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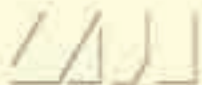
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P.O. Box 112127, Cleveland, Ohio
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 toll free: 888.641.4241
 fax: 216.251.0064
 www.propertiesmag.com

EDITOR/PUBLISHER

Kenneth C. Krych
 kkrych@propertiesmag.com

MANAGING EDITOR/ART DIRECTOR

Mark Watt
 mwatt@propertiesmag.com

CONTRIBUTING WRITERS

Linda Bloom, Jeanne Bluffstone,
 John Elliott, Lou Kren, Jessica
 Nelson, Alec Pacella, Gordon &
 Lynn Priemer, Diane DiPiero Rodio,
 Nancy Loyan Schuemann, John
 Slagter, David Woodburn

ACCOUNT EXECUTIVES

Andrea Keener
 akeener@propertiesmag.com
 216.251.6649

David Larkin
 dlarkin@propertiesmag.com
 216.251.6753

Gina Marie Lenzo
 gmlenzo@propertiesmag.com
 440.423.1811

SALES CONSULTANT

James Pelligrino

MARKETING ASSISTANT

Lisa Larissey

CIRCULATION DIRECTOR

Debbie Boehm

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 by Scott Pease

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KEN KRYCH

Going for the Green

September historically has always been our “green building” issue and this month a host of experts have written a number of varied articles on the subject that is growing more important with each passing year.

We also bring with this edition a wide variety of projects and company focuses that reflect the latest and best in our part of the country.

Our cover story on Marymount Hospital’s addition is kind of near and dear to my heart as I spent a month there as an eight-year-old. Their expansion program is very significant and a vast improvement of an aging facility.

A stone’s throw away is Villa St. Joseph – designed by Herman Gibans Fodor Inc. – which is a beautiful, newly completed assisted care facility blended skillfully between two existing structures on the Marymount Hospital campus.

Speaking of Herman Gibans Fodor, this month we also feature the firm’s new headquarters in Ohio City.

Cleveland Job Corps’ new nine-building campus has just opened and is a vast complex in Collinwood that replaces older industrial buildings and was reclaimed with a great amount of environmental clean-up of the land.

On the west side, we feature two new buildings: West Side Plaza, which is directly across from Crocker Park and is a strong and beautiful addition to

Westlake’s growth, along with Emerald Village Assisted Living, a vast new facility along Lorain Road in North Olmsted which just opened and is nearly full to capacity.

A profile on Reliable Snow Plowing Specialists rounds out our issue.


•

Next month are special features on the tremendous new Akron Art Museum, First Catholic Slovak Ladies Association’s new headquarters in Beachwood, the Cleveland Cavaliers’ new practice facility in Independence and the very unique all-glass phase five of Stonebridge Plaza in the Flats, plus our annual Security and Fire Protection special section.

•

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

Positively,



Kenneth C. Krych
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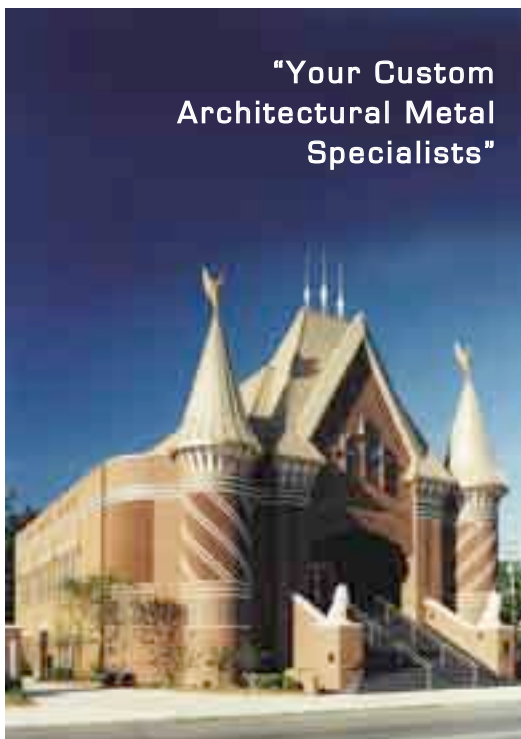
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PROPERTIES PEOPLE

Highlighting notable industry events



- 1 Attendees participated in an 18 hole scramble.
- 2 This year's event was held at Grey Hawk Golf Club in Huron.

5th Annual Fiorilli Construction Golf Outing

Over 100 employees, associates and friends of Fiorilli Construction, played golf and enjoyed festivities at its annual golf tournament held this year at Grey Hawk Golf Club in LaGrange. The teams enjoyed a box lunch before teeing off and then gathered after 18 holes for a reception, steak dinner and awards ceremony. **P**

BOMA Greater Cleveland Annual Clambake

BOMA recently held its 61st Annual Clambake at The Manor in Euclid. Over 200 employees, friends and guests attended. A great time was had by all with prizes, entertainment and great food. **P**

- 1 (From left) **Dan Heipp**, of Sherwin Williams; **Terry Sprouse**; **David Neale**, of ARS Plumbing; **Victoria Neale**; and **Lori Sprouse**, of ARS Plumbing
- 2 (From left) **Janice Parham**, of BOMA Greater Cleveland; **Brian Cappelli**, of Forest City Commercial Group; and **Scott Papes**, of Jones Lang LaSalle
- 3 (From left) **Judy Nakasian**; **Tom Kroth**, of Richards E. Jacobs Group; **Al Nakasian**, of ABM Janitorial; and **Marion Ostheim**
4. **Keri-Ann Kalavity**, of Gillmore Security Systems, Inc.; **Bill McCarthy**, of IPC US REIT; **Gene Shevchenko**, of Harry S. Peterson Company; and **Vicki Neece**, of BOMA Greater Cleveland

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July Construction Retreats 11 Percent

The value of new construction starts fell 11% in July to a seasonally adjusted annual rate of \$588.1 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. Nonresidential building returned to a pace more typical of recent months after an exceptionally strong June, while residential building continued to weaken. On the plus side, public works construction improved in July, helped by strength for the environmental project types. For the first seven months of 2007, total construction on an unadjusted basis was reported at \$363.2 billion, down 13% from the same period a year ago. If residential building is excluded, then new construction starts during the January-July period of 2007 would be up 2% compared to last year.

The July statistics produced a reading of 124 for the Dodge Index, down from June's 140 (2000=100). The overall level of construction starts had jumped 16% during the previous two months, so July's retreat brings contracting back to a level present earlier in the year.

"July's slower activity for nonresidential building was expected, since June had been boosted by the start of several massive projects," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "The year-to-date figures show that nonresidential building, up 1%, is performing fairly

well in 2007. For residential building, however, the July report shows that this market continues to lose momentum, and that the correction for homebuilding is turning out to be deeper and more extended than initially believed. For public works, July's gain is consistent with the view that this sector will register moderate growth for 2007 as a whole."

Nonresidential building

Nonresidential building in July dropped 23% to \$195.4 billion (annual rate). In June, contracting had surged 27% with

the help of five massive projects valued each in excess of \$500 million, while the largest nonresidential projects in July were two office buildings valued each at \$200 million. If June's five massive projects are excluded, then nonresidential building in July would be down just 4%. The most substantial decline in July was manufacturing buildings, down 72% from a June that included a \$1 billion petroleum refinery expansion and a \$600 million automotive plant. The manufacturing category in July did see continued strength for ethanol plants, as three projects with values

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in the range of \$80 million to \$130 million reached groundbreaking. Hotel construction also fell sharply in July, down 70% from a June that included \$1.2 billion related to the hotel portion of the Fontainebleau hotel/casino in Las Vegas, Nevada. Amusement related construction dropped 55%, compared to a June that was lifted by \$113 million related to the casino portion of the Fontainebleau project. Office construction in July showed a relatively modest 11% decline, compared to a June that included two office projects valued each at \$550 million. The drop for new office starts was cushioned by the July groundbreaking for large projects in Charlotte, North Carolina (\$200 million), Washington, D.C. (\$200 million), and Atlanta, Georgia (\$146 million). Other nonresidential categories with weaker activity in July were: warehouses, down 18%; churches, down

If residential building is excluded, then new construction starts during the January-July period of 2007 would be up 2% compared to last year.

12%; healthcare facilities, down 11%; and educational buildings, down 3%.

On the plus side, several nonresidential categories showed gains in July. Store construction grew 4%, and on a year-to-date basis registered a 12% increase.

