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Look Inside



KEN KRYCH

Welcome to our July issue! This month's cover story is on the world headquarters of Technical Consumer Products (TCP) in Aurora. The company is integral in this area as it is a leading supplier of energy efficient lighting for residential, commercial and industrial applications. Our thanks is directed to Mike Curtis at Curtis Layer Design/Build Inc. for his effort and cooperation.

Another project featured in this issue is Westfield SouthPark mall, which recently underwent a \$65 million dollar expansion and revitalization. A great deal of thought and effort was put into changing and modernizing this area's largest shopping mall – inside and out.

Also featured is The Quarry Golf Club, in East Canton, a stunning public

golf club with interiors and amenities that rival many private country clubs. The site is quite beautiful and has a very interesting history, being for years a quarry for ceramic-making materials.

Interior Design

This month, our special section is focused on interior design, with a variety of stories that we trust you will enjoy. We thank ASID Ohio North Chapter President Laura Suglia-Isgro, of KAS Interiors in Chagrin Falls, for providing a nice introduction. Included in the special section, Table 45 is the new restaurant at the InterContinental Hotel (connected, literally, to The Cleveland Clinic) and is a very sleek and modern renovation and replacement of the hotel's former restaurant Classics.

From ultra modern to Tudor-style, we also include the beautiful new Cedars on the Green, home to Dr. Senders & Associates – Pediatrics in South Euclid. This new building with its dynamic interiors is more than just a doctor's office.

From sight to sound, R. Frank Marsh, Jr. at Audio Craft provides a "sound decorating" article on the placement of audio systems, which are becoming more and more prevalent in both residential and commercial spaces.

Medical interior design is also covered with an article on how design choices affect patients in terms of color, sound and the overall environments effect to health and recovery.

Company profiles

This month, we congratulate the team at Bolton Pratt Co., of Independence, with a salute to the company's 100th anniversary, its steady growth and its consistent quality building. Here's to the next 100!

This month, we also have included a special insert on Gleeson Construction, of Chagrin Falls, and their nearly 50 years of providing and installing the very finest in architectural millwork, cabinetry, casework and more. Many of our city's finest buildings contain their work with fine woods and designs.

Luxurious living

Next month we turn our focus to high-end residential projects with features on the new Larimar Development in Willowick on the lake, the new mid-rise condominium renovation 500 Severance Place in Cleveland Heights, The Glass Houses of Breezy Bluffs and a special in-depth feature on Hennie Homes and their many developments which are ongoing on Cleveland's West Side.

We again welcome any comments or calls on projects, anniversaries, people or companies we can cover in upcoming issues.

Positively,

Kenneth C. Krych
Owner/Publisher



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1 **Susan Dale**, of Re Max Transactions, donates blood for the Red Cross at CABOR headquarters.

2 **Michael A Valerino**, senior marketing director of CABOR, mans the BBQ and serves up hot dogs for members at lunchtime.

3 (From left) **Chris Bell**, of CABOR, with **Jane-Ann Bell** and **Jo Batemen**, of Re Max Transactions

CABOR's Independence Day Sale & Blood Drive

The Cleveland Area Board of Realtors (CABOR) celebrated the 4th of July recently with an Independence Day Sale of a host of their products for realtors, a free pancake breakfast and free hot dog lunch for members. In addition there was a blood drive with the Red Cross and their collection 2007 charity, Suitcases for Kids. **P**



NAIOP Charities Golf Classic

The 14th Annual NAIOP Charities Golf Classic was held at Weymouth and Fox Meadow Country Clubs in Medina recently. Over 200 real estate professionals golfed, networked and participated in a charity auction and raffle. New to this year's event was a golf ball drop. One lucky ticket holder's ball went in the cup for a cash prize of \$1,000. **P**

1 Helicopter pilot **Edmund Jaber** and co-pilot **Shaine Ward** release golf balls for the charity event.

2 (From left) NAIOP Charity Golf Committee Members/Volunteers **Scott McCready**, of ATC Associates; **Mark D'Errico**, of Haworth; and **Matt Leach**, of First Federal of Lakewood.

3 The event's Gold Tee Sponsor was Ray Fogg Corporate Properties.

4 (From left) **AJ Chasko**, of Cohen & Company; **Rick Areddy**, of NorthStar Title; **Donna Haders**, of NAIOP; **Trish Rouru**, of Kowit & Passov; **Johnna Walter**, OM Workspace and **Jennifer McIntosh**, of Weber Murphy Fox.

BOMA Greater Cleveland 22nd Annual Golf Outing

Recently BOMA held its annual golf outing and dinner at Weymouth and Fox Meadow Country Clubs. Over two 200 golfers played on the warm bright day, which was followed by a helicopter golf ball drop for charity and dinner.

Many prizes and raffles raised a great deal of money for charity as a record number of members attended. **P**

1 Actually, two companies split the over \$4,300 prize in the 3rd annual helicopter golf ball drop which raised enough money for 20,000 meals for the Food Bank of Cleveland.

2 Members and friends of ABC Fire, Inc made a day of it with (from left) **L. Ron Skirpstas**, **Bob Zeiger**, **Ed Henry** and **Rich Watson**, president & CEO ABC Fire Inc., of North Royalton.



May Construction Jumps 8 Percent

At a seasonally adjusted annual rate of \$612.1 billion, new construction starts in May climbed 8% from the previous month, it was recently reported by McGraw-Hill Construction, a division of The McGraw-Hill Companies. A surge of activity by the nonbuilding construction sector, both its public works and electric utility segments, boosted the dollar amount of total construction starts.

Nonresidential building in May showed moderate strengthening, but residential building continued to weaken, heading downward for the fourth time out of the first five months of 2007. On a year-to-date basis, total construction came in at \$245.4 billion, down 15% from the January-May period a year ago. If residential building is excluded from the year-to-date statistics, new construction starts in the first five months of

2007 were essentially steady with last year.

May's data lifted the Dodge Index to 129 (2000=100), up from 120 in April.

"Homebuilding continues to languish, exerting a downward pull on overall construction activity during the first half of 2007," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "With inventories of unsold homes at high

levels, and with mortgage rates now heading upward, it's not expected that homebuilding will rebound any time soon. At the same time, there are segments showing a greater amount of construction starts in 2007. Highway and bridge construction is proceeding at a brisk pace, and public works in general is registering heightened activity. Nonresidential building is seeing renewed growth for office construction, retail projects are maintaining a healthy volume, and school construction continues to see a broad strengthening trend."

Nonbuilding construction

Nonbuilding construction in May soared 43% to \$142.3 billion (annual rate). Highway and bridge construction jumped 44%, with a huge push coming from the \$1.4 billion start of the suspension span of the San Francisco-Oakland Bay Bridge. Aside from this massive project, highway construction continued to be very strong in May, with the largest contracting volume being reported in California, New York and Texas.

"Public works and electric utility construction are reflecting what is still a very supportive financial environment in 2007 – more funding is coming from the federal and state governments, plus there's more private spending for energy-related work," Murray says.

Nonresidential building

Nonresidential building, at \$198.0 billion (annual rate), grew 4% in May. On the plus side, office construction advanced 35%, regaining an upward trend after a sluggish performance in March and April. In May, large office projects were started in Charlotte, North Carolina (\$420 million); Nashville, Tennessee (\$126 million); Miami, Florida (\$118 million); and Atlanta, Georgia (\$114 million). Through the first five months of 2007, the top five metropolitan markets in terms of dollar

volume of new office starts were: New York, New York; Washington, D.C.; Charlotte, North Carolina; Miami, Florida; and Dallas-Ft. Worth, Texas.

"While still well below the levels that were reported in the late 1990s, office construction over the past year has shown healthy growth, and 2007 is seeing continued expansion," Murray says.

Healthcare facilities also had a large gain in May, bouncing back 37% from a weak April, with very large hospital projects started in Ann Arbor, Michigan (\$523 million) and Grand Junction, Colorado (\$200 million). Manufacturing plant construction in May registered a 34% increase, led by the start of three large ethanol plants located in Indiana (\$156 million), Ohio (\$130 million), and Wisconsin (\$75 million). May increases were also reported for two of the smaller institutional structure types – transportation terminals, up 40%; and public buildings (detention facilities and courthouses), up 8%.

On the negative side, several commercial categories showed a moderate loss of momentum in May. Store construction settled back 7%, although May did include the start of a \$200 million shopping mall in Deer Park, New York.

"While retreating in May, the strength for store construction so far in 2007 is noteworthy, with the first five months up 10% in dollar volume compared to last year," Murray says. "The competitive retail landscape continues to support more store construction, even with the sharp decline in residential development that has taken place over the past year."

Other commercial structure types with moderate May declines were hotels, down 10%; and warehouses, down 15%. With regard to the institutional categories, school construction slipped 7% in May, taking a brief pause after the strength shown earlier in the year.

Church construction in May was also down 7%, and amusement-related projects dropped 25% from elevated contracting in April.

Residential building in May decreased 2% to \$271.8 billion (annual rate). Single-family housing continued to weaken, sliding an additional 2%, as this market has yet to provide firm evidence that it's bottoming out. By region, single family housing in May showed



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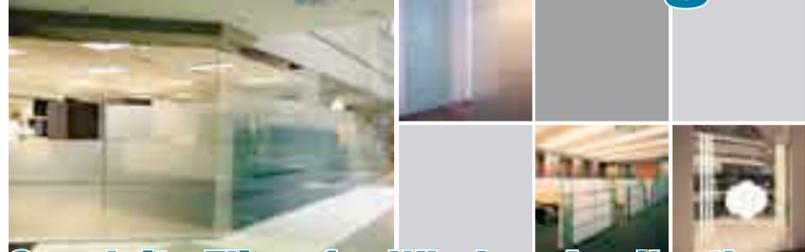
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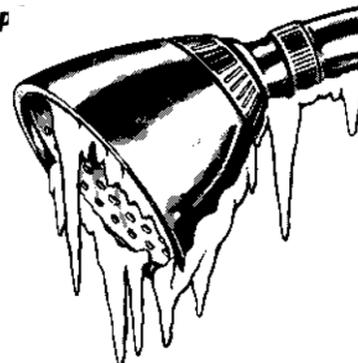


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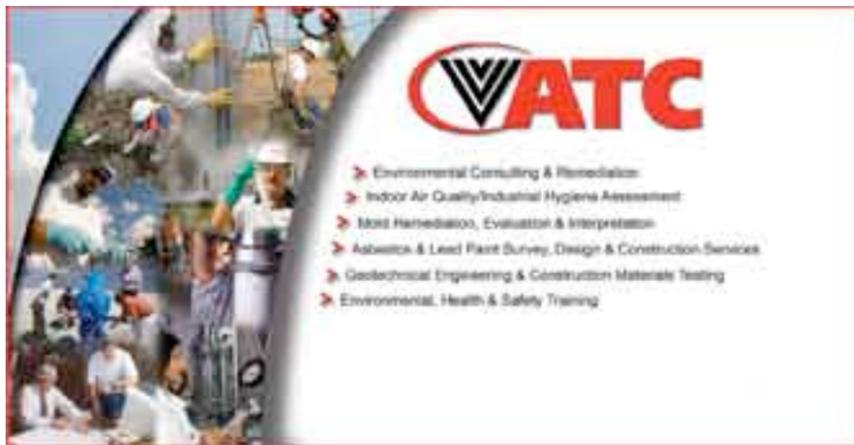
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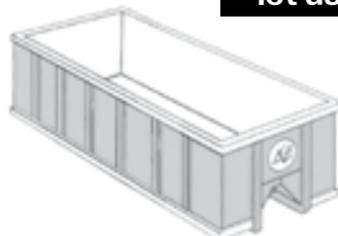


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this pattern – 4% declines in the South Atlantic, the South Central, and the West, while the Midwest edged up 1% and the Northeast advanced 8%.

The May pace for single family housing at the U.S. level was 20% below the average for the full year of 2006.

“The rate of decline for single family housing is not as steep as last year, but there are a number of reasons why the decline is still in progress,” Murray says. “Inventories of unsold homes are substantial, and lending standards have tightened considerably for nontradi-

The May pace for single family housing at the U.S. level was 20% below the average for the full year of 2006.

tional mortgages. In addition, the cost of financing is now rising – the 30-year fixed mortgage rate averaged 6.2% during the first five months of 2007, but by mid-June it had moved up to 6.7%.”

Multifamily housing so far in 2007 has generally weakened, yet this structure type was able to register a 2% gain in May. Large multifamily projects that reached groundbreaking in May were located in Honolulu, Hawaii (\$129 million); St. Louis, Missouri (\$123 million); Atlanta, Georgia (\$116 million); and Denver, Colorado (\$93 million).

“Although the condo boom is definitely winding down, the current year is still seeing a number of major condominium projects get underway,” Murray says.

The lower amount for total construction during the first five months of 2007 was due to this pattern by major sector – residential building, down 28%; nonresidential building, down 4%; and nonbuilding construction, up 6%. As 2007 proceeds, it's anticipated that the decline for residential building will become less severe, as the comparison begins to include the weak residential activity in the second half of 2006. By geography, the first five months of 2007 showed total construction with the following performance relative to a year ago – the Midwest, down 9%; the South Central and the Northeast, each down 11%; the South Atlantic, down 17%; and the West, down 23%. **P**



Top Ten Ways to Save Energy, Money

From a financial standpoint as well as an environmentally conscious point of view, energy conservation in commercial buildings is important and BOMA offers these top 10 no or low-cost strategies for building owners and managers to reduce energy consumption. The list is part of the nationally recognized BOMA Energy Efficiency Program (BEEP) that offers strategies to reduce energy consumption by as much as 30%.

Check that equipment functions as designed

- Regularly inspect equipment and controls to ensure they are functioning properly.
- Double-check Energy Management System (EMS) programming to make sure operations are optimized. One firm corrected an EMS software programming error from “And” to “Or” and saved \$3,700 annually.

Consider your cleaning options

- Team Cleaning: Janitors go through the building as a team floor by floor, the lighting is turned on/off as they progress through the building.
- Occupancy Sensors: Install motion sensors that will turn lights on when janitors are cleaning and automatically turn them off when the floor is vacant.
- Coordinate: Have janitors coordinate with security to walk through the building and turn off equipment that was inadvertently left on by tenants.
- Day Cleaning: Have janitors clean during the day while the lights are already on.

Encourage tenants to turn off equipment

- During off hours, make sure to power down everything – copiers, kitchen equipment and task lights. Instruct cleaning/security personnel to turn off miscellaneous items such as coffee pots, kitchen equipment and individual office lights.

Use high efficiency LED exit signs

- Replace inefficient exits signs with high efficiency LED exit signs. LED exit signs operate 24/7 and have lower maintenance costs due to their extended life.

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

Institute an energy awareness program

- Create promotional items, post posters, write news releases — tell everyone about your commitment to energy savings. Use your company newsletter to keep tenants informed about your energy savings goals and how they can both help and benefit.

Install monitor power management software

- In U.S. companies alone, more than \$1 billion a year is wasted on electricity for computer monitors that are left on when they shouldn't be. Avoid those wastes by installing power management software for computer monitors and CPU/hard drives.

Change incandescent bulbs to CFL and HID

- CFL lights use less energy, have a longer lamp life and produce less heat than traditional incandescent lights, thereby reducing heat load. Also, check the lighting in restrooms, closets, server rooms and some common areas. Thanks to the 2005 Energy Bill, lighting retrofits and upgrades that meet energy efficiency requirements may be tax deductible, up to \$.60 psf.

Harvest daylight

- Locate workstations requiring high illumination adjacent to windows.

Evaluate after hours usage

- Ask your tenants if they are actually using their space during lease-required operating hours. Adjust building operating hours to reflect actual tenant usage.

Adjust ventilation

- Reduce exhaust and outdoor-air ventilation rates within codes. Take a look at the fans and adjust ventilation in unoccupied and low-density areas to reduce ventilation to a practical, yet comfortable level.

