- 3 NAIOP / Board Meeting
- 8 GCMBA / Commercial Forum
- 10 IREM / Luncheon
- 14 AIA / AIA Ohio 150 Hosts Sim van der Ryn

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- 15 HBA / Between a Rock and a Hard Place – Survivalist, Aron Ralston
- 17 CREW / Professional Development
- 18 NAIOP / Award of Excellence
- 21 IREM / Education
- 24 GCMBA / Board Meeting
- 31 AIA / Historic Preservation Awards Ceremony

**June**

- 11 NAIOP / Charity Golf Outing
- IREM / Golf Outing
- GCMBA / Annual Installation Lunch
- AIA / KSU Scholarship Golf Outing
- 20 NAIOP / Developers Roundtable
- 21 CREW / Monthly Member Luncheon
- 28 IREM / CPM Candidate Breakfast

notes that the choice to utilize block and plank construction had another benefit.

“There are no weather restrictions when building with block and plank, so it allowed us to build in all conditions – and the weather in this location can be pretty extreme,” Moore says. “It became a factor. If we had built with wood, we probably would have been shut down for about a month last winter.”

Despite this, there were still some minor challenges in the construction

**“The color choices and amenities are intended to create a warm, residential feeling. Because it is positioned as a long-term, extended stay facility, the idea is to make it as home-like as possible. It’s meant to be a home away from home.”**

**Robb Seders**

**Michael DiMaio & Associates, Inc.**

process, Moore says, most notably the fact that the site was “very restricted.”

“We had to work in some underground utilities to retain storm water, instead of having a larger retention basin as you might normally see,” he says. “We buried storage piping and now that water is kept underground. This choice allowed us to maximize the amount of rooms within the hotel.”

The interior design, also determined by InterContinental, follows the firms’ “jazzy blue” color scheme.

“The color choices and amenities are intended to create a warm, nearly residential feeling throughout,” Seders says. “Because it’s positioned as a long-term, extended stay facility, the idea is to make it as home-like as possible. It’s meant to be a home away from home.”

The planned InterContinental concept has proven efficient and cost-effective, Fuller says, noting that customers also expect consistency from their preferred lodging.

“The biggest challenge in the hotel business is labor, profit versus payroll,” Fuller explains. “Extended day hotels are generally more profitable.”

InterContinental Hotels Group PLC, headquartered in the United Kingdom, is in fact the world’s most global hotel company, with more than 3,500 hotels in nearly 100 countries. (The Staybridge Suites brand entered the extended stay market in December of 1998.)

“[As a result,] each Staybridge has to be built according to guidelines from InterContinental,” Jane Snavely, president of Snavely Construction, Inc., says. “What was unique is working with such a fabulous development team. It was such a positive experience.”

This was Snavely’s first project with this team, although the firm has worked with other developers on projects with similar concepts.

The hotel welcomed its first guest on March 5, 2007.

Moore says his firm is happy that the length of time and projected cost of the project came in right where they wanted it to be.

“It was a very smooth project,” he says. “On top of that, it was nice to be part of a project that should help bring in even more visitors to the area, from business travelers to honeymooners. It’s an exciting location.” **P**



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# CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-S0110003  
**GATES MILLS HORTICULTURE CENTER UPGRADES**

Gates Mills, OH (Cuyahoga Co.) 390 County Line Road

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Bidding possible at the end of March or early April 2007.

**OWNER:** Gates Mills Horticulture Center  
 390 County Line Rd.

Gates Mills, OH 44040  
 (440) 605-9517

**OWNER:** Mayfield City Schools  
 59 Alpha Park Drive

Highland Heights, OH 44143  
 www.mayfield.k12.oh.us/  
 (440) 995-6900

**ARCHITECT:** Doty & Miller Architects  
 600 Broadway Avenue

Bedford, OH 44146

www.dotyandmiller.com  
 (440) 399-4100 FAX (440) 399-4111

**DETAILS:** Large scale remodeling to bathrooms and revising classroom space and work areas; plumbing; floor tile; fixtures; lighting.

PN-S0129016

**HUD APARTMENT COMPLEX**

Troy Township, OH (Geauga Co.) Nash Rd.

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

**UPDATE:** Announcing location; owner is seeking funding; planning is preliminary; expected construction in late summer/early fall 2007; bid schedule to be announced.