“One of the more interesting parts of this year’s nonresidential market is the continued strength for stores and shopping centers,” Murray says. “This project type has typically followed the pattern shown by homebuilding, but so far it has been able to withstand any downward pull from the weak housing sector.” The public buildings category advanced 23% in July, boosted by groundbreaking for a \$114 million detention facility and a \$99 million courthouse, both located in Denver, Colorado, plus a \$110 million combat support service center in Prince George, Virginia. The transportation terminal category in July jumped 27%,



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aided by the start of a \$109 million rail transit terminal in Brooklyn, New York and an \$80 million security screening system at Orlando International Airport in Florida.

Residential building

Residential building, at \$249.5 billion (annual rate), fell 11% in July. This sector on occasion during 2007 appeared to show signs of leveling off, but July's slide indicates that the downward trend is still in progress. Single family housing in July dropped 7% in dollar volume, due to this behavior by region – Northeast and South Central, each down 1%; Midwest and West, each down 8%; and the South Atlantic, down 11%.

“With the mounting turmoil in the credit markets, the near term prospects for single family housing continue to diminish, as the backlog of unsold homes will remain high for quite some time,” Murray says.

Multifamily housing in July plunged 26%, following a 28% increase over the previous two months combined. July included groundbreaking for several large multifamily projects, located in Bellevue, Washington (\$142 million), Charlotte, North Carolina (\$130 million), and Norfolk, Virginia (\$98 million), but in general the amount of very large multifamily projects is considerably less than what occurred a year ago.

“While multifamily housing in 2006 held up well relative to the single family correction, this year it too is experiencing a sharp correction,” Murray says.

The decreased volume of total construction during the first seven months of 2007 was the result of this pattern by sector – residential building, down 26%; nonresidential building, up 1%; and nonbuilding construction, up 5%. The year-to-date decline for residential building is slightly less severe than what was reported during the spring, although for now it continues to be above 25%. By geography, the first seven months of 2007 showed total construction performing as follows – the South Central, down 9%; the Northeast, down 10%; the Midwest, down 11%; the South Atlantic, down 13%; and the West, down 17%. **P**

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Avoiding Indoor Air Quality Issues

Providing high quality office and work environments has always been the job of the building manager – and the current focus on Indoor Air Quality (IAQ) makes a tough job more complicated. Statistics published by the US EPA (Environmental Protection Agency) suggest that Americans spend up to 90% of their time indoors. That increased time spent indoors leads to the higher likelihood of exposure to or perceived exposure to pollutants that are typically emitted indoors.

Since IAQ is so highly valued in our indoor environments, the job to satisfy building occupants becomes increasingly difficult.

Organizations such as the US Green Building Council (USGBC) have addressed IAQ with the publication of the LEED (Leadership in Energy and Environmental Design) guidelines for various types of construction. These guidelines address indoor environmental quality, which encompasses a variety of issues such as low VOC (volatile organic compounds) emitting materials/furnishings, thermal comfort, daylighting, IAQ studies prior to occupancy and sustainable design practices.

In an effort to develop a more standard method of IAQ assessment the USGBC, along with key trade organizations (including BOMA) will develop a design guide, which will address IAQ. The guide will describe an integrated process for achieving improved IAQ in all elements of a building consisting of a textbook and professional development course designed for the building and design community. These tools will function as a prescriptive compliance path for IAQ and assist building professionals in implementing high-performance designs and improving IAQ performance in buildings. The book is slated to be published in April 2009.

Obviously the best management approach is to avoid IAQ issues in the first place. This can be achieved by:

- Regular maintenance of mechanical systems
- Good housekeeping practices
- State of the art construction/renovation work methods.

A proactive option to avoid IAQ problems with new construction is to conduct a baseline IAQ assessment prior to occupancy. This baseline assessment will identify IAQ issues that may be present and allow the project team to correct the problems prior to occupancy. The IAQ assessment can be as thorough as the LEED guidelines or can be a more scaled back version to fit the needs of the facility. Either method will provide valuable information to be used in managing the IAQ issues in the building.

What to do once you have an indoor air quality complaint?

- Assess the problem, define the issues of concern
- Communicate with the affected employees
- Determine the affected areas of the building or tenants affected
- Conduct IAQ assessment with sampling if required
- Rectify the issues of concern identified
- Re-assess the areas if necessary

BOMA Greater Cleveland is proud to provide this space to our Associate Members so they can inform, educate and share their knowledge with property management professionals. This article was written by Amy Cseh, client services representative with The EA Group. Amy can be reached at acseh@eagroup-ohio.com. The EA Group has been a member of BOMA Greater Cleveland since 1996.

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"In terms of the entire construction project, Donley's collaboration, work and sharing of information with the Emerald Village staff was excellent. When I first saw the drawings, then saw the finished project, I couldn't believe how wonderful this project turned out."

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A Gem in North Olmsted

Emerald Village provides comfortable, convenient senior housing

By Nancy Loyan Schuemann | Photos by Ken Krych

A new jewel has been created at 30106 Lorain Road in North Olmsted. Nestled adjacent to the Cleveland MetroParks Bradley Woods Reservation, the fittingly named Emerald Village offers active seniors comfortable and convenient housing, while also serving those with additional needs requiring assisted living. Though Emerald Village is sponsored and managed by Catholic Charities, it provides living environments for seniors regardless of their religious or social backgrounds. This is the latest project for Catholic Charities, an organization which endeavors to “work with others to build a just and compassionate society that respects the dignity of every person,” executing its mission through the provision of food, shelter and training to those in need.

Early in the development process for the project, the owner determined that design/build, as opposed to more traditional delivery systems, would be the ideal method to bring Emerald Village to life. Though in limited use for decades, design/build has grown steadily in popularity by public and private owners alike. The delivery system merges architecture, engineering and construction into a single entity.

Catholic Charities was drawn to design/build for Emerald Village as their

selected design and contractor team would be working in tandem throughout the project, and could therefore provide a guaranteed cost of construction early in preconstruction. This was important as it allowed the owner to solidify funding for the project much earlier than if a traditional design-bid-build method was chosen. Other benefits of design/build for Emerald Village included significant time savings as construction work on early portions of the project, such as site work and foundations, could com-

mence while drawings for the entire project were still being completed. This contrasts with design-bid-build, which requires design work to be complete before projects are put out for contractor bids.

Per a major industry study, the keys to success on design/build projects are two-fold: one, experience in the design and construction of similar facilities and, two, experience in the design/build delivery system. Catholic Charities undoubtedly considered this



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factor in selecting their design/build team for the project. Valley View-based Donley's had performed over 17 major design/build projects in the past five years alone, including a \$6 million project for the City of Fredericksburg, Virginia, that won the 2006 Design-Build Institute of America Award of Excellence for Best Public project under \$15 million. Donley's also brought its experience in senior living projects, including new facilities for the Benjamin Rose Institute and Judson Park.



Photo by Shooting Star Photography

EMERALD ENTRANCE The two-story grand foyer features such accents as a railed mezzanine, see-through fireplace and chandeliers.

Berardi & Partners brought similar experience to the table as architect. Recognized throughout the region for a focus on serving the senior living market, Berardi & Partners has been involved in the design of nearly 100 assisted living, nursing and congregate housing developments, including multiple past projects for Catholic Charities.

"The plan is the most critical component in the design of an assisted living complex," says George Berardi, of Berardi & Partners. "[For this project] there were two major design components. First is the interior, which was influenced by market conditions and client conditions. Special spaces and accommodations for the elderly population must be considered. There are a variety of flexible spaces in these buildings. The total environment is key. The interior plan permits the delivery of the best level of services. Our building must respond to the user population, to the staff so they can deliver services effectively and efficiently and to the family who is secure in knowing their family member is satisfied and happy.

"Second is the exterior, where the budget was the most controlling element. It evolved into clean lines and was very constructible. The traditionally designed structure is of brick and vinyl siding. Architectural details add shadows and depth. In the center is a porte-cochere, providing a covered drop-off area leading through a vestibule into a grand foyer. Upon entering,

soothing neutral tones in tan, green and blue greet residents and visitors and are used throughout with ample millwork and wood trim. Each wing was also designed with separate entrances with vestibules for residents.

Construction on Emerald Village began in February of 2006 with the demolition of an existing structure and

sitework. Next was the actual structure itself.

"One of the advantages we brought to the project was our design/build experience, as well as relationships with good subcontractors committed to providing as high-end a product as economically as possible," says Dan Gess, project manager with Donley's. "During preconstruction, Donley's worked with our carpentry and MEP subcontractors to look for ways to save cost for the owner, while maintaining the end product and services."

One of the ideas to come out of the preconstruction process was the use of panelized construction for the new facility, which is slab on grade with three-story wood frame trusses, roofing and floors.