For additional resources, visit The G.R.E.E.N. (The Green Resource Energy and Environment Network) at www.boma.org/AboutBOMA/TheGREEN.

Janice Parham
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Digging for Treasure

The Quarry Golf Club yields gold mine of environmental benefits

By Jessica Nelson | Photos by Scott Pease

“We’re about golf course communities, affordable prices and world class facilities,” says Mike Cavey of Granite Golf Properties, co-owner and co-developer along with Gary Taylor of The Quarry Golf Club on a hilltop at 5650 Quarry Lake Drive in Canton.

The Quarry fulfills a need in Northeast Ohio for upscale recreation, luxury amenities and elegant living. The property now includes a golf course and clubhouse, and will soon include The Village at The Quarry Golf Club, a community of custom luxury homes.

Construction began on The Quarry in October of 2005. Met with overwhelming positive response at its preview, The Quarry opened for business May 1 this year. Now fully operational, despite its private club feel, it is open to the public.

Cavey drew his inspiration for the project from attending his sons’ college golf competitions in Michigan. As a PGA Professional, Cavey took note of facilities that looked like private clubs but were actually public.

“When a developer puts a big project together, they usually put some amenities together, like a pool or a clubhouse, to enhance the value of the lot,” Carey explains. “It becomes a win-win situation.”

Back to nature

The 300-acre property includes chipping areas, putting greens and a driving range. The 185-acre, 18-hole course is now restored to its natural beauty thanks to Granite Golf’s passion for green building and environmentally beneficial construction techniques.

“We’ve only been here two years but already we have cleaned up the environment,” Cavey says. “We cleaned up this property with no government money at all.”

Beginning in 1909, excavators mined the property’s rich reserves of clay, leaving the land sitting stripped and barren for 50 years. Today, golfers are greeted by a flowing waterfall at the main entrance. They play on neatly manicured greens surrounded by trees. They relax on the clubhouse terrace near the lake.

A golf course needs water. High levels of acidity had built up in the lake over time, due to the land’s abandonment. It was dead.

“There was nothing living in that lake, it was so acidic,” Cavey says.

A clean lake was essential for seeding the greens, heating and cooling the clubhouse with geothermal energy, tending the surrounding landscape, and providing golfers a clean, attractive course on which to play.



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OPEN VIEWS At the outdoor bar, diners can relax on heavy, wrought-iron furniture and enjoy a dramatic view of the 18th hole and the lake.

Granite Golf overcame this challenge by installing a filtration system.

"We put a filtration system of bogs where the water now is filtered," Cavey says. "We run it through limestone. We changed the acidity and the Ph, and literally we have it back to normal now."

Another challenge was heating the clubhouse, explains David Lynn of Building Industry Consultants, construction manager for the project.

A geothermal heating and cooling system was ideal due to its energy efficiency, aesthetic appeal, cost effectiveness, and the close proximity of the lake. Without the lake, the cost of drilling would have too high.

Pumps in the basement of the clubhouse distribute water 24/7 and are linked to the attic via a trans-coil. In contrast to a traditional gas system, the geothermal units at The Quarry are smaller, quieter, more pleasing to the eye, comfortable for customers and much more environmentally friendly.

"Not only will it pay for itself very quickly, but it is also aesthetically so much better," Cavey says.

The geothermal system cost an estimated \$30,000 to 50,000 more than traditional heat, but it will pay for itself

within two to three years, according to Cavey.

"This golf course is an unbelievable property," Cavey says. "I've never seen what happens out here. Golfers bring cameras and take pictures. If you stand on hills out there, you can see for miles. The vistas and views are so spectacular. People are out there appreciating nature, and that's what golf is all about."

The clubhouse

The 23,000-square-foot, single-story clubhouse is a testament to craftsmanship. Principal Architect Donald Cameron, of Cameron Development Group, Inc., finished design plans in June

"The one thing that we really tried to accomplish, though it is a public course, was to keep it feeling private with the small details. It is one of those projects you take ownership of. It was a fun project working with everyone involved. I am really proud of that."

**Jim Bechtold
 KGI Unlimited**

of 2006. Variety Contractors, Inc. began construction on the building in July of 2006. Building Industries Inc. was hired in October to manage the project.

"Working with Jim Parnell and Variety's subs made the project progress and still maintain the high quality expected by Jim Parnell, the owners and me," Lynn says.

"It was a pleasure working with the clients. "They were receptive to design changes based on code issues," Cameron says. "Everyone was involved on a daily basis."



A Brief History of the Quarry

The history of The Quarry Golf Club begins in 1870 in Canton, formerly known as Onasburg, with a chance meeting of an entrepreneurial schoolteacher and a local doctor.

Born in Onasburg in 1870, Enos Stewart was a farmhand with an eighth grade education. He excelled at a teaching test, scoring 92%, and went on to earn \$1,200 annually teaching school. Distraught over his ability to support a family on his meager salary, he began to look for alternative career options.

In the late 1800s, bricks made up a large portion of Onasburg's economy. Enos resourcefully decided that he wanted to own his own brick company.

As fate would have it, Enos sought treatment from one Dr. Calhoun for minor medical issue. Dr. Calhoun owned the property and agreed to sell it to Enos for \$1,000. Two years after purchasing the property, Enos acquired kiln components. The Onasburg Brick Company was born in 1909. The first brick was fired in January of 1911.

Ever the businessman, Enos built Shady Hollow Golf Course in Massillon with his brick profits in 1926.

Ten years later, the company was renamed Stark Ceramics.

During World War II, like most businesses, the company struggled due to a shortage of gas and coal needed to operate the kilns. The City of Canton and local farmers then bought the property and the business.

With all of its resources exhausted, the land sat vacant and polluted for 50 years until Granite Golf's monumental undertakings of environmental clean up. —JN



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FORE STYLE Hand-crafted stair rails of wood and wrought iron were specially designed with an abstract golf motif.

In fact, the building did not originally include a lower level. The team worked together to move golf cart repair to a different area and the basement grew to include locker rooms.

The building's exterior is stone and EFIS. Interior walls are metal stud and drywall. The frame is primarily wood with steel beams in the basement to carry the weight of the ground floor. The wood trussed roof weighs three tons.

Intricate brickwork leads up the drive to the entrance, an arch flanked by two Doric columns on each side. Inside, the lobby's high ceilings create an airy, roomy atmosphere.

The color scheme of dark and pale greens accented by neutral tones, oak woodwork and Celtic cross patterns on furniture throughout the building is reminiscent of St. Andrews Links in Southeast Scotland, widely held to be the best golf course in the world.

Intricate iron railings lead downstairs. In the basement are men's and women's changing rooms. In each spacious room, oak lockers accent the grey carpet and tile and white walls.

The ground floor includes a fitness center equipped with flat screen televisions, a dining room that seats 100, and a banquet room with its own bar and a capacity of 200, a restaurant, and an outdoor bar.

Interior Designer Jim Bechtold, creative director of KGI Unlimited, was

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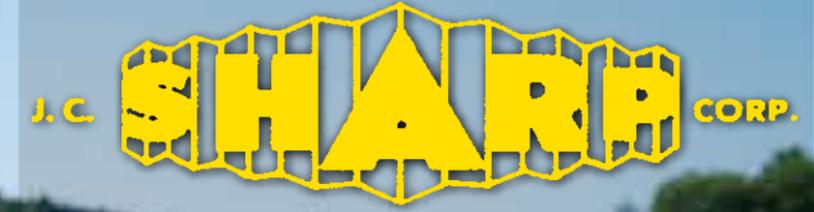
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LUXURY LOCKERS The women's locker room incorporates elegant lighting fixtures and hand-built solid wood lockers.

responsible for the space planning and designing of the main dining room, outdoor bar and banquet room, three very specialized areas because of seating, equipment and functionality. KGI manufactured and installed all components within these three areas, slatwall panels for the pro shop and supplied stained trim and moldings used throughout the main level of the facility.

"The main dining room and the outdoor bar are the two statement pieces for the facilities," Bechtold says.

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MAIN COURSE A banquet facility can be divided for smaller affairs and group meetings.

On the ground floor is the Granite Grill, a restaurant and bar. Here, the color scheme includes masculine reds and pale lilacs with touches of the green colors used throughout the rest of the building. The soft lighting lends the dining room a U.K. feel. The menu offers standard pub fare with a modern, elegant twist. Diners spend an average of \$6-10 on an entrée. The indoor bar here is solid oak.

The Granite Grill main dining room incorporates a horseshoe-shaped bar made of a Zodiac, a solid surface material that mimics the look of granite, but is more durable and anti-microbial. The design included two drink ledges, a full back bar, a waitstaff and service station and the dining area itself. Seating was kept flexible by incorporating a combination of booths with tables for two, four and six. Bar stools, chairs and booths are upholstered in burgundy vinyl. Tabletops are a pale green laminate with stained oak trim.

The outdoor bar is also U-shaped and incorporates a green tile front and a Zodiac countertop. Here, diners relax

on heavy, wrought-iron furniture and enjoy a dramatic view of the 18th hole and the lake.

"The setting is just incredible," Bechtold says.

The banquet room is dividable into two spaces with a moveable panel.

The elegant yet simple style, known as Arts and Crafts, dates back to the 1920s. To achieve the look, Bechtold used paneled oak in a rich, dark stain with seven-inch high base molding around the wainscoat. Upper cabinetry incorporates a 10-inch crown build up on the perimeter in the dining room and the outdoor bar.

"It is very warm and inviting," Bechtold says. "The one thing that we really tried to accomplish, though it is a public course, was to keep it feeling private with the small details. It is one of those projects you take ownership of. It was a fun project working with everyone involved. I am really proud of that."

Off of the lobby is the pro shop. Customers can track a game in progress via a wall-mounted flat screen TV and the GPS system programmed into

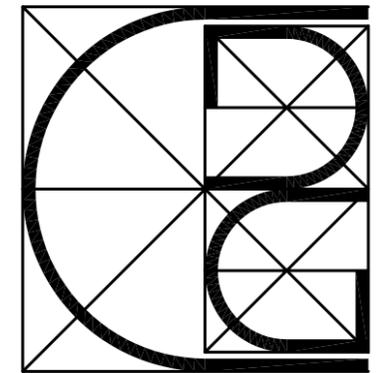
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ROYAL FINISH "People can't believe something this nice exists for the public and isn't private," says Mike Cavey of Granite Golf Properties.

all golf carts. Because of the hilly terrain, controllers can shut down a cart remotely should safety concerns arise.

A heated swimming pool is planned for 2008.

It takes a village

The Village at The Quarry Golf Club is a lifestyle community that will consist of 135 luxury custom homes both directly on and off the course. Homes start at \$210,000.

Built by local custom builders 21st Homes, Hostetler & Son Builders, Inc., Home Street Builders and Kauth Custom Builders, Granite Golf assures the homes will be as energy efficient as the golf club. Features include an air infiltration sealant package to conserve heat, 90%-plus efficiency gas furnaces, custom-sized central air conditioning, high efficiency hot water heaters, R-13 wall insulation, and insulated fiberglass steel entry doors.

All residents will belong to the Health Club, which includes a fitness center and pool.

"People can't believe something this nice exists for the public and isn't private," Cavey says. "We have no intention of going private."

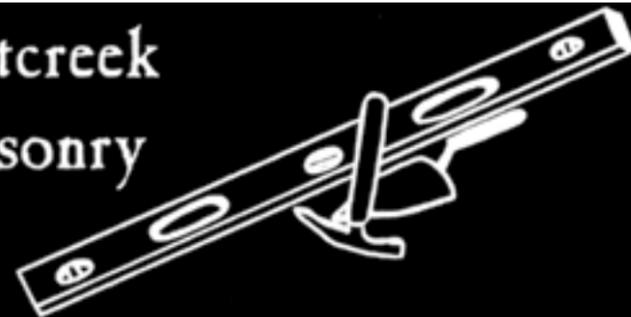
"All that enthusiasm is here," says Cavey. "People are coming down from Cleveland and from Pittsburgh to play golf here."

"Mayor Creighton, her staff and Canton City Council were just tremendous to work with," Cavey adds. "Without their support we could not have made this project a reality."

The Quarry Golf Club is open seven days a week. Visitors can play 18 holes for \$44 to \$54 or become a club member for \$2,400 to \$3,200 based on age and accompanying family.

Visit www.quarrygolfclubggp.com for more information. **P**

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Bright Outlook

New TCP headquarters meets international lighting supply company's growing needs

By Dave Larkin & Mark Watt | Photos by Tom Shaffer

“Lighting accounts for nearly 20% of electricity costs with the average home having more than 30 light fixtures,” says Ellis Yan, CEO of Technical Consumer Products, Inc. (TCP), an Aurora-based supplier of energy efficient lighting for residential, commercial and industrial applications. “At TCP, our goal is to replace each and every incandescent bulb [with more energy efficient Energy Star-approved compact fluorescent lighting products] and continue to be an active contributor to today’s vitally important green movement.”

With rising public interest in the financial and environmental benefits of pursuing greener energy choices, TCP is well positioned to continue growing its business with the company’s line of energy efficient lighting products. Today, it’s prepared for that growth with the opening of a brand new headquarters

that enlarges its operating space by 50% and allows for the ability to expand in the future if needed.

This spring, TCP moved from its former home in a 100,000-square-foot facility at 300 Lena Drive and into a newly built office, product assembly and warehouse/distribution center at 325

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TCP, headquartered in Aurora, Ohio, **drives lighting** innovation for **commercial, industrial and residential** applications. As the leader in energy efficient lighting, TCP manufactures the most compact fluorescent lamps in the industry, offers one of the largest number of **ENERGY STAR** approved products and distributes them throughout North America and abroad. The company's extensive product line includes compact fluorescent lamps, cold cathode, linear and high bay systems, exit and emergency lighting, HID, energy efficient fixtures, and LED lighting products/solutions.

Lighting innovation



SIZING UP THE SPACE The 100,000-square-foot distribution center has 11,000 different picking locations and 19 loading docks. Combined with 40,000 square feet of offices and 10,000 square feet of laboratory space, TCP's headquarters totals 150,000 square feet.

Campus Drive in the newly developed Aurora Industrial Park II in Aurora.

The building includes a warehouse facility with 11,000 picking locations and an Underwriters' Laboratory (UL) certification lab, plus an independent performance-based testing laboratory for Energy Star government certification.

"Our goal is always to be first in quality, innovation and product improvement," says Yan, a 1979 accounting graduate of Cleveland State University and native of China, who started the company in 1986. "The brand new facility will greatly help our people to stay ahead of the competition."

As a leader in lighting innovations, TCP – whose sales totaled \$152 million last year – provides a wide variety of lighting solutions. The company offers cold cathode, linear and high bay systems, exit and emergency lighting, HID, energy-efficient fixtures, LED, halogen and incandescent lighting products. But the company's most dominant product line is its array of compact fluorescent

bulbs. In fact, the company manufactures 70% of the compact fluorescent lights on the U.S. market today through name brand, private label and other lighting brands, including The Home Depot's n:vision line. These bulbs use as much as 75% less energy than standard incandescent light bulbs while providing the same light level and last an average ten times longer than incandescent light bulbs, according to company materials.

TCP anticipates its production will jump to one million compact fluorescent lamps per day by the fourth quarter of 2007. Currently, the company produces more than 800,000 per day with more than 13,000 employees at six Chinese factories in order to meet heightened consumer demand.

Products are imported from China and delivered throughout the country through two primary distribution cen-

Proud to be part of the team with Curtis Layer Design/Build, Inc. on the TCP headquarters project



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TALL ORDER The metal racking system spans up to 40 feet in height at some locations.

ters: the Aurora facility, which ships out roughly 70% of its products and one in Sacramento, California that distributes the remaining 30%.

As compact fluorescent lamp technology has caught on in recent years, especially among owners of large office buildings, restaurants, retail establishments, hospitals and hotels, the company is expecting to feel competitive pressure. But having an on-site testing facility, accredited by Underwriters' Laboratory, provides the company with a big advantage, according to Kirk Pace, operations director for TCP.