**OWNER:** Emerald Rose Corporation  
 12222 Mayfield Rd.  
 Chardon, OH 440249449  
 (440) 286-9466

**ARCHITECT:** Fogle/Stenzel Architects  
 2800 Euclid Avenue, Suite 600  
 Cleveland, OH 44115  
 fsarch1@aol.com  
 (216) 861-5151 FAX (216) 861-3337

**DETAILS:** 21 acres; eight two- bedroom apartments and two- private apartments; concrete; masonry; metals; wood and plastics; siding; roofing; doors and windows; glass and glazing; painting; carpeting; tile; plumbing HVAC; fire protection; lighting; electrical.

PN-R1127005

**MIXED USE DEVELOPMENT**

Hudson, OH (Summit Co.)

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

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

**DEVELOPER:** Marty Erbaugh  
 5074 Darrow Rd.  
 Hudson, OH 44236  
 (330) 650-4365

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

**DETAILS:** 47 acres; 139 homes, duplexes and town-homes for 55 and older residents; small retail space for a bank and/or drugstore; 26 acres open space; utilities; sitework; concrete; masonry; electrical; mechanical; HVAC; lighting; drywall; insulation; doors and hardware; glass and glazing; wood and plastics; painting; plumbing; floor coverings; finishes.

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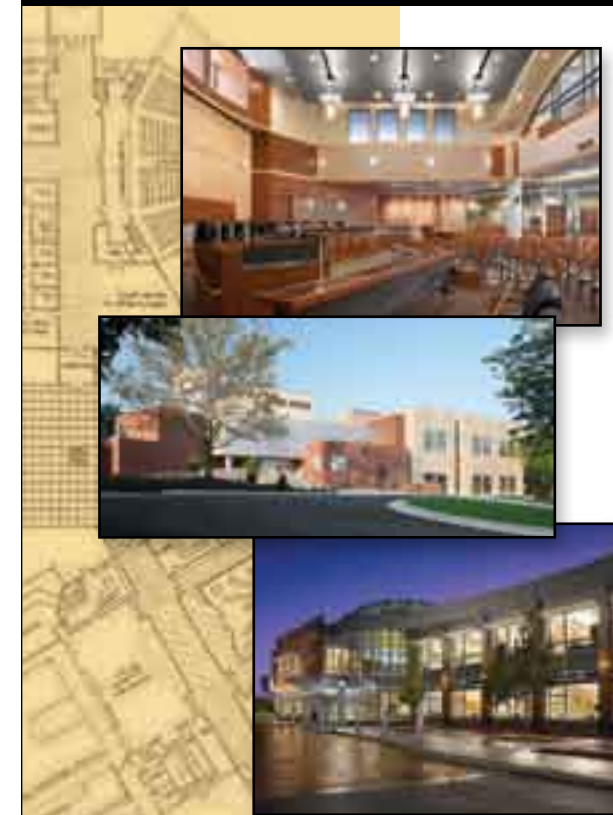
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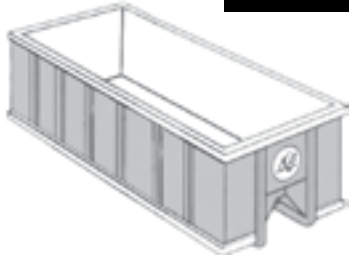
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PN-S0110033

### RETAIL BUILDING

**Chardon, OH** (Geauga Co.) Meadowland Town Center

**CONTRACTING METHOD:** To Be Determined

**UPDATE:** Announcing C.M. and architect; bidding to advance shortly.

**OWNER:** Debartolo Development-Oh  
9337 Ravenna Rd.  
Twinsburg, OH 440872464  
(330) 487-5176

**ARCHITECT:** Bialosky and Partners Architects

2775 S. Moreland Blvd.  
Shaker Heights, OH 44120  
www.bialosky.com  
(216) 752-8750 FAX (216) 752-9437

**C.M.:** Zarlenga Louis LLC  
100 Debartolo Place  
Youngstown, OH 44512  
(330) 726-1000

**DETAILS:** 38,000 SF; seven-tenant building; concrete; masonry; metals; wood and plastics; doors and windows; glass and glazing; drywall; painting; carpeting; HVAC; fire protection; plumbing; lighting.