"Panelized construction was pursued from the beginning of the project in an effort to save both time and cost," Gess says.

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Donley's worked with T. Allen, Inc., which installed the framing, and the MEP subcontractors to coordinate the process. This included planning for fire protection, plumbing drains and vents, mechanical piping and ductwork and electrical lighting. Gess says that this required a great deal of coordination and "everyone on the project worked well together to resolve conflicts and make necessary changes."

T. Allen tried to make the job as efficient as possible to meet the owner's tight schedule.

"We tried to panelize the job as much as possible," says Randy Hamilton, vice president of T. Allen. "It was more economical to build in modules. Montgomery Truss and Panel in Grove City, Pennsylvania, took the concept of the building and we worked with them to create panels and shipped walls, floors and the wood truss roof system, brought them in and installed them to fit like a giant puzzle. It doesn't lend itself to every project but it did to this one. The hardest part was to supply the layout and coordinate with the mechanical trades. We began at the

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end of July 2006 and were under roof by mid-October.”

As construction began, weather was an issue, as there was a lot of rain during the critical summer and fall months of 2006.

“Site topography was also challenging, as the existing site sloped heavily from Lorain Road to the back of the property, and significant amounts of fill were required for the building pad and rear parking areas,” Gess says.

However, says Gess, “the biggest challenge was the size of the building. At over 110,000 square feet, it was a large building to schedule, coordinate and sequence work. And while there was a lot of repetition between the 130 apartments as they all have similar elements, the sheer volume of mechanical, electrical and plumbing rough-in, dry wall and finishes was demanding.”

Around 600,000 square feet of dry-wall was installed.

“Coordinating the different requirements for the different types of rooms, such assisted living, independent living and ADA accessible rooms, was also a challenge, as they each required different plumbing fixtures, different cabinet and countertop heights, and different alarm and nurse call systems,” Gess says.

In spite of the many challenges, the Donley’s team succeeded in creating a dazzling facility worthy of its name. The two-story grand foyer features such accents as a railed mezzanine, a see-through natural gas fireplace, a lit try ceiling with a chandelier and ample seating. To the right is an intimate chapel for reflection and services, while to the left are the main offices, reception desk and mailroom for residents. Emerald Village also houses a barber/beauty salon and a wellness center. One central elevator, an elevator in each wing and four stairways service the building.

A dining room servicing the independent living wing is off of the lobby. The spacious yet cozy dining room has a serving bar, tables and chairs for 60, is carpeted and has an outdoor patio with barbecue grill to provide an extra touch for residents. A private dining room with a large dining table and tray ceiling with elegant chandelier is available. Meals are prepared in the adjacent commercial kitchen.



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Also off of the grand lobby, corridors lead to the three-story, 100-unit independent living wing and to the two-story, 30-unit assisted living wing. The independent wing consists of one- and two-bedroom apartment homes in a variety of floor plans. Each features a full kitchen with Frigidaire appliances, large windows, generous storage, emergency call button system, roll-in showers and more. Sixty-seven units have a laundry closet for stacked units, though five laundry rooms are located throughout the building for all residents' use. Two units have private balconies. Wide corridors have chair/leaning rails for assistance and have intimate seating areas. Trash chutes are conveniently located on the second and third floors.

The assisted living wing is for those who can live independently but require some help. Personal and health-related care services tailored to each individual are offered, with staff on duty 24 hours a day reachable throughout the wing via a wireless nurse call system that reports to the nurse's station. There are studio units and one-bedroom units,



COZY CUISINE The spacious but cozy dining room has tables and chairs for 60. Additional seating is available on a barbecue grill patio outside.

each with a kitchenette. The wing has its own dining room with serving/warming kitchen. An activities/lounge room is available for activities. A spa bath features an easy-access, full-featured assisted bathing tub. Wide corridors have handrails and intimate seating.

Other amenities included in Emerald Village are a library, communal computer stations, a fitness center, an activities/game room with balcony, and a gathering room with television and DVD player. Weekly housekeeping, scheduled transportation, and an out-

door paved walking path are also available for residents.

In terms of location, Emerald Village is conveniently located near shopping, restaurants, clinics and more, providing lots of activities for those who want to go out and about. For those who don't want to go farther than next door, the facility is located next to The Church of St. Clarence, where the parish offers intergenerational activities for residents, as well as the Galilee Bookstore and Coffee Shop, which are perfect for relaxing or conversation. Providing aesthetics and a lovely view, the property backs up to the MetroParks Bradley Woods Reservation, another area gem offering more walking trails and other activities for residents.

As stated by Catholic Charities President and CEO Tom Mullen, "In terms of the entire construction project, the Donley team's collaboration, work and sharing of information with the Emerald Village staff was excellent. When I first saw the drawings, then see the finished project, I can't believe how wonderful this project turned out." **P**



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Getting Ahead of the Curve

Marymount Hospital addition incorporates radial design, allows for future growth

By Mark Watt | Photos by Scott Pease

Things are coming around at Marymount Hospital in Garfield Heights. The full-service community hospital, founded in 1949 by the Sisters of St. Joseph of the Third Order of Saint Francis and a member of the Cleveland Clinic Health System since the 1990s, recently updated and expanded its offerings with a new 88,000-square-foot addition that opened in January. The \$18.3 million project included the expansion of the hospital's radiology, admissions and registration departments into new and renovated spaces. But most notable – and noticeable – at the three-story, cylindrical space is a brand new 29-room Emergency Department (ED) and a 28-bed Intensive Care Unit (ICU) that are each configured in a radial design.

"The radial layout is a concept that has been growing more popular in recent years, particularly in ED and ICU design," says David Everhard, project architect with Hasenstab Architects, Inc. Everhard says that the concept for Marymount Hospital came from Jim Harrell, a Cincinnati-based design consultant who is nationally recognized for his planning of critical care departments. "The idea is that the hospital staff operates in an open core of a circular space with patient rooms located on the perimeter, allowing the staff to keep an eye on every room simultaneously."

Today, the design of the Marymount Hospital addition has proven itself effective. But in the beginning design

stages, Cleveland Clinic's administration was not wholly convinced in the idea, Everhard says.

"Early on we were presenting our design concept to the head administrators downtown and one of the first pieces of feedback we received was, 'Didn't anybody tell these guys that we don't like round buildings?' Everhard says, with a laugh. "So we didn't exactly start on the right footing. But it has worked out great here. In the end, Jim Harrell and our design team managed to convince them that this was a suitable solution for the needs of Marymount Hospital."

Indeed it is, according to Robert Kudla, the hospital's director of plant operations.

"It's a very efficient layout in terms of flow and visibility and that has led to higher patient care," Kudla says. "It has also given us the ability to handle a larger volume of patients at one time. We are very happy with how this has turned out."

Building up

Kudla explains that the genesis of the project occurred in 2003 as the hospital was facing capacity problems and brought aboard Hasenstab Architects, Inc. and Panzica Construction to help devise a solution.

"We were bursting at the seams and this project was designed to alleviate that problem," Kudla says. "It was to be a

combination of upgrading technology, consolidating functions that previously had been scattered throughout the hospital, expanding available physical space and working in accommodations for future growth.”

Before construction could begin, the hospital’s outdated infrastructure was upgraded, beginning in 2004, to meet existing and future needs. This included complex conversions of existing piping, new variable frequency drives (VFD) and control systems, installing new boilers, and fitting an additional high capacity chiller into an existing 30-year-old mechanical room.

Construction began in 2005 and was a complicated process that involved an extraordinary amount of coordination, according to Mike Picciano, project superintendent with Panzica Construction.

“The site was very tight and access was limited, so early on we actually built an access road from Granger Road,” Picciano says. “Construction was underway at Villa St. Joseph nearby as well [see full story, page 34], so it could be crowded at times. On top of that, the hospital obviously needed to be fully operationally throughout the construction. That led to completing the project in a complex, multi-phase scenario.”

In order to build the new facility while maintaining critical services,



LOOK AROUND The new circular design allows clear views of all patient rooms from the central workstations.

the entrance to the former ED was torn down and foot traffic was rerouted through central core spaces. Once the new ED was completed, the former ED was gutted and converted for the hospital’s radiology department.

Kudla notes that these challenges were compounded by the complexity in building a rounded structure.

“This was our first experience in building a round facility,” he says. “Traditionally, everything in our system had been rectangular in shape with straight lines and 90-degree corners.

And also, the new [facility] envelops the existing Diagnostic and Testing Building. But we were literally able to dig a hole in the ground and put the building up six inches away from the existing facility and then do our cut-throughs and connections.”