"By now having an on-site testing location, we can shorten the product certification process for fire hazard, shock and safety from 12 weeks to only three weeks," Pace says. "With lighting demand so high and today's competitive pressures, this is a big advantage for us."

In addition to the new facility's testing facility, warehouse and office spaces, the building incorporates amenities that reflect Yan's personal interest in fitness and healthy eating: a workout facility and a full-service kitchen.

"Since I am a marathon runner and like good food, I appreciate the value of exercise and diet," Yan says. "We want everyone to be happy and productive in his or her work. That's why we have

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KEY PLAYERS (From left) Mike Curtis and Bob Ready, of Curtis Layer Design/Build, with Ellis Yan and Kirk Pace, of TCP.

an exercise facility and not-for-profit cafeteria available to our more than 200 employees."

TCP's workout area includes a cardiovascular center, with treadmills and exercise bikes, as well as a weightlifting room with Bowflexes and free weights. Its full-service kitchen offers both hot and cold food available for breakfast and lunch. Meats, vegetables and fruits can be cooked to order for employees and a salad bar offers lighter fare.

Powering up

Construction of TCP's new facility began in June of 2006, led by Curtis Layer Design/Build, an Aurora-based construction firm that offers general contracting, construction management and design/build services.

"The TCP building is a landmark for us," says Mike Curtis, president of Curtis Layer Design/Build. "The majority of our commercial projects are design/build as opposed to plan/spec work. The TCP headquarters was perfect for this since it evolved quite a bit during the construction phase. Yet, we were able to



Congratulations to Technical Consumer Products and Curtis Layer Design/Build on a successful project. We were proud to be part of the team.

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The two-story structure is of pre-engineered steel frame, with masonry bearing, split-face block exterior walls and pre-engineered metal roofing on the front of the building. The building has a bar joist roof with a metal roof deck and a standing seam metal roof system. An

aluminum glass curtainwall main entry is located at one corner of the facility.

The main entrance opens to a two-story atrium space with ceramic tile flooring, a maple reception desk and interior features draw from a palette of neutral browns, grays and blues. These colors can be found throughout the facility's 40,000 square feet of office space, including a boardroom and four conference rooms.

"Working closely with company personnel, we designed the interiors to present a contemporary look based on an underlying foundation of clean lines," Interior Designer Joan Newell says.

Maple wood accenting is used throughout, as are upgraded features such as solid core maple doors and acoustical ceiling tiles that provide a modern appearance.

"Throughout, the furniture presents a gunmetal gray appearance [that conveys]

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cutting-edge design," Newell says. "The result is a very nice overall appearance."

Six daylighting units are used in the office area as well, which can be described as skylights with a light shaft dropping down to the ceiling where diffusers in the ceiling tile break up the light.

"I asked the people at Curtis Layer to emphasize classic design in our building because it always stays popular," Yan

Notable Facts About TCP

- ✓ A supplier to Home Depot since 1997, TCP is the largest retailer of energy-efficient lighting in the United States.
- ✓ TCP donated more than 1,100 three-watt cold cathode lamps to light the marquee of the Ohio Theater in downtown Cleveland, replacing the former incandescent light bulbs.
- ✓ More than 400 Taco Bell restaurants in 18 states use a combination of TCP fluorescent and incandescent lighting in their kitchens and dining rooms, resulting in a reduction in energy consumption of an average \$745 per year per location.
- ✓ To provide better lighting and improve guest satisfaction, more than 800 Marriott hotels recently installed compact fluorescent lights and fixtures.
- ✓ Last year, TCP donated 5,000 compact fluorescent lights to New Orleans residents who were impacted by the devastating hurricane season the year before.

says. "We feature lots of natural light, openness, windows and skylights."

Beyond the offices is the 100,000-square-foot distribution center at the interior of the building. The warehouse includes 19 loading docks and a racking system that reaches up to 40 feet toward the ceiling in places. ("This is the tallest building we've done yet," says Curtis Layer Design/Build Vice President Bob Ready.)

Concrete flooring in the warehouse features a product called Diamond Hard Floor Varnish. "The more you clean it, the more it shines," Curtis says. "It's been a great product that provides a lasting, clean look."

The building includes two separate heating/cooling systems. Eighteen roof-top units, which forego Freon with a

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more energy efficient coolant product, supply temperature control in the office area, while direct fire Cambridge gas heating units are used in the warehouse.

Parking for the building includes approximately 165 spaces to accommodate 200 employees working on two separate shifts.

"We're looking to put in secondary parking next year," Ready says. "And it's possible there will be another 100,000-square-foot expansion next year as well. This company is growing so fast."

The new structure could be built out to encompass more than 360,000 square feet of combined office and distribution space over a 20-acre parcel of land, Ready says.

As Curtis notes, TCP started with 115 employees when the project began and has grown to 200 since then.

"This was a classic design/build project and highlights how well it works," Curtis says. "Because of TCP's growth, there were around 80 changes over the course of the project, so we were designing and building on the fly. The project never missed a beat though. It was on time and under budget."

The cost of the project, including construction and land, totaled \$9.1 million, Curtis says.

Ready notes that a big part of the project's success was the client, who was able to make decisions quickly.

"We couldn't be happier with the results," Ready says. "And TCP is pleased as well. They can't wait to do the next one." **P**

Congratulations to TCP on your new building and Curtis Layer Design/Build for a job well done.

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TCP's CFLs use 75% less energy and last an average ten times longer than old-fashioned incandescent light bulbs. As a result, consumers can save from \$30 to \$108 over the life of the lamp and reduce their carbon dioxide emissions by more than 450 pounds. The company estimates the more than 800,000 CFLs it manufactures per day will account for a reduction of carbon dioxide by 180,000 tons every day, or the equivalent of 360 million pounds of emissions from power plants, which will dramatically decrease the amount of harmful greenhouse gas emissions linked to global warming.

According to Energy Star, it is estimated that the average household spends \$1,400 each year on energy bills. By replacing five of a home's more frequently used light fixtures or bulbs with models that have earned the Energy Star certification of efficiency, homeowners can save more than \$60 a year in energy costs.

"Energy is on everyone's mind these days," says Ellis Yan, CEO of the com-

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60	800	13-15
75	1,100	18-25
100	1,600	23-30
150	2,600	30-52

Source: Energy Star

pany. "As an Energy Star partner for more than four years, we are committed to encouraging homeowners to sign the Energy Star pledge to change just one light to a compact fluorescent light bulb. In doing so, they will be taking a small step that will save money, preserve energy resources and help protect our environment."

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Project Profile:

Neundorfer, Inc. Continues Green Initiative at New Cleveland Facility

Photos courtesy of Neundorfer, Inc.

Neundorfer, Inc. was bursting at the seams in its dated, 1960s-era Cleveland, Ohio facility in late 2003. The company, which specializes in electrostatic precipitators and fabric filtration equipment and technologies that reduce air pollution emissions for coal-fired utilities and selected manufacturing plants, had experienced steady growth in revenues and staff and quite simply had run out of room. The company had the option to build a new facility elsewhere (an option embraced by so many firms today) or to devise a solution at their current location.

“We didn’t want to contribute to urban sprawl and all the associated issues with new construction and extended traffic — essentially everything that comes with the choice to start from scratch rather than to reconfigure and reuse what you have,” says company president Mike Neundorfer. “We’re in the business of saving energy and minimizing environmental impact, so we wanted a solution that honored that focus.”

As luck would have it, an adjacent building, the former site of a furniture manufacturer and most recently a machine shop, became available for sale. Neundorfer made the leap to invest in their current location and purchased the property with the intention to connect and unify the two buildings. From there, Neundorfer contacted Doty & Miller Architects and Jordan Construction, Inc. in order to forge a three-way collaborative partnership to accomplish this reconstruction project. Doty & Miller Architects are well known for their work in adaptive re-use, historic preservation and sustainable design. In fact, the firm is the only architectural firm in the U.S. with offices in a freestanding structure with Gold L.E.E.D. (Leadership in Energy and Environmental Design) certification from the U.S. Green Building Council. Similarly, 35-year-veteran general contracting firm Jordan Construction regularly takes on forward-thinking, environmentally conscious commercial and industrial construction projects.



BUILDING ON GREEN PRINCIPLES Neundorfer, Inc. recently moved into its new facility, formerly site of a furniture manufacturer and most recently a machine shop, and incorporated green building techniques in adapting the structure for its needs.

“From the beginning, we were united in our commitment to a sustainable redevelopment that minimized environmental impact and created pleasing aesthetic design, with a responsibility to quality and costs as well,” says Bill Doty, president of the architectural firm.

Rich Carnevale, owner of Jordan Construction adds, “We completely supported Neundorfer in their commitment to the idea of using and disposing of building products with sensitivity to the environment.”

These principles drove every decision made in the project, from the broad and visionary right down to every construction detail. Many features of sustainable design were incorporated into the project:

- Preservation of existing buildings and infrastructure
- Both existing buildings were preserved and joined together with a new canopy in the front of the building and a new common area/lunch room and additional shop floor in the rear of the building
- Existing trees and landscaping were retained and asphalt was removed at the center of the combined buildings

to create a new courtyard with grass, trees and flowers – restoring more of the space to nature

- A fire door salvaged from the former furniture manufacturer tenant was reclaimed and used at the entrance to one of the company’s main training rooms
- Recycling of construction waste
- Demolished cinderblock and asphalt were recycled as well as unused aluminum and steel
- New uses were found for drywall and furniture not retained from the original building
- All other construction waste was sorted and recycled wherever possible
- Use of rapidly renewable, recycled content and durable natural materials
- Tile and carpet used throughout the facility were overruns and overstocked items purchased from the manufacturer (at reduced pricing) because too much was produced of special order materials and colors – these materials were otherwise destined for a landfill. Carpeting also bears a “green” label, certified to release fewer chemicals and to contain recycled content.



STRETCHING OUT The company's new production area (right) is a significant upgrade to its previous production area (left), according to Mike Neundorfer, company president.

- Low VOC (Volatile Organic Compounds) paint was used throughout the building, giving off fewer potentially harmful chemicals (often identified by the "fresh paint" smell)
- Desks, meeting tables, seating and credenzas were all either recycled or salvaged floor models
- Addition of improved insulation for reduced energy consumption
- Thermal foam was added to the roof deck for improved insulation to reduce heating and cooling requirements; cellulose was added over the top for fireproofing in addition to foam and cellulose on the underside of the roof to improve thermal efficiency and sound absorption
- A mixture of cellulose and recycled paper was applied to ceilings for sound insulation and additional insulation against outside elements

- Outside walls were insulated and double-glazed windows were added for energy efficiency
- Large operational windows were installed to allow outside air in, improving indoor air quality and circulation while providing extensive daylight
- Use of natural day lighting
- Daylighting systems were added throughout the facility, utilizing prismatic lenses that diffuse natural light and eliminate the direct glare that can result from skylights
- Where possible, windows were oriented toward more ambient northern lighting, which is less fatiguing than highly contrasting, direct southern lighting

Employees provided input throughout the process, much of which resulted in changes and improvements to the reconstruction.

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"When we asked our employees what they wanted most from the new building, the universal answers were 'a door to close' and 'natural light,'" Neundorfer says. "Closed doors didn't fit with our business goals and management philosophy oriented around teams and open communication, but we were able to incorporate natural light everywhere as well as some of the other suggestions from our team."

The building process was so well orchestrated that when move-in day arrived in 2005, the whole move took about 1-1/2 hours – employees basically carried their computers and phones and plugged them in at their new workstations.

Neundorfer has since completed the second phase of the renovation, revamping the original building with state-of-the-art training and meeting facilities – again using green building practices.

The company will use these facilities both for their own use as well as making them available for use by their customers and area businesses.

By preserving and renovating these two existing structures using sustainable building and design practices, Neundorfer has created a physical space



LET THE LIGHT IN Natural light is incorporated throughout Neundorfer, Inc.'s new facility.

and working environment that not only conserves resources but provides a healthier, more nurturing indoor experience for everyone in the company, Neundorfer says.

"This undertaking was a series of little decisions that all added up to an incredible partnership as well as an environmentally sound building, both now and for the future," Neundorfer says. "If every company made similar choices

– even smaller companies like ours – the world would be a better place."

"This approach to building is the wave of the future," Carnevale says. "Awareness and sensitivity to environmental impact in the building process is definitely increasing."

Doty adds, "One business at a time consciously working to reduce its carbon footprint is all it takes to make a significant difference for our environment." **P**



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A Mall Remade

Strongsville's Westfield SouthPark debuts \$60 million, "hy-style" rejuvenation

By Jessica Nelson | Photos by Ken Krych

Strongsville is now home to the largest retail outlet in the state of Ohio. Comprising a \$60 million renovation and expansion that debuted in May, Westfield SouthPark mall has added more than 200,000 square feet including an addition to its Route 82 entrance, a 50,000-square-foot Dick's Sporting Goods, a 14-screen Cinemark Movie Theater, 25 specialty retailers, new restaurants and enhancements to the food court and the style throughout the building.

Westfield SouthPark is owned by Australia-based Westfield, LLC which owns shopping centers in the U.S., Australia, New Zealand and the U.K.

"Their focus is revitalization," says Andy Selesnik, marketing director of Westfield SouthPark. "They go into a place and expand it. They buy properties with the idea of, 'What are we going to do to make it better?'"

Westfield, LLC purchased the property in 2002 and new construction began in October 2005. The mall now features more than 1.6 million square feet of retail space.

Ever since, "The stores have been having a great run of it," Selesnik says.

In hy-style

The name for Westfield SouthPark's look is "hy-style," a hybrid of lifestyle outdoor shopping centers and traditional malls.

The design incorporates al fresco dining areas, two enhanced port-cochere entrances with drive-through capacity, exterior store entrances, informal seating and gathering areas and streetscaping with brick paving, cobblestone and tasteful landscaping.

"Many retailers have steered away from traditional inside malls and want exterior storefronts," Selesnik says. "We were able to deliver that. It is a nice change of pace."

Clothing stores in the new addition include Chico's, Joseph A. Banks, Banana Republic, Aldo, Ann Taylor LOFT, Forever 21, Ticknor's Menswear and Coldwater Creek.

Known as "precincting," this concept of grouping similar stores together in the same area is meant to encourage cross-shopping among a specific demographic or clientele.



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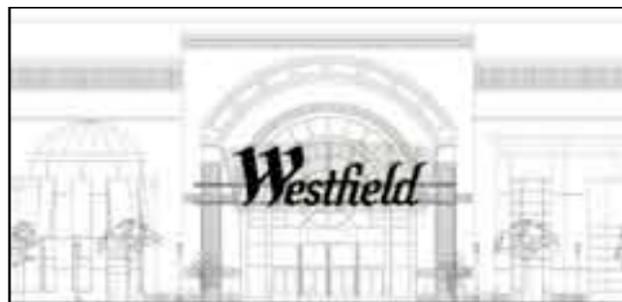


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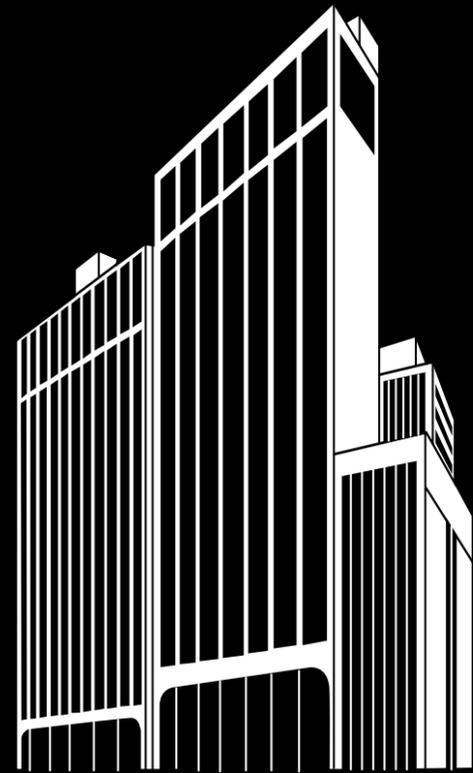


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DINING DIFFERENCE New restaurants in the food court include Charley's Steakery, Melt Gelato & Crepe Café and Ruby Thai Kitchen. The overall look is more restaurant than cafeteria. Taller, larger communal tables are scattered throughout the dining area along with booth and bench seating, a refreshing change of pace from standard tables and chairs.