PN-S0215005

### BROOK PARK RECREATION CENTER ADDITION

**Brook Park, OH** (Cuyahoga Co.) Holland Road

**CONTRACTING METHOD:** Public Bids

**STATUS:** Planning is very preliminary; project is conceptual at this time.

**OWNER:** City of Brook Park  
6161 Engle Road  
Brook Park, OH 44142  
www.cityofbrookpark.com  
(216) 433-1300

**DETAILS:** SF to be determined; project could include a therapy pool with underwater exercise equipment, more classroom space for health programs and a senior area; sitework; concrete; masonry; plumbing; electrical; HVAC.

PN-S0207004

### AUBURN VOCATIONAL CULINARY EXPANSION

**Concord Township, OH** (Lake Co.)

**ESTIMATED AMOUNT:** \$8,370,000

**CONTRACTING METHOD:** Public Bids

**STATUS:** Planning is preliminary; owner seeking a May 2007 bond issue.

**OWNER:** Auburn Vocational School District  
8140 Auburn Road  
Concord Township, OH 44077  
(440) 357-7542 FAX (440) 357-0310

**ARCHITECT:** Burgess & Niple - Painesville  
100 W. Erie Street  
Painesville, OH 44077  
www.burgessniple.com  
(440) 951-7050 FAX (440) 951-9782

**C.M.:** R.P. Carbone Co. - Auburn Career Center  
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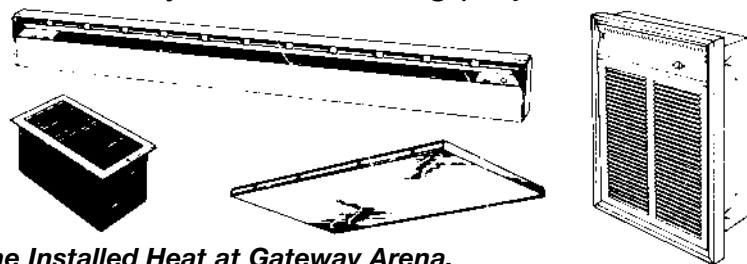
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PN-R0905050

### EMERGENCY ROOM EXPANSION/RENOVATION

Canton, OH (Stark Co.)

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

**UPDATE:** Announcing architect; a C.M. will be selected shortly.

**OWNER:** Mercy Medical Center  
1320 Mercy Dr. NW  
Canton, OH 447082641  
(330) 489-1000

**ARCHITECT:** CBLH Design Inc.  
7550 Lucerne Drive, Suite 207  
Middleburg Heights, OH 44130  
[www.cblhdesign.com](http://www.cblhdesign.com)  
[info@cblhdesign.com](mailto:info@cblhdesign.com)  
(440) 243-2000 FAX (440) 243-3305

**DETAILS:** 129,000 SF; 14 surgery suites; three minor operating rooms; structural and misc. steel; sitework; electrical; HVAC; painting; plumbing; drywall; insulation; mechanical; steel doors and hardware; glass and glazing; concrete; masonry; utilities.



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PN-R0703008

### NEW MUNICIPAL COURTHOUSE

Stow, OH (Summit Co.) Route 8 and Steels Corner Road

**ESTIMATED AMOUNT:** \$8,000,000

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Design process is expected to be complete mid-summer 2007; construction possible fall 2007 for a October 2008 completion.

**OWNER:** City of Stow  
3760 Darrow Road  
Stow, OH 44224  
[www.stow.oh.us](http://www.stow.oh.us)  
(330) 689-2700 FAX (330) 689-0001

**ARCHITECT:** Brandstetter/Carroll/Zofcin - Cleveland  
820 W. Superior Avenue, Suite 800  
Cleveland, OH 44113  
[www.brandstettercarroll.com](http://www.brandstettercarroll.com)  
(216) 241-4480 FAX (216) 738-7155

**DETAILS:** Approx. 36,000 SF with a 6,000 SF basement; two-level expandable courthouse; sitework; site utilities; concrete; steel; masonry; thermal moisture protection; holding cells; ADA fixtures; elevator equipment; plumbing; electrical; HVAC; interior finishes; fire protection; security; 6,000 SF basement for storage.

PN-S0103014

### WADSWORTH RECREATION CENTER

Wadsworth, OH (Medina Co.) Broad Street

**ESTIMATED AMOUNT:** \$16,100,000

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Announcing additional details; owner to seek a May 2007 bond issue.