The steel frame structure, with an exterior of steel stud veneer, glass curtainwall and brick banding intended to blend with the existing original hospital, is built on concrete pilings that go through to bedrock, Everhard says, noting that additional reinforcements



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were included to meet seismic requirements that any critical care structure must meet.

Actually, the structure is built to withstand much more weight than it currently carries, Kudla says. To allow for future expansion, the building is constructed to support three additional floors.

“It has a concrete two-hour roof that is built like a floor,” says Susan Kirkhope, of Hasenstab Architects. “If they expand in the future, they’ll just take the roof off and have the concrete floor in place structurally. It’s just waiting for its time.”

Under the microscope

Inside the new facility, one is struck by a sense of openness and transparency throughout the addition.

On the first floor is the new ED. In the central core of the space, glass partitions are utilized to separate areas instead of solid walls, allowing acoustical privacy and yet retaining clear views around the

space for the staff. As a result, from most vantage points one can see the entire unit from end to end. Natural light pours through windows in patient rooms, which are located along the perimeter

“We were bursting at the seams and this project was designed to alleviate that problem. It was to be a combination of upgrading technology, consolidating functions that previously had been scattered throughout the hospital, expanding available physical space and working in accommodations for future growth.”

**Robert Kudla
Marymount Hospital**

of the space. Also located on the first floor are pre-admission testing, laboratory and registration areas, as well as the radiology department in remodeled space within the existing Diagnostic & Testing Facility.

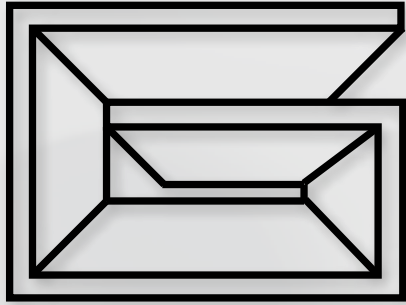
On the second floor are 28 private ICU rooms, situated in two circular pods. Similar to in the ED, glass parti-

tions separate spaces in the core of each pod. Patient rooms on the perimeter feature versatile glass doors; a bi-fold door and single swing door comprise the entire wall dividing each room from the hallway outside.

Inside each of the ICU rooms, latest technologies are evident, such as hands-free sinks and flat screen TVs. More significantly, all critical gas ports and electrical outlets are situated in a column within each room, as opposed to being located in one of the walls; this means that hospital staff has 360-degree access to patient beds. Also notable, a dialysis port is located in each of the 28 ICU rooms.

“Dialysis was a big issue here,” Kudla says. “Originally there was to be a small three-bed suite for dialysis, but it was noted by the doctors that with the community’s needs, we could stand to offer maybe eight beds. We took it further and simply made every ICU room usable for

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The third floor contains air-handling systems. It also includes administrative support offices, which was not originally in the plans.

"[Marymount Hospital] did not want exposed air handling units located on the roof, so they asked us to include a penthouse for those systems," Kirkhope says. "We looked into the cost of building a penthouse versus the cost of adding another floor. By adding another floor, there is now more space for the hospital to utilize and it wasn't that much more expensive."

The addition of office space was welcome news to Mary Jo Sullivan, vice president of nursing for the hospital.

"We used to be located quite a distance away from the rest of the administrative team," Sullivan says. "We feel much more connected now."

Checking out

Sullivan is happy with the new addition.

"This was a well-needed update to the hospital," she says, noting that the old Emergency Department was built in the



CLEAN COMFORT Gas ports and outlets are situated in columns within each room, allowing hospital staff 360-degree access to patients – without a need to maneuver over electric wires.

1970s. "It had become outdated and it wasn't family friendly. It's a much better situation now."

As for the project as a whole, Everhard is pleased with the results, noting that it was "on time and under budget."

From Picciano's viewpoint, the addition came together nicely.

"Constructing a round building was complicated, but that's just part of the job and it turned out beautiful," he says. "It fits right in and looks like it was always there, and that's when you know this kind of project is a success." **P**



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High Office

West Side Plaza professional building compliments atmosphere of nearby Crocker Park

By Nancy Loyan Schuemann | Photos by Ken Krych

At dusk, the two-story glass rotunda of West Side Plaza glimmers, setting it apart from other professional buildings across from Crocker Park. Located at 2055 Crocker Road, the new office building offers an atmosphere fitting of its unique design. Elegance abounds from the moment one enters the building under the lit porte-cochere and steps into the glass rotunda. The porcelain ceramic tile floor features an inlay of an eight-sided star. Interior and exterior octagonal granite columns blend into one another. Light reflectors, six feet long with customized brackets and attached to the columns, direct light upward where soffits are of granite and American black cherry.

“The materials used on the exterior are brick, pre-cast concrete in bull-nose shapes [as accent], architectural metal panels, EFIS, a granite curtainwall system, granite columns, glass rotunda, large windows [1” insulated Low-E] throughout and a standing seam metal roof on a three-bay drive-thru canopy [for tenant Huntington Bank],” Gary S. Kohn, president of GSK, Inc. says. “The building’s owner/developer, Dr. Azmat Hussain, a cardiologist, and his wife,

Nazleen, insisted on superior quality and workmanship.”

Dr. Hussain stressed his desire to have elegant materials expressed as part of the prominent elevation facing Crocker, according to Stan Kaczmar, president of Kaczmar Architects Incorporated and chief designer of the project.

“The front elevation was designed to allow two major tenant spaces to have their own direct entrances facing Crocker with a unique look in a con-

trasting color of masonry and horizontal bull nose accent bands,” Kaczmar says. “The intent was to create separate yet complimentary building forms to add interest to the overall building massing and composition somewhat similar in character to the façade exhibited by the Crocker Project across the street.”

The design was strongly influenced by the specific requirements, program and aesthetic preferences outlined by Dr. Hussain.



HIGHEST STANDARDS The new office building incorporates elegant materials as part of its prominent elevation facing Crocker Road.

Stone Arch Management LTD with his wife Nancy. Schill was the owner's agent during construction and property manager after completion.

The 64,000-square-foot steel-framed structure (58,000 square-foot rentable space) features heavily insulated all structural steel studs, steel frame with granite and glass curtainwall systems with a steel bar joist highly insulated roof deck with rubber membrane. Belden brick is used on the exterior as well. Cornices are framed with metal studs.

Lush landscaping with bushes and plants adds to the building's quality and ambiance. Contractors worked with Westlake's arborist in order to preserve existing trees. Stamped concrete walks resemble brick. Exterior light poles glow like sentinels at each side of the rotunda. The paved lot has parking for 174 vehicles. A flagpole and monument sign, designed by Brilliant Sign, complete the look.

Construction on the three-acre site began in July of 2005, the steel erected in January of 2006, with the first tenant, Huntington Bank, utilizing 3,963 square feet, moving in on June 1, 2007. The bank opened for business on July 14.

Phase One was the front structure while Phase Two is the three-story building attached to the back. Difficult economic conditions delayed construc-

"His desire was for us to create a strong visual entry form for the front of the building," Kaczmar says. "We gave him a tour of various buildings in the area we had designed and he really liked the glass and atrium features of the Crown Centre complex we designed in Independence at 77 and Rockside. For West Side Plaza, the design of the atrium feature became the rotunda with the curvilinear form expressed on the exterior of the building."

The scale and proportions of the rotunda were changed to be suitable with the width and height of the building. The skylight allows the space to be naturally lighted atrium space as well.

"Though we were not involved with the initial design of the building, I do know that the developer's objective was to have the most beautiful, state-of-the-art building on the West side of town," says Stephen M. Schill, president of Schill Architecture, Inc. and owner of



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tion and tenant requirements necessitated design changes. The original plans for a four-story office building morphed into a three-story structure with an expanded first floor.

“When the building was nearing completion of Phase One, the lender became concerned about the project and decided not to fund Phase Two,” Schill says. “After obtaining temporary financing, I was able to introduce the developer to an institution that was enthusiastic about the project and willing to see it through to completion. I am proud that the developer had the confidence in our company to get the building finished.”

The project took many different twists and turns during the leasing process, which required extensive changes and adaptations to interior common areas as well as the individual lease spaces.

“The process extended the construction schedule as a result but the final outcome has indicated that the original design was, in fact, very adaptable and did in fact satisfy the diverse needs of the tenants,” Kaczmar says.