The restaurants and other retailers in the new addition support the precinct. Five Guys Famous Burgers & Fries, Chipotle Mexican Grill, Houlihan's and Massage Envy spa all cater to a specific type of shopper who enjoys buying sophisticated clothing, eating a leisurely lunch and maybe even relaxing with a massage.

"Our idea was that the new stores for women out front would help the existing stores for women inside," Selesnik says. "Cross-shopping is a good thing. We were waiting for that partnership."

The new Dick's Sporting Goods, however, is a larger retailer. It anchors the Southeast corner of the mall. The origi-

nal empty space was a natural pad for a department store. Because its merchandise is very specialized, precincting was less of a concern.

Traffic directions

The stores' win-win layout was designed to increase business for retailers and streamline the shopping experience for customers by guiding them to their favorite stores.

The mall keeps track of how many people enter its doors with electronic counters at every entrance. Currently, an estimated 6 million people enter Westfield SouthPark each year; that's roughly 16,500 per day. Electronic coun-

ters in the surrounding parking lots tally 11 million people entering the property annually, or 1.8 people per car.

"You need to maintain a traffic flow," says Project Manager Craig Smith of Westfield, LLC. "All customers are creatures of habit. They are used to parking in certain places and moving in patterns. When you disrupt it, it stirs everything up. It is a coordinated effort on the design and construction side to maintain the operations of the mall."

After Westfield, LLC approved construction plans and design drawings, all done internally, Smith began construction on the South side of the mall. Ring roads on the property were expanded to

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FIRE SAFE A 25-square-foot gas fireplace is completely enclosed by two layers of glass separated by a layer of air to keep curious tactile children out of harm's way.

accommodate increased traffic. On the north side, demolition work occupied much of the parking lot. Then came the steel work and foundation work.

Parking spaces were increased to 5,500 to accommodate additional retail tenants and an increase in shoppers.

Strolling the mall

As they leisurely walk indoors in the cool air conditioning, shoppers may take note of the interior revitalization. The original vanilla color of the stone and tile floors has been updated. Its old green and pink accent tile was discarded and more modern brown and black tile was installed.

Seven carpeted lounge areas have been added including sofas and soft seating. Here, shoppers can sit and take advantage of the mall's wireless Internet network or conduct more formal business meetings. The mall includes 48 soft benches. None of the furniture or plantscaping in these comfort zones is bolted down. All of it is moveable to allow for more space and flexibility for special events.

"We've increased the amenities throughout the mall," Smith says. "It keeps people here longer. It has more of a welcome look to it."

Walking or reclining, customers likely cannot help but notice the new Cinemark Movie Theater that dominates the mall on the upper level. A path leads straight to it through the renovated food court on the second floor.

The theater sits 70 feet above ground level and measures 400 by 140 square feet.

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"We had to expand away from the building so that we weren't imposing the load on the existing foundation wall," says Structural Engineer Steve Ebersole of Ebersole Structural Engineers Ltd.

"Support of the brick masonry between the entry and the wall structure was pretty complex," Ebersole says. "The second floor of the mall was a composite steel frame structure. A unique characteristic was putting the theater on the second floor. A challenge of that was the theater risers that had to be supported, so there were a lot of different loading conditions that had to be evaluated on the theater floor."

A glass elevator and a new escalator provide accessibility to the second floor.

New restaurants in the food court include Charley's Steakery, Melt Gelato & Crepe Café and Ruby Thai Kitchen.

The overall look is more restaurant than cafeteria. Taller, larger communal tables are scattered throughout the dining area along with booth and bench seating, a refreshing change of pace from standard tables and chairs.

Colors are neutral tones accented by black olive and palm trees. Smith created a forest-like look by using treeform panels on interior columns.

Two bold focal pieces make the food court the most popular place in the mall: a fireplace and a dome.

The 25-square-foot gas fireplace is completely enclosed by two layers of glass separated by a layer of air to keep curious tactile children out of harm's way. There are no logs; this fire burns on a bed of broken glass. (Also to accommodate children and families, a new family restroom was included, which features private changing areas and a colorful family lounge with a television programmed to play cartoons.)

Smith describes the style in the atrium as "an open look maintaining the vaulted ceiling."

"I think the expansion was good for the cinema entrance at this level," Smith says. "It creates a nice open look."

A new 40-foot dome skylight was added above the food court in front of the cinema's entrance. At night it lights up for a truly spectacular effect.

Customers can pre-purchase movie tickets and even popcorn and snacks via an automated machine near the entrance.

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MOVING UP Seventy stores in the mall have renewed their leases for another 10-year period and many have remodeled or are in the process of doing so to match the new look of the entire mall.

"It's great to have a cinema," Selesnik says. "It has been an excellent feature for us."

In fact, the mall scheduled media events, fashion shows and fireworks displays celebrating the addition around movie openings.

"We scheduled our grand opening for a month," Selesnik explains.

Because of ongoing construction, the renovation did not receive a traditional one-time unveiling.

"From November 2006, people were walking in on a concrete floor, when stores were barricaded off," Selesnik says. "There was a lot of construction going on. We didn't have that big unveiling day that you see in a lot of properties."

"You have to promise something is coming, and when you're done, hope everyone is happy with it," Smith says.

Shoppers are delighted with the new, cohesive look and the availability of higher-end stores, Smith says.

Retailers are committed, as well. Seventy stores in the mall have renewed their leases for another 10-year period and many have remodeled or are in the process of doing so to match the new look of the entire mall.

"Our goal is to increase the value of our property for our shareholders," Selsnik says.

"Under a tight schedule, there was a lot of teamwork involved," Ebersole says. "It turned out successfully, and that's a reflection that you did what you needed to do to get it done within a timeframe - and that's something to be proud of." **P**

Renovator's Supply Announces New Sinks

Renovator's Supply, a manufacturer of bath and kitchen sinks, faucets and other plumbing fixtures that offers direct purchasing, recently announced new pedestal glass sinks that offer design and building professionals stylish, high quality fixtures. Offered in a variety of sizes and options, small glass pedestal sinks boast a contemporary space-saving design, and a square stainless steel pedestal. The sinks also come standard complete with faucet, towel bar and drain.

Contractors and other professionals can receive more information on the Renovator's Supply professional site at www.rensup.com/pro.



CES Honors 2007 Leadership Award Winner

The Cleveland Engineering Society (CES) recently selected Erwin J. Odeal for the 2007 CES Leadership Award. The award is presented annually to recognize and honor an individual who promotes the advancement of technology and supports the mission of The Cleveland

Engineering Society. The award was presented at the CES Annual Meeting and Awards Reception in June at the Terrace Club at Jacobs Field.

"[Mr Odeal's] leadership and accomplishments throughout his career have greatly benefited the region's quality of life, sustainability and economic development initiatives," says Carol A.

Duane, CES executive director.

Odeal has been a champion of the Build Up Greater Cleveland (BUGC)/CES relationship, working to enable the implementation of the relationship, culminating in the incorporation of the BUGC stakeholders as CES members. Throughout the effort he has supported the D&C conference, the annual meeting and the RoadShow, both with funds and active volunteers, and has encouraged his engineers and other personnel to be actively involved in CES programs, as organizers, presenters, and attendees. According to Duane, Odeal retires later this year and the CES Leadership Award is a fitting testimony to his contributions and leadership to the community and CES.

Odeal has been the executive director of the Northeast Ohio Regional Sewer District since May of 1983. He is

Developing News

A new \$8-10 million condominium development is being planned in the West 54th Street and Detroit Avenue area of Cleveland. Designed by Cleveland-based architectural firm **Robert Maschke Architects, Saigon Plaza Two Tower and Condominiums** will include a 10-story condo tower and an adjacent three-story tower. Schematics have been completed and the project is now on temporary hold pending financing.

Fentress Bradburn Architects, a Denver-based architectural firm specializing in airport and museum designs, was recently selected by trustees of the **Cleveland Museum of Natural History** to design an upcoming expansion and renovation. The firm has now been tasked with developing a design proposal by September. The project is expected to cost at least \$30 million. **P**

past treasurer of the Water Environment Federation. He is also past president of the Association of Metropolitan Sewerage Agencies (AMSA) and is past chairman of The

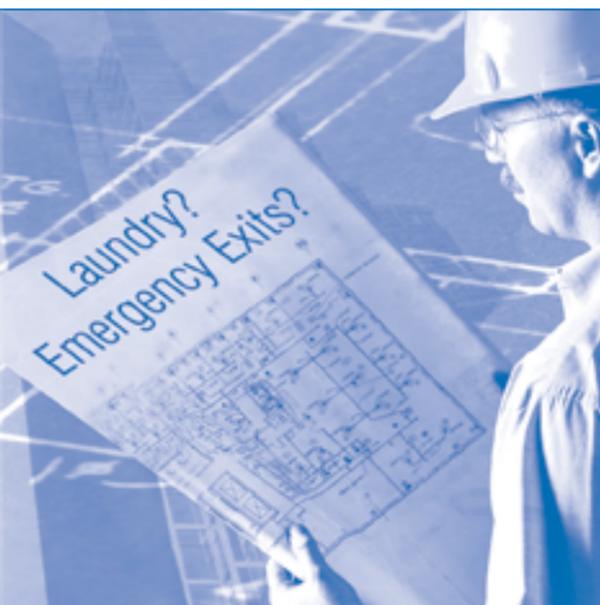
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Water Environment Research Foundation (WERF).

CRESCO Welcomes New Project Manager

CRESCO Real Estate, a member of the Cushman & Wakefield Alliance recently announced that Kristen N. Parr has joined CRESCO as a project manager in its Office Services Group. Parr has worked in the commercial real estate industry for the past six years. She specialized in marketing, lease administration, corporate services and client relations on a local, regional and national basis at Cushman & Wakefield of California. She managed portfolios in excess of 1,000,000 square feet and



Kristen N. Parr

was vital in coordinating marketing presentations for a variety of high profile clients.

Previously associated with Equis Corporation, Cushman & Wakefield (Los Angeles) and Madison Partners, she was also instrumental in Mentor's 220,000-square-

foot, build-to-suit Fasson Division of Avery Dennison, a deal that the local NAIOP recently awarded as the 2006 Office Transaction of the Year project.

Parr is involved in Catholic Charities and a wide variety of extreme outdoor sports, such as whitewater rafting and cliff diving. With the arrival of her first child, Giovanni, Parr and her husband recently returned to Ohio after living in the Los Angeles area.

Kahn Kleinman Forms New Practice Group

Kahn Kleinman recently announced the formation of its Public Law and Economic Development practice group. This new initiative takes an

interdisciplinary approach to connecting growth and development with public sector expertise. The group is chaired by partner Rob Zimmerman, a councilmember from a large Cleveland suburb with decades of experience with and contacts in national, state and local politics. He is joined by eight other attorneys, including Greg Huth, practice group vice chair, former director of economic development for the City of Cleveland and former member of the Cleveland Law Department. Others in the group have experience in real estate development, private equity and venture capital, taxation, health care regulation and public advocacy.

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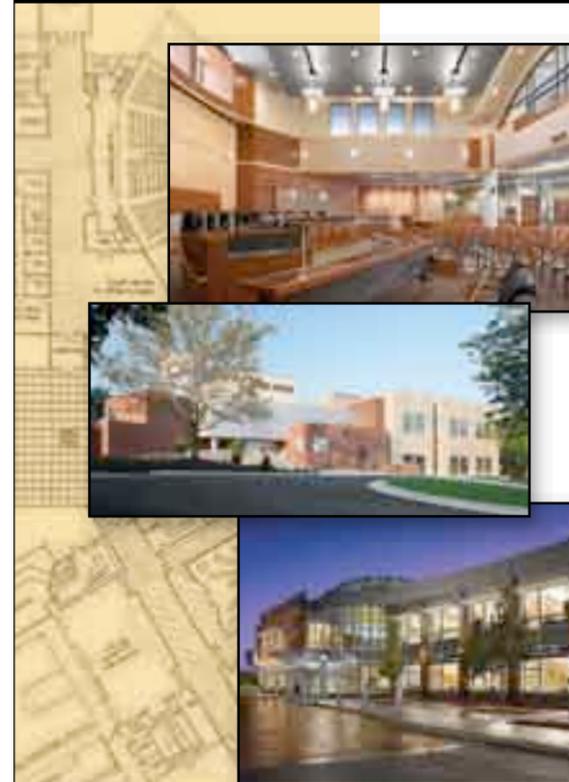
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"The new administration at the statehouse has put economic development at the top of its agenda," Zimmerman says. "Our attorneys know and work with the key decision-makers at the governor's office and numerous State departments and agencies to advance business development initiatives on behalf of our clients."

TDA Hires Senior Project Manager

ThenDesign Architecture (TDA) recently announced that Edward R. Shearson has joined the firm as a senior project manager. Shearson comes to TDA after nearly five years at an Ohio edu-

cational consulting company where he provided design, production and construction administration services. His portfolio of work includes educational, recreational, healthcare and corporate projects, among others.

Shearson is a graduate of Kent State University where he earned a Bachelor of Science degree in Architecture.

Apartments.com Partners with Yahoo! Real Estate

Apartments.com, an apartment rental listing service, recently announced it has been selected as the featured apartment listing provider on Yahoo! Real Estate.

Through this relationship, Yahoo! Real Estate users can search for apartments on the Apartments.com database of more than three million apartment listings, one of the largest national databases of rental units available online.

Visitors to Yahoo! Real Estate can search Apartments.com listings by geographic location on either a map or in list results, and narrow down search results based on price range, number of bedrooms and number of bathrooms.

For more information, visit realestate.yahoo.com.

CBLH Design Hires Draftman

CBLH Design recently announced that Adam

P. O'Brien has been hired as a draftsman to work on the firm's new and existing project workload. His primary responsibilities include drafting and general project support.

O'Brien's experience includes architectural planning, design, model construction and computer modeling. His work history also includes an architectural internship in Florence, Italy. O'Brien holds a Bachelor of Science in Architecture degree and a Master of Architecture degree from Kent State University. He now resides in University Heights. **P**



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Half Way Home



ALEC J. PACELLA

It seems like just yesterday that we were toasting in a new year and making predictions about the upcoming 2007 (at least those of us with real estate on the brain). Fast forward six months and, as we pass the halfway point of the year, it's time to take a breath, reviewing what has been a very active first half and previewing how the next six months will unfold.

Office is on fire

The office market, which was languishing as recently as 18 months ago, was by far the most robust segment over the first half of the year. The sales volume approached half a billion dollars, with activity nicely balanced between the CBD and the suburbs. The two largest sales were the first half of the Duke portfolio and Eaton Center. The former included nine suburban office

buildings totaling nearly 900,000 square feet, all located in the eastern submarket. The latter is a 600,000-square-foot Class A office building, which was sold for approximately \$65 million. However, a large number of individual sales in the \$5 million to \$15 million range have quietly but steadily occurred. Most of these properties were multi-tenant properties, including a few office-medical buildings and it is this heightened activity level

that points to the true health of this segment. Looking ahead, I expect this segment to actually accelerate over the latter half of 2007. The leasing market continues to firm and there is no new construction planned. Plus it doesn't hurt that there are several very large deals looming on the near-term horizon.