**OWNER:** City of Wadsworth  
120 Maple Street  
Wadsworth, OH 44281  
[www.wadsworthcity.com](http://www.wadsworthcity.com)  
(330) 335-1521

**PRELIMINARY ARCHITECT:** Larsen Architects Inc.  
12506 Edgewater Drive, Suite 10  
Lakewood, OH 44107-1679  
[www.larsenarchitects.com](http://www.larsenarchitects.com)  
(216) 221-2350 FAX (216) 221-5670

**DETAILS:** 65,000 SF; 10 acre parcel; lobby; gymnasium; community gathering space; indoor leisure pools; fitness rooms; indoor track; arts and crafts room; game room; divisible community rooms; senior lounge and kitchen; outdoor sun deck and spray ground; concrete; masonry; metals; wood and plastics; doors and windows; glass and glazing; drywall; painting; carpeting; HVAC; fire protection; plumbing; lighting.

PN-Q0706002

### EMERGENCY DEPARTMENT EXPANSION

Medina, OH (Medina Co.)

**ESTIMATED AMOUNT:** \$30,000,000

**CONTRACTING METHOD:** C.M Subcontracts

**UPDATE:** Rezoning has been approved; planning commission is expected to approve project at its February meeting; construction possible late spring of 2007.



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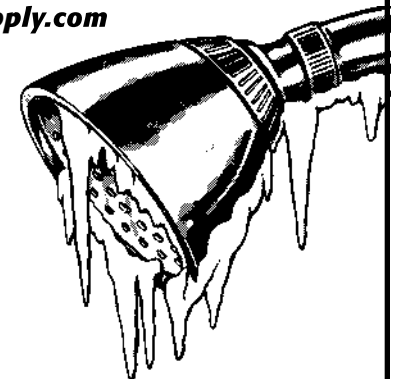
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**ARCHITECT:** CBLH Design Inc.  
7550 Lucerne Drive, Suite 207  
Middleburg Heights, OH 44130  
www.cblhdesign.com  
(440) 243-2000 FAX (440) 243-3305

**C.M.:** To Be Determined

**DETAILS:** 74,000 SF; concrete; masonry; structural steel; miscellaneous metal; various wood & plastics; thermal & moisture protection; finishes; drywall; painting; plumbing; mechanical; electrical; lighting.

PN-N1204058

**MIXED-USE BUILDING**  
**Cleveland Heights, OH** (Cuyahoga Co.) Lee Road & Meadowbrook

**ESTIMATED AMOUNT:** \$25,700,000  
**CONTRACTING METHOD:** To Be Announced  
**UPDATE:** Announcing estimated amount; planning is underway.

**DEVELOPER:** Al Neyer, Inc.  
302 W. Third Street, Suite 800  
Cincinnati, OH 45202  
(513) 527-1833 FAX (513) 354-1833

**ARCHITECT:** Lowenstein-Durante Architects  
3109 Mayfield Road  
Suite 201  
Cleveland Heights, OH 44118  
www.lowesteindurante.com

**DETAILS:** 98,000 GSF, five stories; 17,050 SF of retail, including one or two restaurants, an Ohio Savings Bank and one to four other businesses on first floor and 32 residential units on floors 2-5; sitework; concrete; masonry; plumbing; electrical; mechanical; HVAC.

PN-R0623035

**NEW STADIUM**  
**Akron, OH** (Summit Co.) East Exchange, Brown, Vine, and Spicer Streets

**ESTIMATED AMOUNT:** \$60,000,000  
**CONTRACTING METHOD:** Public Bids  
**UPDATE:** C.M. services RFQs received January 23, 2007; award to be made shortly.

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

**ARCHITECT:** HNTB - Cleveland  
55 Erieview Plaza #500  
Cleveland, OH 441141816  
www.hntb.com  
(216) 522-1140 FAX (216) 522-0554

**DETAILS:** Approx. 30,000 seat stadium to replace the 66-year-old Rubber Bowl; SF to be determined; sitework; site utilities; concrete; masonry; structural steel; wood & plastics; steel doors/hardware; finishes; painting; electrical; lighting.