From the rotunda, separate entrances branch off for tenants Huntington Bank and Realty One Real Living while a main entrance leads to an elevator lobby for other professional offices. The lobby, paneled in American black cherry, has a granite tile floor and two hydrau-



EASY MONEY A standing-seam metal roof is used on the three-bay drive-through canopy for tenant Huntington Bank.

lic elevators. Corridors are wide and handicap-accessible. The second floor, with 7,000 square feet occupied by UBS Financial, features walls of glass overlooking the rotunda.

Realty One Real Living occupies 18,000 square feet of ground-level space.

“To accommodate Realty One’s schedule and space requirements on the first floor, the building had to be redesigned

and expanded,” says Robert Redmond, senior vice president of CB Richard Ellis.

Redmond is especially pleased with the project’s outcome.

“The quality of materials, design, location and dramatic rotunda set it apart,” says he says. “Out of the 400 office buildings in Cleveland, I would rank West Side Plaza in the top five with its presence, elegance, quality and appeal.” **P**



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Bridging a Gap at The Village of Marymount

Villa St. Joseph fills niche needs for nursing care, dementia assisted living patients

By Mark Watt | Photos by Scott Pease

Standing near the center of the 26-acre campus comprising The Village of Marymount in Garfield Heights, Jeffrey Myers makes a subtle gesture with his hands toward the buildings surrounding us: Marymount Hospital to the north, Trinity High School to the southeast, a convent on a hill to the southwest, Our Lady of Czestochowa Shrine to the east and behind us a series of assisted living and skilled nursing facilities, including Marymount Place and Clare Hall.

“Everything here is the result of our sponsoring order, the Sisters of St. Joseph of the Third Order of Saint Francis [SSJ-TOSF]” says Myers, chief operating officer of The Village of Marymount. As Myers explains, SSJ-TOSF is a Franciscan

order of Roman Catholic nuns, founded in Stevens Point, Wisconsin in 1901. The order came to Cleveland in 1926 and first built a school (now serving as a convent) on this plot of land. Over the past 80-some years it has continued to add more and more facilities to serve its own needs and those of the surrounding community. “They developed the whole campus,” Myers says.

The most recent addition to the campus’s assisted living and skilled nursing offerings is Villa St. Joseph, a \$25 million, 77,000-square-foot nursing and memory care center with 102 nursing beds, including 12 for dementia-specific nursing care, and 12 dementia care assisted living beds. The new facility also features a chapel and activity center for

residents of Villa St. Joseph as well as those of Marymount Place, a 104-unit independent and assisted-living community for seniors, and Clare Hall, a 28-bed intermediate and skilled care nursing facility that is utilized solely by nuns who require such medical assistance.

Constructed by Panzica Construction and opened in late 2006, Villa St. Joseph bridges a gap, literally and figuratively, at The Village of Marymount, according to David P. DiFrancesco, principal architect with Herman Gibans Fodor Architects, of Cleveland.

“Previously, there was a real gap in their services,” DiFrancesco says. “Once someone was too frail, demented or ill to be in the assisted living, they could go to the skilled nursing units in Marymount

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TIMBER TRICK Although the interior of the chapel looks as though it is a glue-lam wood structure, it is actually all steel that has been covered with drywall and faux painted.

poured concrete floors, the structure is wrapped with a veneer of manufactured stone product and EFIS of different thicknesses to create a wood trim look.

“The architecture has a bit of a Craftsmen style influence with the EFIS simulating the wood detailing found in that style,” DiFrancesco says. “There is also a bit of Franciscan design. We borrowed a little from the design of the Basilica of St. Francis in Assisi, Italy, [which is alluded to] in the building’s

Hospital for a short time – but if they still needed extended nursing care for a longer period of time they had to be moved to another facility offsite. So this was a way of filling that gap in their continuum of care.”

And in a literal sense, the facility now physically connects Clare Hall and Marymount Place, which were previously separated by a grassy patch of land, and creates a new level of efficiency for operations. (For instance, Clare Hall and Marymount Place previously had

their own, separate laundry and kitchen services; now those services are provided in central locations within the shared, remodeled basement of the three connected facilities.)

Coming together

From outside, Villa St. Joseph is designed to simultaneously blend into its surroundings while also serving as a visually engaging addition to The Village of Marymount. Primarily a steel frame building with a metal deck and

port cochere and entry colonnade, with their rounded arches and triangular pediment.”

At the same time, DiFrancesco says, ample attention was paid toward making the building match existing, surrounding buildings.

“It was a challenge to knit together three buildings that don’t look anything like one another,” DiFrancesco says. “There’s Marymount Place, which has gray siding, white trim and red brick



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accents; the convent, which is probably the nicest building on the property with its Italianate detailing, tan brick and red tile roof; and Clare Hall, a '70s-modern nursing home with a brown brick and exposed concrete exterior. The EIFS detailing of Villa St. Joseph relates to the white trim on Marymount Place, and the red shingle roof alludes to the convent. We used manufactured stone to clad the exterior of Villa St. Joseph and pick up on some of the brown and red tones from the other buildings without trying to match the different brick colors and sizes in any of them."

Further challenging the designers was the fact that the new building would be connected to two facilities that were not originally intended to be joined together; as Marymount Place and Clare Hall are situated at different elevations, the floor elevations of the new three-story Villa St. Joseph facility were not going to line up evenly with both existing buildings without careful design accommodations. The architectural solution was essentially to divide the new facility in two, with half-level floors accessed by an elevator and stairs. For most of the building, the floors are lined up with Clare Hall and that allows for easy access from the nursing home to the new building, DiFrancesco says.

Accessible by stair or elevator, there is a landing at every half floor that aligns with one of the three floors of Marymount Place," DiFrancesco says. "The elevator has half stops that open in one direction and then the other as it moves up or down. It helps to overcome the elevation issue without having a lot of expensive ramps and stairs."

Through the doors

The difference in elevation leads to some interesting elements within the building. Accessing Villa St. Joseph from the main entrance, visitors can turn and look through a large window and down into the chapel, which serves as the building's focal point. A short walk leads down and into the spacious room.

Inside the chapel, large windows on the room's front wall offer views of a small contemplative garden outside and beyond that the shrine of Our Lady of Czestochowa. (In fact, the chapel is perfectly aligned with the shrine, creating a



TOP SPOT There are two enclosed courtyard areas for residents to enjoy at Villa St. Joseph. One is a green roof, built atop the facility's kitchen.

symmetrical vantage point to be enjoyed by worshippers.)

"An important aspect of this room is that it had to function not only as a spiritual space, but it also had to function as an activity space for the nursing home," DiFrancesco says. A roll-back room divider in the chapel can be used to separate the space in two.

DiFrancesco notes that although the interior of the chapel looks as though it is a glue-lam wood structure, it is actually all steel.

"Because this is licensed nursing facility, the materials had to be entirely noncombustible so we couldn't use timber framing or wood decking," he says. "It looks like wood though, because the steel has been covered with drywall and faux painted to look like timber.

The only way you know it's not wood is if you knock on it with your fist."

For the most part, the layout of the main and second floors is identical with a seating area, dining area and administrative desk at the center and branches of patient/resident rooms extending out from the central area.

"Instead of just having straight hallways that you find in most institutional buildings, the hallways here are designed to have a meandering look to them," Myers says. "The doors [of patient rooms] each have a series of three offset, rectangular windows that give them a Garfield Heights neighborhood type of appearance."

The attempt to convey a warm, residential atmosphere extends into the patient rooms where large windows fea-



SPACE SEPARATION Sleeping areas in resident rooms are divided by a floor-to-ceiling wardrobe unit that supplies privacy.

ture low-set windowsill seating areas with storage space underneath.

“It helps to take the focus of the room off of the bed and more toward the window,” DiFrancesco says. “The windows start at just about 18 inches from the floor so that there are views to enjoy while lying in bed. It’s a nice feature that helps to de-institutionalize this kind of facility.”

Most rooms are occupied by two residents, whose sleeping areas are divided

by a floor-to-ceiling wardrobe unit that supplies privacy. (The building is designed to accommodate short-term care patients on the main floor and long-term residents on the second floor, but all rooms are essentially designed the same, allowing for flexibility according to the facility’s needs at any given time.)

The lowest level is where the 12 dementia assisted living and 12 dementia nursing care units are located. Each

group of 12 is located in adjacent pods with a central activity space that “allows for a secure wandering area, which is typical behavior for those with dementia,” according to DiFrancesco.

Rooms for dementia residents are intentionally small as patients spend most of their waking areas in protected, social areas.

“There’s an abundance of things to keep the patients occupied,” DiFrancesco says. “There are places to eat, a game room, a smaller gardening room, sitting spaces and a hair salon. It’s fairly self-sufficient. Unless there’s a program trip, the residents really don’t have to leave the security of that unit.”