Penthouse pricing

The apartment market also made a solid showing, with an aggregate volume of nearly \$90 million over the first six months of 2007. K&D Group continued to be one of the most active buyers in this region, highlighted by its acquisition of the 949-unit North Point. This acquisition also makes K&D the largest apartment owner in the region, surpassing Cleveland-based Associated Estates. But an equally interesting story was the sale of Sturbridge Square, a 270-unit located in Westlake. This complex sold for a ground-shaking \$77,400 a unit, setting an unofficial high-water mark on a per-unit basis. The balance of the year should see similar activity levels, with activity dominated by smaller, entrepreneurial-owned complexes.

Paying full retail

The retail market continued its run as the darling of the real estate world, both in terms of interest level and pricing. Volume for the first half of 2007 was \$165 million and strip/power centers were once again the most prized property type. A great example of the zaininess in the retail segment is the recent sale history of the Shops at Willoughby Hills in Wickliffe. This 360,000-square-foot center was originally sold in December 2002 for \$32 million. It was sold again six months later, this time for \$37 million. And it was sold a third time this past February for \$48.4 million. This equates to over a 50% appreciation in price in five years. Take that, Florida and California. Over the second half of 2007, I expect to see this segment heat up in terms of sales volume although I think the overall volume will come in below what was achieved in 2006.

The sleeping giant

Although the largest segment by far in terms of aggregate size, the Cleveland industrial market got off to a quiet start in 2007. Over the first six months

of this year, the sale volume was a scant \$86 million. The majority of the transfers involved properties that were single-tenant and net-leased but none of them stand out in terms of notoriety. However, the second half of the year promises to be much more interesting. There are currently three very large portfolios in various stages of the sale process, with all having very realistic chances of transferring. Similar to the office market, the overall industrial vacancy rate is decreasing and new construction is limited, which will help keep investor demand strong. And capital for industrial product remains abundant from a variety of sources. All of this point to a sharp increase in sales volume for this segment by the time the dust settles at year-end.

Crystal ball time

If you've been keeping tabs over the past few years, you know the following. First, the Cleveland investment market has topped \$1 billion in volume for two years running. Second, I've been saying for a few years now that 2007 was going to be a blockbuster year. And third, the overall volume for the first half of 2007 was nearly \$800 million. But rather than be a master of the obvious, I'll take a bit of a different tack and talk about potential dealers to our blockbuster-in-the-making. Foremost is interest rates. Ten-year treasuries jumped in mid-June and the market shuddered. As of this

writing, they have receded a bit but any type of sustained upward spike could have a sudden and dramatic dampening effect on activity. Another factor is the continuing woes of the domestic automotive segment. Cleveland has the largest concentration of domestic automotive workers in the nation — outside of Detroit, of course. One doesn't have to look any further than the announcement at Brookpark this past spring to see the direct relationship between the Big Three and Cleveland, not to mention the effect on the various third party suppliers. Additional large-scale plant closings would also have a substantial impact on the local investment market. A third factor is the downturn in the housing market. Although this slowdown has not hurt Cleveland as much as high-growth markets such as Florida and Arizona, many local companies have nonetheless been affected. A prolonged downturn will certainly begin to affect all aspects of the economy, including commercial real estate.

So the stage is now set. Will 2007 go down as the year to end all years or will activity fizzle? For the answer to this and many other questions, stay tuned. **□**

Alec Pacella is regional manager for First Industrial Realty Trust, Inc. He can be reached by phone at 216.525.0968 or by email at apacella@firstindustrial.com.

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JOHN S. SLAGTER

Updated: Ohio's Mechanics' Lien Law

For the first time since the early 1990s, the Ohio legislation has incorporated several significant changes to Ohio's Mechanics' Lien Law. The Ohio General Assembly recently passed H.B. 487, which became effective March 30, 2007. These changes focus primarily on residential work, and include new provisions that will assist residential construction lenders and title companies.

Previous Ohio Mechanics' Lien Law required an owner, part owner, or lessee who contracts for labor or materials for an improvement of real property to 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 names and addresses of the owner, contractor, bonding company and any lending institution involved in financing the project.

The filing of the Notice of Commencement triggers the requirement to file a Notice of Furnishing.

Residential contracts

Before March 30, 2007, construction contracts between a contractor and an owner of the property where the home was to be built were exempt from the Notice of Commencement requirement.

However, 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.

Expiration for notice of commencement

Construction industry and real estate professionals should also be aware that H.B. 487 establishes an expiration date for a Notice of Commencement. Under prior Ohio law, a Notice of Commencement did not expire, but now H.B. 487 provides that the Notice will expire six years after its filing, unless the Notice specifies otherwise.

Mortgage priority

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.

Penalties for improper failure to release lien

The bill expands the penalties when a lien holder fails to release its lien for residential construction projects. Under the former Ohio law governing residential construction, a contractor, subcontractor, supplier or laborer could not have a lien if the original contractor was paid in full. Failure to release a lien in such situations made the lien holder liable to the owner or lessee for damages arising from that failure to release the lien. H.B. 487 now provides that these damages include, although they are not limited to, court costs and reasonable attorneys' fees incurred in litigation between the owner and the lien holder.

Over the past several years, the Ohio legislation has continued to expand out laws to protect consumers. These new changes are no exception. These changes do provide added protection to Ohio's consumers, but they also provide further clarity for lenders and title companies in their financing of consumer loans. **■**

The material appearing in this article is meant to provide general information only and not as a substitute for legal advice. Readers should seek their attorney's advice or contact John at jslagter@ohiohouse.com or 800.686.2825. The author thanks Attorney Mark Craig for his contribution to this article. This article may not be reprinted without the express permission of Buckingham, Doolittle, & Burroughs, LLP © 2007.

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Commercial Sector Sound with Record Investment



MIKE FANOUS

The National Association of Realtors (NAR) recently released its latest commercial real estate forecast. According to NAR, investment in commercial real estate remains at record levels with sound fundamentals in most sectors.

NAR reported that outside of the hospitality sector, a record \$157.0 billion was invested in commercial real estate in the first four months of 2007, up from \$97.0 billion in same period in 2006; that total does not include transactions valued at less than \$5 million.

The following is a brief overview of NAR's forecast for four major commercial sectors, which includes analysis of quarterly data for various tracked metro areas. The sectors include the office, industrial, retail and multifamily markets.

Office market

Pent-up demand for quality office space has driven construction in many areas, while space in older properties sometimes is left vacant for some period of time, resulting in sluggish absorption where there is a clear preference for quality space. Some of the older space is being marketed aggressively with generous improvement packages.

Office vacancies are projected to increase to an average of 13.3% by the fourth quarter of this year from 12.6% in the final quarter of 2006. Annual rent

growth in the office sector is expected to be 4.1% this year after rising 5.6% in 2006.

Projections for the second quarter show areas with the lowest office vacancies include New York City; Ventura County, California; Honolulu; Orange County, California; Los Angeles; and Miami, all with vacancy rates of 9.7% or less.

Net absorption of office space in 57 markets tracked, which includes the leasing of new space coming on the market as well as space in existing properties, is forecast at 44.4 million square feet in 2007 compared with 76.4 million last year.

Office building transaction volume in the first four months of this year totaled \$95.0 billion, a record for the four-month period. Equity funds accounted for 53% of office building purchases. Markets with the highest transaction volume were Manhattan, Chicago, Northern Virginia and San Francisco.

Industrial market

Booming trade continues to bolster the demand for warehouse and distribution facilities across the country, with the strongest demand in coastal markets followed by inland ports and distribution hubs. There is significant construction of build-to-suit industrial projects, while obsolete structures are being converted to other uses in stronger markets.

Vacancy rates in the industrial sector are likely to average 9.3% by the fourth quarter, slightly below the 9.4% rate at the end of 2006. Annual rent growth should be 3.0% by the end of this year, up from a 1.4% annual rise in the fourth quarter of 2006.

The areas with the lowest industrial vacancies include Los Angeles; Orange County, California; San Francisco; Tampa; Albuquerque; and Portland, Oregon, all with vacancy rates of 5.3% or less. Elsewhere, the slowdown in the automotive industry is hurting some markets.

Net absorption of industrial space in 58 markets tracked will probably total 162.9 million square feet in 2007, down from 202.8 million last year.

Industrial transaction volume in the first four months of 2007 was \$11.9 billion, down 13% from the same period in 2006.

Retail market

Same-store retail sales are decelerating, which is dampening the demand for retail space. Vacancy rates in the retail sector are estimated to rise to 8.6% in the fourth quarter from 8.1% at the end of 2006. Average retail rent is forecast to rise 2.4% in 2007, following a 4.1% increase last year.

Retail markets with the lowest vacancies include San Francisco; Orange County, California; Miami; San Jose, California; Las Vegas; and Washington, D.C., all with vacancy rates of 5.4% or less.

Net absorption of retail space in 54 tracked markets is expected to be 15.7 million square feet this year, up from 10.6 million in 2006.

Retail transaction volume doubled in the first four months of this year to a total of \$27.7 billion, in contrast with the same period in 2006. Institutional investors and foreign investors together accounted for 60% of transaction volume.

Multifamily market

In many areas, buildings constructed as condos are now being turned into

rental projects. The demand for apartments remains strong, but new supply is essentially matching leasing activity.

In the apartment rental market – multifamily housing – vacancy rates are projected to average 5.8% in the fourth quarter, almost unchanged from 5.9% in the fourth quarter of 2006. Average rent should increase 2.1% in 2007, after a 4.1% rise last year.

Multifamily net absorption is likely to total 212,300 units in 59 tracked metro areas this year, down from 229,300 in 2006.

The areas with the lowest apartment vacancies include Northern New Jersey; Pittsburgh; Salt Lake City; San Jose; San Francisco and Norfolk, Virginia, all with vacancy rates of 2.7% or less.

Multifamily transactions in the first four months of this year totaled \$23.2 billion, down 25% from the same period in 2006. Essentially half of the purchases were by private investors; condo converters accounted for only 5% of acquisitions. **P**

Mike Fanous is the 2007 chairman of the board for the Cleveland Area Board of Realtors.

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Eliminating Real Estate Taxes on Non-Real Estate Items is an Ongoing Effort



J. KIERAN JENNINGS

How do you get a \$7.2 million assessment on a well-run 145 room Marriott Courtyard hotel reduced to \$4,200,000? In a landmark case, the State Board of Tax Appeals in Tennessee led the Country in establishing a proper methodology to separate non-real estate items from hotel assessments. This same case was overturned later by the same court. In New Jersey the Courts took years to decide how they might deal with intangibles. So far the only guidance that courts have given is that the current methods are not sufficient to quantify the value of branding, service, work force, and other non-real estate items associated with hotels.

The Supreme Court in Ohio has ruled that assessors are only to tax real estate. Non-real estate items are not to

be included in assessments. The Ohio Supreme Court held that where there is a combination of business and real estate that the two activities must be kept separate. Furthermore, the separation of income and expenses is important not only when determining value based upon an income approach, but also when utilizing sales comparisons. However, the Court did not give any guidance on how to accomplish this separation.

Some appraisers trying to comply with the mandate to only value real estate for taxes, have used the theory that by applying an appropriate rate of return on the investment for non-real estate items an appraiser can estimate the income derived from that item. For instance, the value attributable to the income stream attributed to furnishings can be

determined by applying market rates of return to the investment for furnishing the hotel. That income stream is the return on the investment. And the amortized cost would be the return of the investment. Thus by removing both the return on and of the furnishings the total income attributable to furnishings, the appraiser separates income attributed to the furnishings and removes the value of the actual furnishings. Or said differently, the income and the principal of the non-real estate investment is removed from the real estate tax assessment.

Other appraisers merely remove the cost to purchase the furnishings, ignoring the fact that persons paying for a hotel room are not paying for a furnished room. Or said differently the principal of the non-real estate investment is removed but not its associated income. As clearly erroneous as this seems it is the method most favored by taxing authorities and the courts.

Other issues surround the actual purchase price of hotels. Although many States like Ohio mandate that real estate tax be based on the uniform market value of the real estate alone, problems arise because courts have traditionally interpreted market value to be the purchase price between an unrelated willing buyer and willing seller. As a result, assessors and courts tend to assess based on recent sales in the market place. Hotels present a distinct problem because they almost always sell as an ongoing business complete with personal property, inventory, an assembled workforce, cash, and flag affiliation. Assessors applying sales prices to the tax roles over-tax hotels by assessing not only real estate, but also the entire business operation.

Because the courts have not fully embraced the theory separating non-real estate items, taxpayers are forced to choose between advancing the theory which removes non-real estate income and principal investments or to be satisfied being over assessed. **P**

J. Kieran Jennings is a partner in the Cleveland law firm, Siegel Siegel Johnson & Jennings Co., L.P.A. where he practices in the area of state and local taxation with a concentration in real estate taxation. He has been published by National Real Estate Investor and regularly contributes articles to globestreet.com among others. He is also a member of Institute for Professionals in Taxation and the American Property Tax Counsel.



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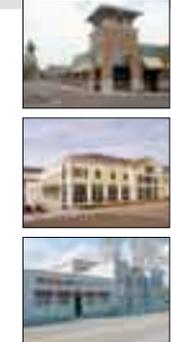
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Bolton Pratt Co. celebrates 100 years of building in Northeast Ohio

By Mark Watt | Photos courtesy of Bolton Pratt Co.

“I think the philosophy of Bolton Pratt has pretty much been the same since we began 100 years ago,” says Walter Sutliff III, president of Northeast Ohio-based general contracting and construction management firm Bolton Pratt Co. “We focus on quality.”

Leaning back in a chair in the boardroom of the company's office in Independence, he adds:

“And if [we're bidding for a project and] it becomes a shooting match between sacrificing quality or chopping the price, we'll walk away more often than not.”

For Sutliff, maintaining a reputation of providing quality work is paramount. That's because those upper-tier standards have been a key to the longevity of Bolton Pratt, which is celebrating its centennial anniversary this year, he says. He should know; three generations of his family – Sutliff III, his father Walter





PEEKING INTO THE PAST On display at Bolton Pratt's headquarters in Independence is a 1910 transit (top left), with a record of its purchase (below). The company's equipment storage facility on West 4th Street is still in operation today.

Sutliff Jr. and his grandfather Walter Sutliff Sr. – have been significantly involved with Bolton Pratt for 97 of its 100 years.

Today, the company averages about 20 substantial projects per year, according to Sutliff, at a total of about \$15 million in sales, focusing primarily on private healthcare and commercial work for a firm base of repeat clients (“I’d say 75% of our business is repeat business and most of them are 10- to 15-year relationships,” Sutliff says.) With a lean staff of

about 18 full time employees, Bolton Pratt has thrived on maintaining a manageable portfolio of work so that Sutliff and Vice President David S. Smik can have a direct hand in every project the company completes.

“It’s basically the two of us who know what’s going on with every job at any given time,” Smik says.

Sutliff notes that there is a project manager connected to each job, but that he and Smik remain directly in tune with each project, which helps to

assure clients of the company’s commitment to customer service. According to Smik, that service has been part of the company’s success in building a base of repeat customers, including familiar names in the area such as KeyBank, Nestle U.S.A., McDonald & Co., Kaiser Permanente, The Jacobs Group and Agilysys.

“That kind of customer service is how it has always been since my father was here and probably before,” Sutliff says. “One of the principals of the com-



OLD MONEY Among documents in Bolton Pratt’s archives is this paper with minutes of a meeting that took place in June of 1907. An excerpt: “Upon motion of Mr. Pratt, duly seconded, the following resolution was unanimously adopted: RESOLVED, That this company purchase from Thomas F. Bolton and Karl H. Pratt a horse and rig for the sum of \$300.00 and 10,000 feet of lumber for the sum of \$200.00.”

pany is involved with every project on a day-to-day basis. If we weren’t committed to that kind of attention, we could take on more projects. But it’s not something we’ve wanted to do. As a company, we’ve never been preoccupied with being the biggest, but we certainly always want to be the best.”

A century of building

Bolton Pratt was founded as a general contracting firm in 1907 by Karl Pratt, an engineer, and Tom Bolton, a bricklayer by trade. In 1910, the team of two grew to three with the hire of Walter Sutliff Sr., an 1899 graduate of MIT’s School of Architecture.