PN-S0131016

**HOME DEPOT STORE**  
**City View Center**  
**Garfield Heights, OH** (Cuyahoga Co.) I-480 & Transportation Boulevard  
**CONTRACTING METHOD:** G.C. Bids (By Invitation Only)

**STATUS:** Owner seeking planning commission approvals; bid schedule to be determined.

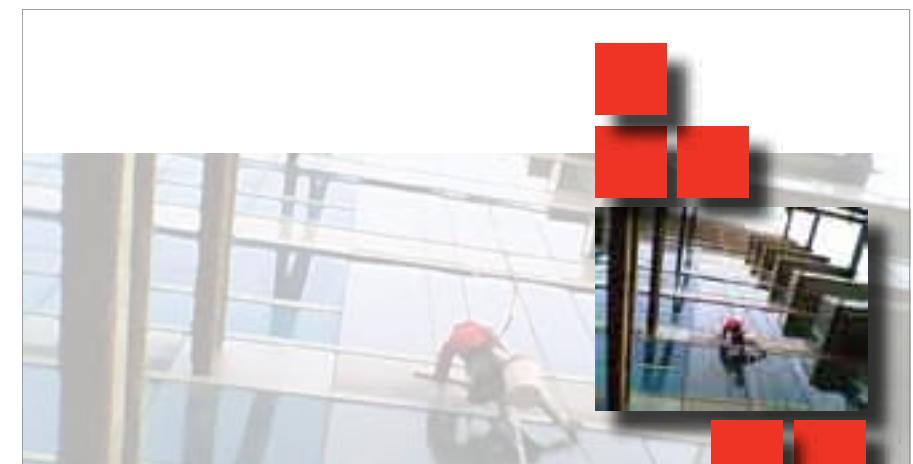
**OWNER:** Home Depot - Central North Division  
1400 W. Dundee Road  
Arlington Heights, IL 60004  
(847) 870-5199

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

**DETAILS:** 102,500 SF building with a 28,000 SF garden center; one story; excavation; utilities; paving; fencing; retaining walls; concrete; pre-cast panels; steel manufacturing and erection; carpentry; sheet metal roofing; drywall; flooring; landscaping; mechanical; electrical; plumbing.

PN-S0129010

**STUDENT HOUSING**  
**Oberlin, OH** (Lorain Co.) North Pleasant Street  
**CONTRACTING METHOD:** G.C. Bids (By Invitation Only)



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**STATUS:** Planning is preliminary; owner has just completed property acquisition.  
**OWNER:** Oberlin College  
173 W. Lorain Street  
Oberlin, OH 44074  
(440) 775-8121  
**DETAILS:** Phase two housing will go on property owned by the college along North Pleasant Street behind the Oberlin Inn; SF to be determined; sitework; site utilities; concrete; framing; shingle roof; plumbing; electrical; HVAC; interior finishes; painting; carpet; bathroom fixtures; fire suppression equipment; drywall.

PN-S0126040

**ADMINISTRATIVE BUILDING  
Cleveland, OH** (Cuyahoga Co.)  
**CONTRACTING METHOD:** Public Bids  
**STATUS:** C.M. SOQs due Monday, February 26, 2007 (To Owner)  
**OWNER:** Cuyahoga County Community Mental Health Board  
1400 West 25th Street  
Cleveland, OH 44113  
(216) 241-3400  
**DETAILS:** New administrative office building project, which may include renovation or new construction on a site to be selected by the board; project will include a building that is approx. 45,000 GSF to accommodate a staff of 64 and have room for expansion; the building may be two or three floors;

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the configuration of the building is for office use.

PN-R0519090

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**Lorain, OH** (Lorain Co.)  
**ESTIMATED AMOUNT:** \$2,000,000  
**CONTRACTING METHOD:** Public Bids  
**UPDATE:** Architectural services RFPs have been received; award to be made shortly.  
**OWNER:** Lorain County Community College  
1005 North Abbe Rd.  
Elyria, OH 44035  
(440) 365-5222

**DETAILS:** Conversion of broadcast studios to accommodate digital capabilities; relocation of information technology servers to a common location; additional teaching studios; concrete; drywall; electrical; mechanical; painting; specialties; thermal and moisture protection; fire suppression; finishes.

Construction Progress Reports are provided to Properties by CNCNewsOnline.com. For more comprehensive and up-to-date building and bidding information, call Construction News Corporation at 800.969.4700 or visit the website at www.CNCNewsOnline.com.

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