Myers notes that built-in curio cabinets, adjacent to entry doors on the outside of each room, are utilized to help memory-impaired patients find their way.

“A lot of times, room numbers don’t stick in these patients’ minds,” Myers says. If they have cues from their past located in the curio cabinet – like old photographs or mementos – it helps a lot more.”

Also located on the basement level are the shared laundry and main kitchen

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facilities, as well as a staff break room. Storage space in the basement of Clare Hall has been remodeled as a therapy room as well.

Favorite space

A unique element of the building's design, as a whole, is the inclusion of two enclosed courtyard areas where residents can take walks or sit down to enjoy the outdoors.

"One courtyard is very unique and is what is called a 'green roof,'" Kowell says. "Approximately half of this courtyard was constructed on top of the new kitchen. A concrete roof design, waterproofing and 24 inches of a special soil mixture were placed, allowing trees, grass, a concrete patio and special plants adaptable to shallow soil conditions to be installed above this kitchen. It's an area that you would not recognize as being built over a commercial kitchen."

Jim Herman, principal at Herman Gibans Fodor, notes that the courtyards are his favorite feature at the project.

"They worked out quite nicely, making the facility feel much more residential than institutional," he says. "That was really an overriding theme of the design as a whole."


Warm reception

Now that Villa St. Joseph has been open and operational for nearly nine months, Myers notes that it has met and even exceeded expectations. Its first 20 tenants were moved from Marymount Hospital in January and additional rooms were occupied shortly thereafter. Today 93 of the facility's 114 beds are filled.

"That has beaten the estimates we had come up with," Myers says. "So we feel are certainly filling a need of the community here."

As for the design and construction, DiFrancesco says that all parties are pleased with how the project turned out overall.

"The client is happy, especially the nuns," he says. "They love the chapel and what the building does functionally, allowing them to go from Marymount Place and all the way to the convent without having to walk outside. They're hoping that this brings them together much more as a community. And I think it's doing that." **P**



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Beating the Heat

Herman Gibans Fodor survives tragic fire, completes historic renovation at new HQ

By Mark Watt | Photos courtesy of Herman Gibans Fodor, Inc.

When architectural firm Herman Gibans Fodor, Inc. moved into its new Ohio City headquarters at 1939 West 25th St., Suite 300 in June, the mood among its 23-person staff was one of relief as well as excitement, according to Principal Jim Herman. Today, 74 years since its founding, the firm has surely had its share of challenges. But nothing had prepared it for the hurdles it would face when it began searching for a new home for its headquarters several years ago.

“Six or eight years ago we decided we’d been paying rent for enough years – since 1934 when the firm first started – and that we’d like to have a building of our own,” says Alan Fodor, a principal in the firm. The firm had outgrown its leased space on West 6th Street in Cleveland’s Warehouse District and decided that it was time to find a new home – one the firm could truly call its own. “We weren’t looking to be landlords; we were just looking for a

building for ourselves. So we began putting money aside to assist us in doing this several years ago. During 2003, we started looking seriously, brought in an agent to help us find a property and we looked at probably a dozen properties.”

The search led to a solid candidate to house the firm’s new offices: the old Market Square Building, situated near the West Side Market. Although the square footage was more than the firm needed, it seemed a nice fit, particularly for Fodor and Anthony Hiti, two principals in the firm with a distinct interest in the adaptive reuse of historical buildings.

Constructed circa 1880 as a three-story building along West 25th Street (then called Pearl Street) with an additional four-story portion built on directly to the east of original facility circa 1920, the structure had quite a history. Throughout the years, it had housed a variety of retail stores, including the Royal Furniture Company, Giant Tiger,

J Bright Shoe Store and others, as well as serving in the 1890s as the Cleveland Public Library’s first west side branch and home to a fraternal social organization – the Amazon Chapter of the Independent Order of Oddfellows – that focused on providing care for orphans, elderly and sick persons. Architectural details of the building were quite interesting as well, including a tin ceiling inside, timeworn but beautiful maple flooring and, most notable, a white terra cotta façade that was added to the building’s West 25th Street face circa 1911.

The firm purchased the building in May of 2005 and began construction in June.

So far, so good.

Up in smoke

Then on September 28, just three months after work had begun within the building, a devastating fire broke out. Still of undetermined origin, the blaze gutted the structure and destroyed 80%



BLAZING FORWARD Despite a fire that destroyed much of the building in 2005 (left), Herman Gibans Fodor continued its renovation and moved into its new headquarters in June of this year.

of the building. The tin ceiling? Gone. Maple flooring? Gone. All of the interior was gone, as well as portions of the north, south and east exterior walls.

“It was awful,” Fodor says. “Extremely aggravating.”

After the shock had subsided, the principals talked over what should be done and a decision was made to continue on. Even though so much of the building had been destroyed, there was enough remaining historic fabric of the building to pursue the historical tax

credits that had been a vital part of the project from its inception.

“The tax credits were crucial,” Herman says. “Without that equity in the project the building would not be developable. After the fire, it was a real challenge convincing the state’s historic preservation office that there was enough left of the building to continue.”

But continue the firm did. Although much of the building’s interior was gone, the remaining exterior walls were salvageable, including the terra cotta

façade, which was virtually undamaged. Soon, two contracting firms resumed work on the project. Platt Construction Company took care of the building’s shell and Kiczek Builders handled the Herman Gibans Fodor interiors.

Out of the fire

Today, the building is an interesting juxtaposition of old and new, conveying a dialogue between remaining historic elements of the building and contemporary features, according to Hiti.

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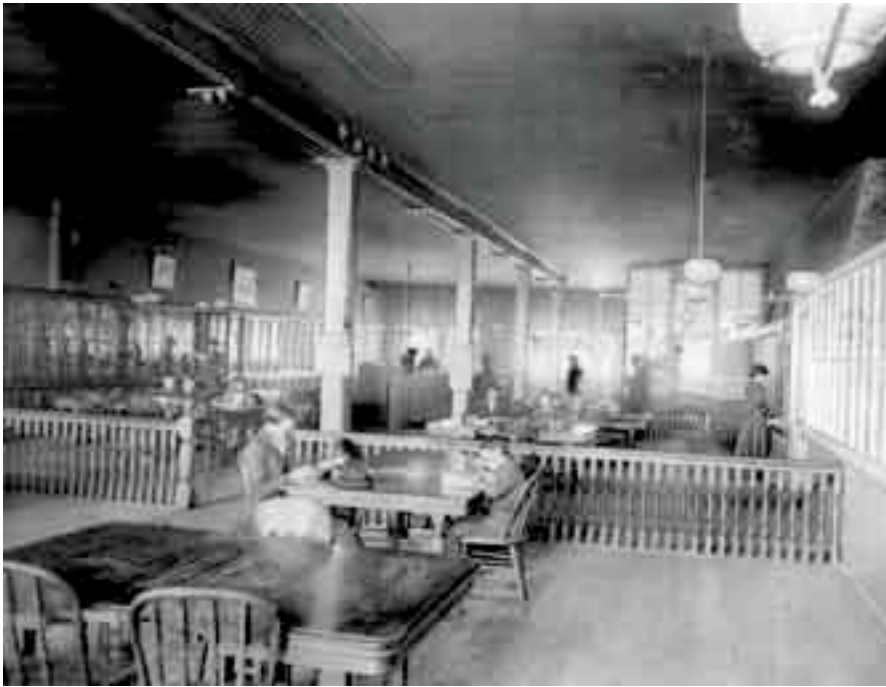
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TIME CHANGES The Market Square Building, utilized by various companies and organizations throughout the years, was home to Cleveland Public Library's first west side branch in the 1890s (top). Today, Herman Gibans Fodor is headquartered on its top two floors (middle, bottom).

On the building's first floor is a branch office of National City Bank, built out by D-A-S Construction and serving the Ohio City neighborhood with a front door facing West 25th Street. A separate exterior door leads to a hallway, eventually to feature a gallery of historic photos of the Market Square Building, which leads past the bank's space and to an elevator lobby at the east side of the building and a small, open, rentable 1,138-square-foot space.

The second floor is currently available for rent as well, with 6,127 square feet of leasable space.

The offices of Herman Gibans Fodor reside within the balance of the building, on the third floor and a smaller fourth floor that is located at the rear of the building.

Upon entering the firm's offices at its main entrance on the third floor, one is struck by the contrast between original materials and modern elements. Fire-stained brick is exposed on exterior walls. New, wood flooring is structural plank.