Sutliff Sr. was an early developer of steel-reinforced concrete and used his expertise in this new construction material during one of the company’s early projects: the Marion Building, at 1276 W. Third St. in downtown Cleveland. That building became home to the company’s headquarters in the 1930s, where it would remain until 2003 when the firm moved into its current offices at 6116 West Creek Rd. in Independence.

In the late 1930s, Bolton retired. Sutliff Sr. and Pratt led the company together until the mid-1950s when Sutliff Jr. and a business partner took over the company. As Sutliff III remembers, after his

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CLASSIC BEAUTY Bolton Pratt handled the renovation of St. Stanislaus Church (left) in Slavic Village, which included very fine detail work.

father became president of the company, his grandfather continued to come into the office from time to time until 1959, before passing away in 1960.

In 1963, Sutliff III started working for the company part-time during the summers as a laborer. Knowing that he

wanted to carry on the family tradition, he pursued metallurgical engineering at Lafayette College in Easton, Pennsylvania, graduating in 1970.

"My dad had told me, 'If you're interested in this business, than probably the best thing you could do is go out

and work with one of the big boys for a while and get some experience," Sutliff III says.

While wrapping up his senior year of college, Sutliff III was hired by a national construction company. In late May of 1970, he was invited to visit that company's New York office to get his first assignment.

"So I go in there to find out where in the U.S. I would be working and they say, 'You're going to go to Cleveland, Ohio and you're going to work on a big project out there,'" Sutliff III says. "I couldn't go back and work directly in competition with my father's company like that. I had to say 'No.' It was very

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amicable, we shook hands and I left. Instead, I ended up joining Bolton Pratt full-time right out of college."

Similarly, Smik joined the company in 1973, immediately after graduating from Arizona State with a degree in construction engineering management. He started off in estimating or whatever else was needed of him. ("I basically started on the ground floor and worked my way up," Smik says.)

"The interesting fact is for both of us, our entire professional careers have been with Bolton Pratt," Smik says. "For both us, it's the only job we've ever had. It has worked out well. Walter and I represent 37 of this company's 100 years in business, which is something we're proud of."

Employee stability has become a marked feature of Bolton Pratt's image, Sutliff says.

"If you look at our typical employee, they probably have at least 10 years with us," he says. "They find a home here. For a lot of our employees, they start here and end their careers here. We're proud of that longevity."

Smik adds that the company has been successful in attracting talented, hard-working employees.

"With a good name like we have, you don't have a hard time getting good people," he says.

Smik notes that part of the appeal in attracting employees is that the company is regional.



WARM WELCOME The company has completed work at Reminger & Reminger's office facilities, including this reception area.

"We don't go out of state," he says. "We don't go down to Columbus. Our foreman and the guys that run our work – they like to be home with their families every night. And those are the good guys. We're not about to go to Columbus, for example, and hire someone out of the union hall and say, 'Be in touch, we'll call you in two or three weeks to see how you're doing.' You just can't run a company that way."

Another key to the company's stability has been a solid group of subcontractors that Bolton Pratt has maintained throughout the years, Sutliff says.

"The greatest team we like to take to the table are the subcontractors that have been around for several decades," he says. "Because they share what we have. We have the same legacy with a lot of our subcontractors. The reason they've been around for so long is that they know how to do their work well."

Although Bolton Pratt does self-perform finish carpentry, about 90% of jobs are made up of subcontractors.

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"There's no secret that in the bidding arena, there are certain subs that prefer to work with us over some of our competitors," Smik says. "It's because when you have this kind of experience and focus on efficiency and getting a job done on time, you have a better chance at making some money – that, instead of having a project drag out and having cost overruns."

Maintaining quality for value has been a central focus for the company, Sutliff says.

"You get what you pay for," he says. "We could participate in as many bids as we want to. But the fact is we're not interested in using the C or the D team to be the low bidder to get the job. We'd rather come out with the A or B team and be there for the next job, a negotiated job."

Looking ahead

As Sutliff and Smik look toward the future of Bolton Pratt, they plan on continuing with the practices and philosophies that have brought the company this far, Smik says, coupled with its knack for adaptability.



Photo courtesy: Cleveland Restoration Society

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COMING BACK FOR MORE Bolton Pratt has a number of large, repeat clients, including KeyBank, Nestle U.S.A., McDonald & Co., Kaiser Permanente (above), The Jacobs Group and Agilysys.

"You go where the work is," Smik says. "In the early 1970s, it was bank branches for Ohio Savings, Central National, Huntington, Parkview and others, followed by ATM retrofits in the 1990s. There has been an overall trend toward healthcare in the past decade or so, which has become a large portion of our work. And we've been doing a lot of office renovations in the past few years as well. So we will continue to pursue that kind of good, private work and hopefully continue working with our repeat clients."

At the same time, Sutliff says, the two men are getting to the point where they are thinking about what the company will look like in five or ten years.

"We've both been here for a long time and it's now time to find the right guy to groom, someone who is seasoned and can continue the legacy of the company," he says. "We're looking for that executive now."

Ideally, Smik says, their successor will share an approach to the company shared by Sutliff, Smik and the men who came before them over the past century.

"It's all about honesty and integrity," he says. "More than anything else, that's the key. That's why Bolton Pratt gets called back [after completing a job]. You look out for the best interests of your clients. And at the end of the day, when you hand the clients their keys and ask, 'Would you recommend us for the next one?' – when they say, 'Yes,' everyone comes out of the project with a good feeling. It's what we strive for." **P**



**INSIDE
DESIGN** | A look at skillfully shaped interior spaces throughout Northeast Ohio (+ the people behind them)

Photo: Table 45 by Scott Pease

QUESTIONS TO CONSIDER WHEN HIRING A CONSULTANT FOR YOUR INTERIOR DESIGN PROJECTS

Designing a space with a new client in mind or for your own personal use is an often very uncertain and confusing endeavor. The newly designed space must suit the resident organization or person and, in many instances, be flexible enough to address the business or individual's changing dynamics. The designed space must also give off a professional and positive impression toward any visitors that may call. An interior designer is specially trained to help you deal with such issues.

Interior designers are specially trained to identify, research and solve problems related to the function and quality of interior environments to ensure a client's health, safety and welfare. Every decision that an interior designer makes, in one way or another, affects the end user. Those decisions include specifying furniture, fabrics and carpeting that meet or exceed fire codes and space planning that provides proper means of egress. Additionally, designers deal with accessibility issues, ergonomics, lighting, acoustics and design solutions for those with special needs.

Designers should be designers. When hiring an interior designer you must make sure that they have the proper certification. Designers that are associated with either American Society of Interior Designers (ASID) or International Interior Design Association (IIDA) are safe bets when you are looking for a professional. By having the ASID or IIDA appellation after their name, designers can ensure their clients that they are a qualified professional that is up to date and knowledgeable about state and local building codes, ADA requirements, lighting and acoustic technology, and proper material specifications.

Before contacting an interior designer, one should have an idea of the services that they may need. Some questions to consider when hiring an interior designer are:

- Who is the space designed for and what type of activities will take place there?
- How long will the space be occupied?
- What is the project frame and budget?
- Is this a relocating or remodeling project?
- What image does the client want to project?
- What is the approximate square footage to be designed?

During the design interview, the client should:

- Ask to see the designer's portfolio and a list of relevant client references.
- Inquire about the interior designer's education, training, experience, as well as licensure, professional affiliations and other credentials.
- Discuss deadlines and the interior designer's availability for taking on the project within the desired timetable.
- Discuss budgetary issues and the interior designer's fee structure.

Designers do charge for services just as other professionals do. Typically, they charge an initial consultation fee and then either charge an hourly fee for their time or a percentage of the quoted cost of the project. Keep in mind that designers also get discounts on many products that they can pass onto their clients.

It is very important to feel comfortable and on the same page as your interior designer. Using the designer efficiently will get a project finished in a timely and professional manner. You will also save time and money by using designers for their ideas and sources. Communication is the key, which will make your project much easier and more enjoyable to deal with.

Good Luck with your future projects!

Laura A. Suglia-Isgro, ASID
KAS Interiors, LLC

Laura A. Suglia-Isgro, ASID is the 2006-2007 president of the Ohio North Chapter of the American Society of Interior Designers (ASID). For more information, visit www.asidohio.org.

The Changing Face (and Space) of Medical Interior Design New approaches humanize the healthcare experience

By Patricia D. Malick and Christopher P. Trotta | Photos courtesy of Array Healthcare Facilities Solutions

Sterile. Institutional. Pale green walls. Years ago, these were common descriptors used by patients when describing their local hospital. While vital to the health and well-being of a neighborhood, hospitals were the white elephant seldom spoken of. Often a "cookie-cutter approach" was utilized in design when they were constructed in the 1960s and 1970s with very little attention given to understanding the patient experience.

Today, hospitals recognize there are different dynamics at play within the market. Patients are more knowledgeable and have more choices; the Baby Boom generation takes a more proactive approach to healthcare. As a result, hospitals have responded by taking their cue from other sources such as the hospitality industry to change their perception within the marketplace. Healthcare has become an integral part of today's lifestyle – health and wellness programs are among the fastest growing service lines for hospitals. The design community is responding to this change with innovative designs that feature hospitality-like amenities that enhance the patient's experience as well as contribute to improved clinical outcomes.

One area where interior design has contributed to improved clinical outcomes is the incorporation of Evidence-Based Design (EBD) findings and research in hospital design. Interior design decisions impact everything in the hospital environment: from the effect of color and texture on patients' moods, to how noise contributes to medical errors, to the placement of equipment in a "code red" situation.

Many healthcare designers have long felt there is a connection between the patient's environment and successful clinical results. The Center for Health Design, a non-profit group dedicated to the improvement of the healthcare built environment, sponsors research that verifies whether evidence-based design



CALM COMFORT Many hospitals today, such as St. Joseph's Regional Medical Center in Milwaukee, feature warm, inviting lobbies with informational desks located prominently.

elements contribute to improved patient outcomes. For example, one study clearly showed that patients in a room with a view required less medication and had shorter length of stays than patients in rooms with little or no view.

The patient room has been the focus of many evidence-based design studies and beneficiary of hospitality-like features. Traditionally, hospital rooms were designed to accommodate two patients with a shared bathroom and a few chairs.

One would not expect to share a room with a stranger in a hotel, and today's healthcare consumer does not want to share a room with a stranger at what could be a very stressful time in their life. Technology improvements have led to shorter lengths of stay and, as such, have lowered demand for overnight visits. This has allowed hospitals to convert many rooms to single occupancy. There are numerous benefits of single-room configuration, including reduced infec-

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Photo by Scott Pease

NEW ANGLES Administrative and support spaces at University Hospitals in Cleveland were designed with the same attention as clinical areas to ensure productivity and employee satisfaction remain high.

tion rates, improved emotional and psychological conditions, and decreased sleep disruption.

Most importantly, this change in patient room specifics has afforded designers the opportunity to concentrate on some of the strongest findings in evidence-based design —incorporating family and loved ones into the healing



Photo by Tom Crane

NEW ANGLES Modern single-bed patient rooms, such as those at Lankenau Hospital in Wynnewood, Pennsylvania, incorporate zones specific to caregivers, patients and families.

process. In addition to the emotional support, family provides a positive distraction, allowing patients to focus on something other than pain or discomfort. Providing adequate space within the room for family members encourages them to be partners in the healing process, which research has shown improves clinical outcomes significantly.

To incorporate family, design professionals have developed integrated seating to accommodate more family members, often with a fold-flat daybed to encourage overnight stays. Work desks with wireless Internet connectivity allow busy family members to remain connected to both their livelihood as well as their loved ones. Alcoves and shelving offer space to display greetings, photos and mementos. Often, the sleeping facilities offer hotel-like furniture and fixtures such as Corian tables and dimmable lighting. In many facilities, small kitchen and laundry areas in a nursing unit allow family members to prepare a patient's favorite meal or freshen their clothing prior to discharge.

The positive healing experience should not be limited to the patient room. Varying patient acuity and dexterity emphasize the need to address accessibility. Equipment — everything from exam benches and seating, to a reception desk and wardrobes at heights specifically for the wheelchair-bound — should be appropriately sized to comfortably accommodate all patients. As designers, we also plan for the subtle details, such as selecting hardware that is easy to use for patients with reduced grip capabilities.



Corridors can also present design challenges. To keep hospitals from evoking the stark and sterile imagery of the past, current healthcare design includes introducing color and visual breaks whenever possible. Navigating through corridors can be complex, which is why wayfinding and signage are important factors influencing the overall patient experience. Flooring patterns can guide patients towards a particular destination. Ceiling treatments — direct and indirect lighting, skylights, recessed patterns and varying heights — can also express the prominence of an area and provide a landmark to orient patients and staff.

These increased options are in part due to innovation within the construction industry. For instance, traditional carpet tiles can reduce noise and soften steps but may make transporting patients and supply carts more difficult. They also require additional dedication from maintenance and housekeeping staff to retain their quality. Hard surface flooring, on the other hand, is more durable and easy to maintain but a floor with too much luster may look wet or slick to those with impaired vision. New materials combine the best qualities of both options while reducing the drawbacks associated with each.

Healthcare technology and treatment methodologies are evolving rapidly — and often require new facilities. Hospitals must employ state-of-the-art facilities to remain current with emerging trends. Larger hospital systems often retain multiple design firms to meet their burgeoning facility needs, resulting in a "patchwork quilt" approach to facility



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design that could dilute their brand and image in the market place. To ensure that this does not happen, many healthcare systems are implementing Interior Furniture and Finish standardization programs.

Hospitals recognize that the look and feel of their facilities contributes to the perceived level of care found within the overall hospital system. Dissatisfaction with even one sub-standard department can result in a patient's negative impres-

sion of the entire system. Consistency reinforces and enhances the brand equity of the healthcare provider by ensuring a recognizable product throughout the facility.

Cleveland's University Hospitals, a system with nationally-ranked programs for pediatric and oncology care, understood this and hired Array Healthcare Facilities Solutions to develop a Facilities Standards Manual in conjunction with their new system-wide corporate branding initiative. The standardization program provides creativity and latitude for 13 member hospitals within the UH system, while reinforcing the UH brand throughout the market. UH has realized cost savings through the efficiency of simplified decision-making and stakeholder buy-in, as well as its contribution to solidifying their market share.

Humanizing the healthcare experience was not realized in a vacuum. As mentioned earlier, the design community took many of its ideas from the hospitality industry –incorporating everything from a concierge desk and inviting lobbies with soaring ceilings to dynamic public corridors with gathering areas, retail space and family-friendly activity zones. These features position the hospital as a welcoming place dedicated to wellness.

The face of healthcare interior design has changed significantly over the past two decades. Wellness was an uncommon term, but now new and holistic models of care embrace patient empowerment, incorporate family, and add hospitality to healing. As designers, we are fortunate to be participants in pioneering the future of healthcare. **P**

Patricia Malick is a principal and vice president of interior design for Array Healthcare Facilities Solutions. She directs the interior design initiatives for the firm nationwide, incorporating the latest findings in evidence-based design and facility branding. She can be reached at 610.270.0599 or pmalick@arrayhfs.com. Chris Trotta is Midwest regional vice president for Array Healthcare Facilities Solutions. Based in Array's Beachwood office, he directs the interior design, planning and architectural disciplines for several healthcare clients throughout the state. He can be reached at 216-292-7950 or ctrotta@arrayhfs.com.

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Sound Decorating

Audio/visual systems don't need to impede commercial interior designs

By R. Frank Marsh, Jr. | Photo courtesy of Audio Craft

Experienced interior designers are for the most part unflappable. Patience abounds as clients make choices trying to visualize the project's completion and how they are going to feel when enjoying the new space to the rave reviews of employees and clients. Then it happens... usually right after the custom cabinetry prints have been signed-off for production, you hear the question that sends chills down an aesthetic professional's spine: "So, where are we going to put the speakers?"

Working to select the perfect colors, fabrics and textures of an interior design tells a story. Well thought-out design can make a room come to life and create a successful blending throughout spaces within an office. Most of the time that story does not include large black boxes

the size of small children covered in a polyester-like fabric that need to stand right next to the custom designed piece of furniture that you just knew would make the room.

But let's face it. The integration of entertainment electronics has become one of the largest growth features in new and existing spaces. Professional audio/video chills and thrills would be little more than a call to nap if not for booming bass-driven electronic music or the inspiring sonata playing in the background of a corporate video. Music provides a perfect backdrop for corporate presentations and more.

The key to any design is full consideration of not only form, but also function. Entertainment electronics have become a function item in most lifestyles. The

great news is that technology has grown leaps and bounds since the days of the big, black speaker boxes. With in-wall and in-ceiling models available, those dreadful speakers become virtually invisible when flush mounted. Most manufacturers have built-in products that can be painted or papered to match the finish of the wall or ceiling and are available for new or existing construction.

In the commercial world, entertainment electronics are showing up in reception areas, employee spaces and conference facilities. As in residential environments, sleek flat-screen televisions mount to walls or disappear behind hidden panels. Components are integrated into the design of the room and speakers blend into the existing architecture. These well-designed spaces offer

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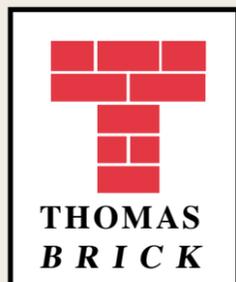
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For more information, R. Frank Marsh, at Audio Craft Co., Inc. in Cleveland, can be reached at rmarsh@audiocraft.com



Clean Palette

Sleek design sets backdrop for cross-cultural cuisine at InterContinental Hotel’s Table 45

By Nancy Loyan Schuemann | Photos by Scott Pease

A new dining experience is being served at The InterContinental Cleveland Hotel, a full service luxury hotel attached to the Cleveland Clinic Foundation at 9801 Carnegie Avenue. Replacing fine dining restaurant Classics, previously located at the hotel, is Table 45, a fresh, modern dining experience that opened for business this spring.

The area formerly occupied by Classics has been transformed into a long, flowing, 6,000-square-foot space offering a variety of dining experiences. Comprised of a cocktail lounge and a restaurant that offers lunch and dinner menus with an international flair reflective of the many cultures visiting the Clinic, Table 45 can accommodate 170 guests.

Upon entering, the welcome is bright and inviting. The traditional dark brass and wood interior of Classics has been replaced with an illuminated, contemporary environment. White walls set

a backdrop for the natural maple used throughout. A compact, curved maple hostess station and a black granite floor set the tone of minimalism with a purpose.

“Everything has to earn its place,” says William Blunden, of Blunden Barclay and Associates, Inc., who served as design architect of the project. Blunden has designed previous restaurants for Table 45 partner Zack Bruell, a veteran chef who started Z Contemporary Cuisine in Shaker Heights in the 1980s and currently owns Parallax in Tremont.

The first space encountered at Table 45 is the cocktail lounge and bar. A curvilinear maple bar, back bar and cabinetwork with maple cubes form a backdrop for the bar and showcase a variety of carefully selected wine bottles that become art. A large screen television is concealed in the maple wall of the back bar that also provides concealed storage for glasses. Maple is also used on the tops

of the custom-made tables. Chairs of polished chrome and black leather add contrast. A freestanding circle seating area of sandblasted glass creates a focal point. It is a private intimate space, with an interior perimeter leather banquette that seats eight to ten people.

Glass panels are used for three booths in the adjoining restaurant space. The frosted glass panels have five-inch horizontal strips of clear glass, which allows privacy while not cutting diners off from the other areas of the restaurant. Four horseshoe-shaped booths, individual tables and an open show kitchen with dining counter offer a variety of dining experiences. The counter is an extension of the curving bar. Dining area table-tops are of black leather with narrow maple trim. Chairs of polished chrome with brown leather upholstery. Carpet throughout is a low-pile neutral beige.

“The owners wanted a high-energy restaurant that offered a visually inti-

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IN CLEAR SIGHT Off of the main dining area is a glass-enclosed Chef's Table, "Table 45," with a curved banquette, where eight to ten diners have a view of the main kitchen and the chef's artistry.

mate dining experience," Blunden says. "I believe in giving people choices, by providing different environments within a restaurant. They have to be multi-functional. The color scheme is integral to the concept of spaces. The compaction of the palette helps you see the people. There is nothing distracting. The diners are the focus."

Off of the main dining area is a glass-enclosed Chef's Table, "Table 45," with curved banquette, where eight to ten diners have a view of the main kitchen and the chef's artistry.

The last dining area has four movable panels of sandblasted glass which, when in place, enclose a private area for 20-25 diners. The panels offer flexibility and can be stored when not needed.

Ceilings throughout the restaurant are of varied heights to conceal lighting sources and allow acoustic tile positioned for maximum benefit.

"A restaurant is both theater, where stories are told and a gallery where people gather," Blunden says. "Lighting is a critical issue. We spent a lot of time designing the lighting. Lunch and dinner are two different experiences. Lighting is an element that creates flexibility of mood for these experiences."

"The restaurant has a sophisticated digital control system, which allows the lighting to respond to any condition," adds Allen Ambuske, president of HFP/Ambuske Architects, architect of record.

Construction began December 15, 2006 with a completion deadline of

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MODERN MEAL "We feel the restaurant will still look as contemporary 10-20 years from now," says William Blunden, of Blunden Barclay and Associates, Inc.

April 1, 2007. The project was put on a fast track schedule because of the need to close the hotel's only restaurant. The Women's NCCAA Final 4 basketball conference was also coming to town, with The InterContinental as home hotel to the team from Rutgers, the state university of New Jersey.

"The greatest challenge was the schedule," says Kevin Gaffney, general manager of the Special Projects Group at Marous Brothers Construction. "At one point, in addition to our regular shift, we worked 33 straight days (during a 100-day construction window). We had over

60 people on site. Over 6,600 man-hours were devoted to the project."

Demolition began on December 18, 2006 and included removing the three tiered levels and pouring a new floor. Construction was completed on March 28, 2007. A challenge was working in a busy 24-hour hotel environment.

The team, architects and representatives from the hotel traveled to New York City to select chairs and visit several new restaurants.

"The process is most important to me," Ambuske says. "The total team, including Zack Bruell, Chef Simon Antoine and Michael Cooper from the hotel were a part of every meeting. Everything was done as a team effort."

"I'm proud of the results and proud to have been part of the whole team," Gaffney adds.

"We feel the restaurant will still look as contemporary 10-20 years from now," Blunden says. "It's a special place."

"I encourage everyone to visit. It is truly unique in atmosphere and cuisine," Gaffney says. **P**



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Cedars on the Green pediatrics center designed to welcome kids of all ages

By Dave Larkin & Deanna Bottar | Photos courtesy of Dr. Senders & Associates - Pediatrics

The Cedars on the Green Health Care Center, new home to Dr. Senders & Associates – Pediatrics and a handful of tenants, is a Tudor-style mansion. Located on South Green Road near Cedar Road in South Euclid, the \$3.5 million building opened for use in April.

The cream-toned building has dark brown accents to create the look of a traditional Tudor-style home. Exposed beams and exterior tumbled brick complete the Tudor effect. The 19,056-square-foot building is two stories tall.

Among the building's dynamic interior features is a waiting room with a vaulted ceiling, which allows ample natural light in the 15,000 square feet of space occupied by Dr. Senders & Associates. The waiting room also has a multi-story tree house and a twisting tube slide for the practice's young patients' enjoyment.

"I asked the architect, Dan Bickerstaff, to build a Shaker Tudor home – not just a pediatrics office," says Shelly David Senders MD, founder of both the pediatric practice and Senders Real Property Investors LLC of South Euclid, which owns the building. "I wanted the soaring waiting room to be exciting – setting the tone for a child's first ongoing involvement with the health care community."

Dr. Senders & Associates offers individualized clinical care for children from birth to age 22. The growing practice employs 39, including five pediatricians and four nurse practitioners, and is open seven days a week to more than 6,000 patients. The practice is not affiliated with any hospital system.

The design and location of Cedars on the Green blend a home-like setting with a bevy of modern conveniences and accessibility. As a showpiece for the

community, this refined architectural gem remembers a bygone era of sophistication in design while serving as a welcoming beacon to a wide variety of quality health care offerings under one roof, according to Senders. The entire building is outfitted with cutting-edge tools that provide wireless capabilities and support state-of-the-art electronic medical systems.

"Dr. Senders told me that he would like a structure that looks more like a home than a doctor's office, styled as an authentic, historic Tudor building. The Tudor effect was achieved with the use of gables," says Bickerstaff, AIA, principal architect and founder of Ubiquitous Design Ltd. of Shaker Heights. "From the front, the second story space is hidden within the roof structure. So it appears just as one story. The eaves are brought down to about 10 feet from the ground. Battens on upper levels are plaster/wood construction. The rear, however, has a two-story look, with a continuous shed dormer."

To continue the Tudor look, half-round gutters and cylindrical downspouts were used, instead of square. Also, the masonry on the lower half of the building's exterior has a "distinct texture with a historic Old World effect," Bickerstaff says.

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"Slate line roof shingles achieve a three-dimensional look," he says.

None of this came easy. Doug Green, project manager for general contractor, Crooked River Contracting Inc. of Avon Lake, says the 10- to 12-inch pitch of the roofing was a real challenge, but some of the building's more playful amenities made the project fun.

"Lots of imagination went into this project, including installation of floor-mounted mushrooms for kids to sit on and play on," Green says. "Lastly, I have never worked with a community that made a construction project so easy to complete."

Artist James Jackson of Cleveland Heights-based Creative Heights Decorating designed the 50-foot-tall tree in the waiting room with a blend of realism and fantasy, a style called trompe l'oeil, which gives the illusion of photographic reality.

He used Masonite, plaster and a variety of other materials to simulate bark and sunlight on the tree. The huge oak blends into the ceiling with the sun bursting through the dangling leaves and ample blue sky. Shadows painted into the image evoke realism. And for an added touch, he positioned in the branches motion-activated birds that chirp when children approach.



SPECIAL DELIVERY The child patient inserts a coin into the parking meter and a gift comes out from the mailbox.

This interior focus on nature mirrors the building's exterior surroundings on a wooded lot in a semi-residential area. The property is adjacent to a water retention area for upland streams in South Euclid. The city is considering creating an ecological sanctuary on the preserved property because it is already home to abundant wildlife including deer and birds.

"All examination rooms have warm-colored, maple-look furniture built in," Senders says. "Soft rather than cool lighting provides a feeling of being part of nature and we included lots of wood tones, instead of the typical cool white, which to me suggests sterility. Each room is decorated in age-appropriate styles for newborns on up to college students. We even have a second waiting room for our

teenagers with computers available for surfing the Internet."

Senders said it took two years to find the right place to build a home. The practice previously rented 7,000 square feet of space on Warrensville Center Road in University Heights.

"We bought the land from the city [of South Euclid] because, according to inner suburb population demographics, there is a very high concentration of children in this area, projected out for the next 20 years," Sender says.

Paul Kowalczyk, building commissioner for the city of South Euclid, says he attended the project's bi-weekly construction meetings to help to identify potential issues and work toward resolution.

"This was an important project for the city," he says.

Among the building's tenants are Kids 'n Cures, a full-service pediatric community pharmacy, and workflow.com, a provider of electronic medical records systems. Kids 'n Cures will open this fall, along with a third tenant, a pediatric outpatient rehabilitation center, which will occupy space on the building's second floor, Senders says.

Ann Socha, a receptionist at Dr. Senders & Associates, says the new building's 18 examination rooms (eight more than the practice's previous loca-



FUN FEATURE This one-of-a-kind tree house and slide is a bit hit at Dr. Senders & Associates - Pediatrics.

tion) help to decrease wait times for patients. And the slide is a big hit with the kids.

"However, now the kids don't want to leave us," Socha says, explaining how she often hears children ask: "Mommy, please can I have one more slide?" **P**

Deanna Bottar is marketing director with Dr. Sender & Associates - Pediatrics in South Euclid.

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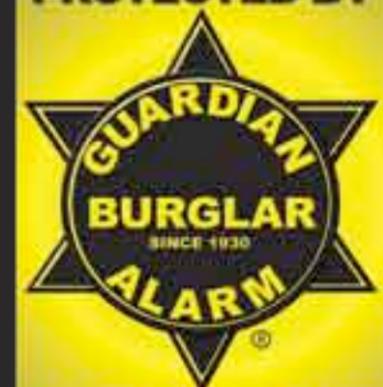
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Project Profile:

A Look at Robert Maschke Architects' Award-Winning Design of Swingos Grand Tavern

Photos by Eric Hanson

In late 2006, Cleveland chapter members of the American Institute of Architects (AIA) and the International Interior Design Association (IIDA) convened at Huntington Bank Headquarters in downtown Cleveland to recognize top projects of the year at their joint annual awards ceremony. Among the projects acknowledged by AIA Cleveland was Swingos Grand Tavern in Avon Lake, which won the Interiors Projects Honor Award and was designed by Robert Maschke Architects.

Here is a closer look at this project, one that transformed a relatively unassuming and ordinary strip mall space into a sensuous interior atmosphere for the tavern's patrons. —Mark Watt

Lush draperies lie directly beyond the storefront, acting to conceal and emboss the progressive unfolding of layered spatial experiences revealed upon entrance into the tavern. Patrons are greeted by a monolithic wood wall at the entry that cloches activity beyond.

Material surfaces located to either side of the entry space infer the varied spatial experiences encountered beyond. To one side, the extreme horizontal banding of a stone wall lines the procession to the dining area. To the opposite, a butt glazed, floor to ceiling wine cellar directs visitors to the lounge with a dramatic wall of floating wine bottles.

Within the singular open volume articulated by the existing exposed structure, dining and lounge are organized by a collection of built-in furniture that simultaneously define and allow for flow between spaces. Imbuing the dining area with a greater sense of intimacy, a wood trellis composed of continuous members form a permeable striated surface where lights drop through to create an ambient field, enhancing the mood of this space.

Furniture pieces perform multiple functions throughout the tavern that inform their aesthetic. The wine cellar conditions and displays the wine bottles that hover within. The high-backed lounge booth not only provides seating for casual diners, but also screens those diners from foot traffic behind the booth on route to and from the dining area.

The glowing singular surface of the bar top folds vertically to create partitions between patron and service bars. This surface also crawls up the wall and cantilevers out to structure the wine glass rack. Additionally, the decorative shelving unit located between lounge and dining areas provides additional display while generating a work surface for servers to prepare presentations.

The material palette – including concrete, stone, Corten steel, glass, makore veneer, Douglas-fir, red oak, translucent resin, stainless steel and anodized aluminum – reconceptualizes traditional notions of a tavern. Organic materials are articulated synthetically while synthetic materials take on organic shapes. **P**



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Updated info on important projects in the region

ADMINISTRATION BUILDING

Green, OH (Summit Co.)

ESTIMATED AMOUNT: \$3,000,000

CONTRACTING METHOD: Public Bids

UPDATE: Announcing estimated amount; owner seeking approval from city council; bid schedule has not been determined.

OWNER: City of Green

5383 Massillon Road
Green, OH 44232
www.cityofgreen.org
(330) 896-6603

ARCHITECT: Hasenstab Architects, Inc.

190 N. Union St. #400
Akron, OH 44304
www.hainc.cc
(330) 434-4464 FAX (330) 434-8546

C.M.: Design Construction Service Inc.

571 East Turkeyfoot Lake Road
Akron, OH 44319
(330) 896-9900 FAX (330) 896-9914

DETAILS: Approx. 30,000-32,000 SF building to serve as the consolidated offices for the City of Green administration and council

PN-50413035

operations; concrete; masonry; doors and hardware; glass and glazing; mechanical; electrical; painting; plumbing; floor coverings; drywall; insulation; fire protection.