"The structural plank is designed to be seen from the underside," Hiti says. "It's intended to be covered with carpet but we liked the way it looked so we left it uncovered."

A reception desk is built of wheat-board, a sustainable product made of recycled wheat chaff, as are a variety of other amenities in the firm's space.

Nearby is a conference room where large windows have been lowered to increase natural daylight. Here and elsewhere in the office, an intelligent lighting system keeps energy costs down.

"All of the light fixtures have sensors that monitor light levels," Hiti says. "They are programmed through a computer to dimmers that automatically adjust and retain the desired light level. On a sunny day, for instance, they are barely on in some spaces."

Elsewhere on the third floor are offices of the firm's architects, with ancillary work and storage spaces in the building's core and additional work stations in



a tall, wide-open space on the eastern portion of the building. Ample light pours in from windows on all sides of the building.

“The windows on the north and south side of our space are there really as a result of the fire,” Herman says. “When we lost the floors [in the fire], we also lost the structural bracings of those walls and they were unstable. So, unfortunately, we had to tear them down immediately after the fire. We decided to replace them and put windows in, once we had approval from the State Preservation Office and the city. They make a huge difference.”

The building’s original freight elevator shaft has been preserved and now houses a spiral staircase leading to the firm’s library and additional office space on the fourth floor. Slit windows were cut into the masonry walls of the elevator shaft, allowing glimpses of the fire-damaged brick inside, which have been sealed for safety purposes but otherwise left as is.

“We didn’t power wash or paint the brick that was damaged by the fire so it



DRIVEN TO DESIGN The 74-year-old firm is today led by principals (from left) David DiFrancesco, David Siebold, Anthony Hiti, Alan Fodor and Jim Herman.

has the same patina [from when the fire occurred],” Hiti says. “The fire is part of the history of the building now.”

As Herman reflects on the project’s completion, he notes that the staff of Herman Gibans Fodor is enjoying the new space and that overcoming the challenges faced have, in some ways, drawn the firm closer together – and

made the Market Square Building feel more like home. He says the process has provided a valuable education for the firm as well.

“We’ve learned a lot about being a developer and a landlord, and going through the ups and downs of this process helps us,” he says. **P**



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Doing Your Homework

School is back in full swing, so it seems like a good time to talk about real estate homework, more commonly known as due diligence. The term *due diligence* is one of those common real estate terms thrown around with reckless abandon. But it is also a critical part of the sale process. This month, we will highlight a few concepts for both buyer and seller that can make the process much easier.

Almost all sale contracts establish the timing for due diligence. It is during this time that the seller allows the buyer to review the physical and financial aspects of the property. The time allotted most commonly ranges between 30 and 60 days. If, during this time, a buyer discovers something that negatively impacts the property that they were not previously aware of, such as a structural or

environmental issue, they can cancel the sales contract and are refunded their earnest money deposit. For this reason, the due diligence period is often called the “free look time,” as the buyer is being allowed to examine the property with the right but not the obligation to purchase it. So far, this all sounds fairly innocuous, almost like test driving a new car. Unfortunately, it’s almost never that simple. Below are five golden rules for both buyer and seller that can go a long way towards a smooth sale.

Golden rules for buyers

Leave it to the pros

All too often, buyers take on most if not all of the due diligence themselves. Maybe its ego, maybe its money, but trust me, hiring professionals is money well spent. Leveraging the time and knowl-

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edge of professionals allows a buyer to cover more ground quicker and obtain a clearer view of the property.

He who hesitates

Before a property is even under contract, a good buyer has his “team” assembled and ready to go. The attorney is ready to review title and survey reports, the accountant is ready to review rent rolls, expense items and property financials, the roofer is familiar with the age and type of roof and the environmental consultant has the property on their tentative calendar.

Seeing is believing

Sellers or their brokers often provide a written package on the property, detailing the physical and financial components. Relying on this information to make an offer is fine but once in due diligence, every critical item should be verified.

Dig deep but do not disturb

Some buyers think that the fact they are in the due diligence period gives them carte blanche to waltz around the property any time they please. Not only can this create a strain between buyer and seller but it also puts any tenants smack in the middle. Buyers should be respectful of the seller and always make arrangements for property inspections and tours well in advance. If possible, try to schedule multiple professionals during one visit. However, don't be shy. Make trips past the property at various times, as it's amazing how things can change over the course of a day. If possible, visit with neighboring properties, as surrounding people can offer a wealth of information on the property. And make sure you visit with the city planning/economic development department. They sometimes have information, such as a planned road widening or a low-cost improvement loan, which a buyer may not otherwise be aware of.

Communicate

If a problem, issue or question does come up, don't wait until the last few days of the due diligence period to spring it on the seller. Buyers sometimes believe that this gives them leverage but all it usually ends up doing is irritating the seller and straining the deal. Try to keep the seller informed of progress on a regular basis, even if all is going well.

Heard Here First

HOT IN THE CITY The CBD continues to be a hotbed of investment activity. The Penton Media Building, the Diamond Building and North Pointe Tower are all being shopped for sale and all are garnering solid attention. This follows the CBD sales of Eaton Center and the AT&T building earlier this year.—AP

Golden rules for sellers

Get organized

The due diligence process is much easier and smoother if the seller has prepared a complete and well organized due diligence package that they can provide to the buyer at the start of due diligence. This package would include all the normally requested items such as active leases, income and expense statements, service contracts, studies and reports, photos, capital repair history, etc.

Customer service

Sellers should try to be as attentive as possible during the sales process and view themselves as an aide to the process and not an impediment. Responding to requests for information and questions quickly and completely will not only help the buyer but also build a sense of goodwill.

Spread the word

Buyers will likely need to contact people other than the owner during the

due diligence period, such as property managers, maintenance techs and tenants. Although how much is disclosed to these people is up to the seller, anyone that will be in conversations with buyer should have at least be provided a “heads up” as to what is happening.

Open book

Sellers should be prepared to turn over everything in their possession, including any environmental studies, structural reports, rent rolls, etc. and respond to all inquiries in a professional and truthful manner. As my mother always used to say, honesty is the best policy and providing full disclosure upfront will go a long way towards limiting potential headaches later on.

Open mind

No seller enjoys having to consider business terms that are different than as provided for in the sales contract. However, a seller needs to have an open and objective mindset throughout the sales process and particularly during “re-trade” conversations. The end goal is to sell the property at terms and conditions that are satisfactory to both buyer and seller. Having a closed mind is a good way to ensure that this doesn't occur. **P**

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



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Letters of Intent: An Overview of the Law



JOHN P. SLAGTER, ESQ.

In many real estate transactions, contract negotiations can become complex, with many different agreement terms being considered. Letters of intent (“LOI”) play an integral role in narrowing down the issues to be negotiated. A LOI may take on many different forms, but in general it is a summary of deal terms upon which the parties have reached a preliminary understanding.

The key legal issue surrounding LOI’s is whether these documents impose a legal duty upon the parties. In other words, are they binding obligations of the parties? Like many responses you receive from your attorney, the answer is: “it depends.”

LOI’s may or may not be binding depending on the facts and circumstances of each case. LOI’s are the seed

from which a binding contract grows; however, if one is not careful, that seed can germinate too soon and unexpectedly result in a binding contract.

The purpose of the LOI is to allow the parties to agree on key business terms prior to entering into a formal agreement, such as a commercial lease. The cost and time to negotiate a formal lease can be significant and, as a result, it is common to begin the process with a LOI, which is usually much less time consuming and therefore more cost effective. A LOI also provides the framework for the ultimate lease and therefore the terms must be carefully drafted and considered. A LOI is frequently prepared by the parties themselves, without the involvement of their attorneys. Because of this fact, it is important to understand the legal



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implications involved with the preparation of a LOI.

To understand the potential impact of a LOI, it is important to understand the legal definition of a contract. A contract is a set of promises that create a duty, for the breach of which the law provides a remedy (*Terex Corp. v. Grim Welding Co.* [1989], 58 Ohio App. 3d 80). Five elements must be present in order to give rise to an enforceable contract: offer, acceptance, contractual capacity, consideration, and mutual assent to the terms (*Perlmutter Printing Co. v. Strome, Inc.* [1976], 436 F. Supp. 409). The main factor in determining whether a contract exists is whether there has been a “meeting of the minds” concerning the terms of the contract (*Bradley v. Farmers New World Life Ins. Co.* [1996], 112 Ohio App. 3d 696).