ARTS CENTER

Cleveland, OH (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Architects/ Engineer Service RFQs have been received; award to be announced.

OWNER: Cuyahoga Community College

700 Carnegie Avenue
Cleveland, OH 44115
www.tri-c.cc.oh.us/
(216) 987-4781 FAX (216) 987-4758

DETAILS: Scope of project to be determined.

PN-50518105

FALLS-LENOX PRIMARY SCHOOL IMPROVEMENTS

Olmsted Falls, OH (Cuyahoga Co.) 26450 Bagley Road

CONTRACTING METHOD: Public Bids

UPDATE: Bond issue passed; bid schedule to be determined.

PN-Q0422073

OWNER: Olmsted Falls School District

26937 Bagley Road
Olmsted Falls, OH 44138
www.ofcs.k12.oh.us
(440) 427-6000 FAX (440) 427-6010

ARCHITECT: Architectural Vision Group - Westlake

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Westlake, OH 44145
www.avgl.com
(440) 808-8520 FAX (440) 808-8301

DETAILS: Renovations and improvements to existing facility; roofing; steam boiler piping and related equipment; SMART boards (interactive chalk boards); distance learning equipment; voice amplification system; wireless computer network; portable computer equipment.

PN-R0517009

WATERFRONT CONDOMINIUMS

Cliffs on Rocky River Lakewood, OH (Cuyahoga Co.) Sloane Avenue

ESTIMATED AMOUNT: \$20,000,000

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

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	3	GCREO Leadership Forum
	27	GCMBA / Board Meeting
	6	GCMBA / Golf Outing
September	1	GCMBA / Union Club Event
	13	NAIOP / Board Meeting
	13	IREM / Midwest Regional Leadership Conference
October	16-20	IREM / Education Conference
	14	CREW / Clambake
	20	NAIOP / Membership Mixer
	9	GCMBA / Commercial Lunch
	11	IREM / Education Program
November	16-20	IREM / Education Conference
	18	NAIOP / CABOR / SIOR ~ Joint Event
	19	CREW / Professional Development Event
December	25	GCMBA / Board Meeting

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UPDATE: Drawings are in design development; planning is underway; addition to details.

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19537 Lake Road
Rocky River, OH 44116
(440) 331-2700

DEVELOPER: Montlack Realty Company

13211 Larchmere Boulevard
Cleveland, OH 44120
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ARCHITECT: City Architecture Inc.

3634 Euclid Avenue, Suite 100
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DETAILS: 110,000 SF; 46-unit riverfront condominium featuring a steep design from city street level to the Rocky River riverbank; it will be carved into 90' of bedrock rising from the former Krumreig Marina to Sloane Avenue; sitework; site utilities; concrete; masonry; structural steel; wood and plastics; roofing; insulation; caulking; drywall; painting; plumbing; HVAC; electrical; lighting.

PN-50404022

CHURCH EXPANSION

Hudson, OH (Summit Co.)

ESTIMATED AMOUNT: \$7,000,000

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

UPDATE: Bidding to advance shortly.

OWNER: Hudson Community Chapel

650 W. Streetsboro Street
Hudson, OH 44236
(330) 650-9533

ARCHITECT: Braun & Steidl Architects - Akron

1041 West Market Street
Akron, OH 44313
www.bsa-net.com
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DETAILS: 31,787 SF addition to existing 77,945 SF facility; two-story children's ministry addition on the western corner; interior expansions for a larger nursery; two-story teen worship center on the southeast corner; atrium expansion; concrete; metals; lighting; electrical; painting; HVAC; drywall; insulation; wood and plastics; floor coverings.

PN-50608022

LIBRARY BUILDING

Mayfield, OH (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids

STATUS: Owner is considering options and may seek a bond issue on the November 2007 ballot.

OWNER: Cuyahoga County Public Library

2111 Snow Road
Parma, OH 44134
www.cuyahogalibrary.org/
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DETAILS: Renovation and addition of existing facility or new building; SF and details to be determined; concrete; floor coverings; electrical; painting; plumbing; HVAC; mechanical; lighting; roofing; drywall.

PN-S0605001

CANCER CENTER

Summa Health System

Akron, OH (Summit Co.) 161 N. Forge St

ESTIMATED AMOUNT: \$25,000,000

CONTRACTING METHOD: G.C. Bids

STATUS: Owner seeking approvals; project is preliminary; bid schedule to be determined.

OWNER: Akron City Hospital
525 E. Market Street
Akron, OH 44309
(330) 375-3000

DETAILS: Convert Old Henery Elementary School into new cancer center; site work; HVAC; plumbing; electrical; windows and doors; finishes; additional details to be determined.

PN-S0202004

FIFTH THIRD BANK

Fairlawn, OH (Summit Co.) W. Market Street

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

STATUS: Announcing G.C.; bid schedule to be determined.

OWNER: Fifth Third Bank
2570 East Main Street
Bexley, OH 43209
(614) 744-7595

ARCHITECT: Weber Architecture

13711 Madison Avenue
Lakewood, OH 44107

www.weberarchitecture.com

(216) 226-6009 FAX (216) 521-2206

G.C.: Legacy Construction Services - Cleveland
3401 Jennings Road
Cleveland, OH 44109

(216) 297-2170 FAX (216) 297-2175

DETAILS: Approx. 4,900 SF; concrete; site work; masonry; lumber; thermal and moisture protection; electrical; mechanical; plumbing; doors and windows; glass/glazing; carpeting; painting; HVAC; drywall.

PN-S0530057

MATERNITY SUITE RENOVATION

Ashtabula, OH (Ashtabula Co.) 2420 Lake Ave.

ESTIMATED AMOUNT: \$800,000

CONTRACTING METHOD: To Be Announced

STATUS: Owner is conducting fund raising; bid date has not been determined.

OWNER: Ashtabula County Medical Center
2420 Lake Avenue
Ashtabula, OH 44004
(440) 997-2262

DETAILS: Conversion of five current post-partum rooms into four single-patient rooms w/ private showers; one two-patient room w/ handicapped-accessible shower;

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curtain wall; doors and frames; plaster; drywall; paint; tile floor treatment; toilet and bath accessories; electrical; plumbing; HVAC.

PN-R0710011

NEW BARBERTON FIRE STATION

Barberton, OH (Summit Co.)

ESTIMATED AMOUNT: \$850,000

CONTRACTING METHOD: Public Bids

UPDATE: C.M. services SOQs due July 6, 2007 at 4:00 PM; Attn: Kim Baldwin.

OWNER: City of Barberton
576 W. Park Avenue

Barberton, OH 44203
www.cityofbarberton.com
(330) 753-6611

PRELIMINARY ARCHITECT: Kohanski, Arnold & Chin Architects, Inc.
257 S. Court Street
Medina, OH 44256
(330) 725-0628 FAX (330) 725-8130

DETAILS: Fire station to replace the current North End fire station on West State Street; possible locations include East State Street and Fifth Street Northeast and East State Street and Franklin Avenue; 5,400 SF; two stories with second-floor living quarters;

three bays totaling 1,200 SF; concrete; masonry; doors and hardware; glass and glazing; HVAC; drywall; plumbing; painting; electrical; mechanical; various floor coverings; metal overhead doors; thermal and moisture protection; fire protection.

PN-K0107126

POLICE STATION

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

ESTIMATED AMOUNT: \$6,500,000

CONTRACTING METHOD: Public Bids

UPDATE: Construction Management Services RFQs due Friday, June 22, 2007 at 12:00 noon (To Owner).

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

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

CONSULTING ENGINEER: RFC Contracting
13477 Prospect Rd. #105
Strongsville, OH 44136
(440) 572-9444 FAX (440) 572-9499

DETAILS: Expand and renovate existing police station, city jail and courthouse; 35,000 SF addition; indoor firing range; site work; site utilities; concrete; masonry; structural steel; miscellaneous metal; wood & plastics; thermal & moisture protection; metal doors & frames; metal studs; drywall; painting; plumbing; mechanical; electrical; lighting.

PN-S0530080

THE GREAT ESCAPE

The Crossings at Golden Link

Macedonia, OH (Summit Co.) Golden Link Blvd.

CONTRACTING METHOD: D/B Subcontracts

STATUS: Owner is seeking site plan approval; bid schedule has not been determined.

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

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

DETAILS: 47,160 SF building; 9,400 SF outdoor display; pools; playground; fencing; landscaping; 151 paved parking spaces; site lighting; foot-candle; 4in thick brick veneer; structural studs; glass roof; side walks; canopy trees; evergreen; ornamental trees; site work; thermal and moisture protection; windows and doors; wood and plastics; specialties; HVAC; electrical;

plumbing; possible seam metal roof or shingle roof.

PN-L0627001

WORSHIP AND RECREATIONAL CAMPUS

Twinsburg, OH (Summit Co.) 8265 Darrow Road

CONTRACTING METHOD: D/B Subcontracts

UPDATE: Conditional use permit has expired; owner is considering options.

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

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

D/B: American Church Builders
875 E. Broad Street #100
Columbus, OH 43205
(614) 857-2240 FAX (614) 251-6153

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

PN-S0124042

HIGH SCHOOL RENOVATION

Lakewood, OH (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids

UPDATE: May 2007 bond issue passed; bid schedule to be announced.

OWNER: Lakewood City School District
1470 Warren Road
Lakewood, OH 44107
www.lakewoodcityschools.org
(216) 529-4071

ARCHITECT: GPD Associates - Akron
520 S. Main Street #2531
Akron, OH 44311
www.gpdco.com
(330) 572-2100 FAX (330) 572-2101

ARCHITECT: URS Companies - Cleveland
1375 Euclid Avenue, Suite 600
Cleveland, OH 44115
www.urscorp.com
(216) 622-2400 FAX (216) 622-2428

DETAILS: Renovations will focus on the western portion of the school; ventilation, heating and mechanical system repairs; new science classrooms and labs; framing; drywall; painting; acoustical ceilings.

PN-S0525046

NEW CITY HALL AND POLICE STATION

Parma Heights, OH (Cuyahoga Co.) 6500 Pearl Rd

ESTIMATED AMOUNT: \$4,140,000

CONTRACTING METHOD: Public Bids

STATUS: Owner seeking funding; bid schedule to be announced.

OWNER: City of Parma Heights
6281 Pearl Road
Parma Heights, OH 44130
(440) 884-9600

ARCHITECT: RCU Architects
7311 Valleyview Drive
Independence, OH 44131
(216) 524-6068 FAX (216) 524-6072

DETAILS: Police Department 24,000 SF; City Hall 16,800 SF; locker rooms; 12 jail cells; 12,000 SF for possible leasing; site work; wood and plastics; doors and windows; HVAC; electrical; plumbing.

PN-S0205001

CONDOMINIUM COMPLEX

Cleveland, OH (Cuyahoga Co.) Scranton & University Road

CONTRACTING METHOD: To Be Determined

STATUS: Announcing architect; project is on hold.

DEVELOPER: Ferchill Group
1468 West 9th Street
Cleveland, OH 44113
(216) 566-7676

ARCHITECT: Lowenstein-Durante Architects
3109 Mayfield Road
Suite 201
Cleveland Heights, OH 44118

www.lowensteindurante.com
(216) 932-1890 FAX (216) 932-1891

DETAILS: Riverfront residential project; six acres, 88-unit condominium complex; sitework; utilities; wood frame construction; shingle roof; plumbing; electrical; HVAC; insulation; rough carpentry.

PN-R0113003

SCHUMACHER CASCADE MILLS PARK

Akron, OH (Summit Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Bidding likely will not advance until 2008.

OWNER: Cascade Locks Park Association
975 Treaty Line Road
Akron, OH 44320
(330) 374-5625

ARCHITECT: GPD Associates - Akron
520 S. Main Street #2531
Akron, OH 44311
(330) 572-2100 FAX (330) 572-2101

DETAILS: Development of the Schumacher Cascade Mills site; sitework; scope of project to include the creation of a pedestrian-friendly site by adding a connection between Mill site and Ohio and Erie Canal towpath and a pedestrian bridge over the canal; driveway improvements and installation of a turn around; retaining walls; ADA compliance for entire Mill site.

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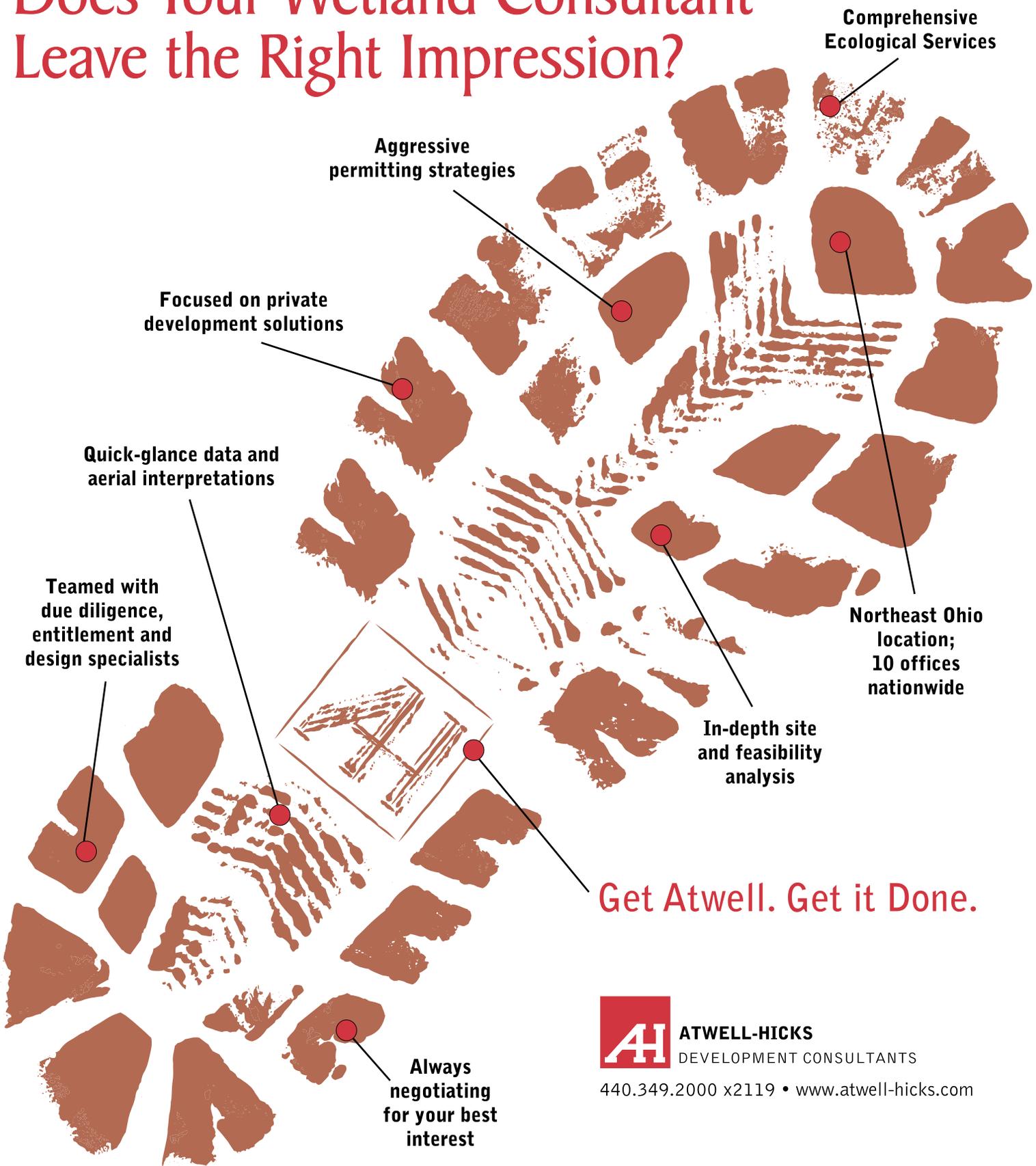
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