A LOI is sometimes described as “an agreement to agree.” Thus, a question that frequently arises is whether or not

A LOI is sometimes described as “an agreement to agree.” Thus, a question that frequently arises is whether or not the parties are bound by the terms set forth in the LOI.

the parties are bound by the terms set forth in the LOI. If the parties sign a LOI, then one of the parties refuses to enter into a lease, does the other party have a remedy? The answer depends largely on the parties’ intent. The Ohio Supreme Court has explained as follows:

Ohio has long recognized the general validity of preliminary agreements to lease. It is thus not the law that an agreement to make an agreement is per se unenforceable. The enforceability of such an agreement depends rather on whether the parties have manifested an intention to be bound by its terms and whether these intentions are sufficiently definite to be specifically enforced. (Citations omitted.) (Normandy Place Associates v. Beyer [1982], 2 Ohio St. 3d 102, 105-106)

A. Non-Binding LOI’s

Ohio courts have refused to enforce LOI’s for a variety of reasons. Addressing

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a dispute over consulting fees surrounding a proposed merger of law firms, the Ohio Supreme Court in *M.J. DiCorpo, Inc. v. Sweeney*, 634 N.E.2d 203, 208 (Ohio 1994), concluded a LOI was not enforceable. The law firms, contemplating a merger, created a LOI that stipulated a consultant would receive a fee "upon completion of the deal." When one of the law firms repudiated the merger, the consulting firm sued, claiming the LOI was a binding merger agreement, and sought compensation. Rejecting the consulting firm's argument, the Court noted the express terms of the LOI indicated it was just an agreement on principles, and further negotiations and a final agreement were still in the works. *Id.* The Court concluded, "the letter may have provided the basic framework for future negotiations, [but] the letter itself did

LOI's are the seed from which a binding contract grows; however, if one is not careful, that seed can germinate too soon and unexpectedly result in a binding contract.

not address all the essential terms of the merger." *Id.*

Similarly, lower courts have examined the language and nature of LOIs and ruled them unenforceable based on contract principles. The First District Court of Appeals has ruled a LOI unenforceable because it contained language referring to the "proposed agreement" and "proposed date," several terms were contingent on future negotiations, existence of an offering period, and it stated the agreement was contingent on several conditions precedent (*Stand Energy Corp. v. Cinergy Serv., Inc.*, 760 N.E.2d 453, 459-60 [Ohio App. 1st Dist. 2001]). The Ninth District Court of Appeals has ruled a LOI unenforceable because a LOI addressing the purchase of property contemplated the sale might not take place, the buyer signed the LOI as the "prospective buyer," and essential terms such as down payment and financing were not included in the letter. *Riolo v. Oakwood Plaza Limited Partnership*, No. 04CA008555, 2005 WL 1026592,

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2 (Ohio App. 9 Dist. May 4, 2005); see also *Bender Dev. Co., Inc. v. Streza, No. 03CA008397, 2004 WL 1933181* (Ohio App. 9 Dist. Sept. 1, 2004) (concluding a LOI was nothing more than an agreement in principle and not a binding contract because the express terms indicated it was conditioned on future negotiations and a definitive written agreement). Courts have also refused to enforce LOI's that fail to comply with the Statute of Frauds (*Joseph Laronge, Inc. v. Bender, No. 35552, 1977 WL 201200* [Ohio App. 8 Dist. May 19, 1977]).

B. Binding LOI's

Conversely, if a LOI clearly expresses the parties' intent to bind and contains the essential terms of the deal, then it may be enforceable as a contract. Reversing a trial court's ruling that a LOI was unenforceable, the Fifth District Court of Appeals in *Long v. Commodore Bank, No. 01-CA-14, 2002 WL 109289, 2* (Ohio App. 5 Dist. Jan. 15, 2002), ruled the LOI an enforceable contract. In *Long*, a bank's former president and chief executive officer sued the bank, alleging the bank breached a LOI it issued regarding the bank's reorganization. The LOI's title was "Agreement by the Board of Directors of the Commodore Bank." The court of appeals noted several of the bank's board members admitted in depositions that the LOI contained enough essential terms to draw up the necessary "stock purchase agreement, employment contract, and documents which would form the one-bank holding company." *Id.* The court of appeals concluded the LOI was enforceable because "there were no other issues which remained to be negotiated between the bank and the [former bank president]." *Id.* The court of appeals found that unexecuted documents the bank subsequently prepared as drafts "were not fatal to the contract, because the original agreement identified all the material terms of the agreement." *Id.*

C. Agreements to Agree

In some cases, the LOI is intended to be a binding contract, in others it is not. In either case, it may impose upon the parties a duty to negotiate in good faith. Generally, "a letter of intent is not in principle a contract, but rather

merely a contract to continue to bargain in good faith" (*Gordon Construction, Inc. v. Peterbilt of Cincinnati, Inc. [12th Dist., Clermont Cty., Sep. 29, 2003], 2003 Ohio App. LEXIS 4616*). Thus, the letter of intent sometimes serves as an "agreement to agree." An agreement to make an agreement in the future is enforceable under Ohio law and breaching such an agreement may entitle the other party to damages (*Normandy Place Associates v. Beyer [1982], 2 Ohio St. 3d 102*). Again, this serves to emphasize that the parties must state their intent clearly in the LOI. If the parties do not intend to impose a duty to negotiate in good faith on one another, that should be expressly stated in the LOI.

In conclusion, if the parties' intent to be bound by the terms of a LOI is clear from the LOI's language and the LOI meets other contract requirements such as the Statute of Frauds (if applicable), a court will likely enforce it. Enforceable LOIs must have all the essential terms of the deal, must not be conditioned on subsequently prepared documents, and must not contain language alluding to it being merely an interim outline of

a later bargain (e.g. "proposed agreement," "potential buyer"). If one or more of these characteristics are missing, however, a court will likely find a LOI to be an unenforceable non-binding agreement. Alternatively, the court may find that the parties have entered into an "agreement to agree" that imposes a duty to negotiate in good faith. Based on the foregoing, the best practice is to state clearly and unequivocally in the LOI whether or not the parties intend it to be binding. A statement that the parties subsequently intend to enter into a binding agreement is also some evidence that the LOI is not itself intended to be binding. **P**

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





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KS Associates Wins Nat'l Marketing Award

KS Associates' direct-mail campaign recently won second place in the 2007 SMPS Marketing Communications Awards (MCA) competition, which honors excellence in marketing communications for professional services firms.



(From left) Kathleen Bast, marketing director of KS Associates, with Jennifer Seaman, senior graphic designer at Idea Engine.

The campaign beat out several other entries from architectural, engineering and construction firms throughout the country. The campaign is a series of six self-mailing postcards that communicate the value the firm's Survey Group brings to projects. The project won based on visual appeal, message clarity, writing quality and the effectiveness at giving the firm a personality.

KS Associates consulted with brand strategy firm Idea Engine for graphic design services and with Great Lakes Integrated for printing services.

This is the second year in a row in which KS Associates has been recognized for its marketing achievements – last year the firm won first place in the Brochure category of the SMPS competition.

The Austin Co. Hires Business Development Manager

The Austin Company, an international firm offering a comprehensive portfolio of in-house architectural, engineering, design-build and

construction management services, has appointed Tim Smith as Manager of Business Development. In his new position, Smith will be responsible for marketing The Austin Company services, identifying business pros-

pects and the development of projects from initiation to completion.

Smith brings to The Austin Company over 20 years of professional experience in securing new business contracts including Motorola, Konica, Proctor & Gamble, NASA, Eurand, Boehringer Ingelheim, Cosco and many high caliber projects. Most recently, Smith worked for BHDP Architecture in Cincinnati. His previous employers included Lockwood Greene Engineers, Cinergy Corporation, GE Capital and Florida Power & Light Company.

Smith earned his Bachelor of Science degree in Mechanical Engineering from Virginia Tech.

Kerr + Boron Associates, Atwell-Hicks Merge

Land development consulting firm Atwell-Hicks has merged with Kerr + Boron Associates, Inc., a Brecksville-based design firm specializing in land planning, landscape architecture and environmental design. The merger is a result of Atwell-Hicks' continued expansion efforts and Kerr + Boron's desire to con-

tinue their growth. Robert W. Beaugrand, regional vice president of Atwell-Hicks along with Jeffrey R. Kerr, ASLA, principal of Kerr + Boron Associates, made the announcement.

"As organizations, we realized that we were serving many of the same clients in the region and saw an opportunity, through this merger, to provide them greater value," says Kerr, who will now serve as a Team Leader. "We are honored to join Atwell-Hicks as they continue to expand within Northeast Ohio, and regional markets like Pittsburgh and Nashville."

Kerr + Boron's employees will now operate within Atwell-Hicks and relocate to the Atwell-Hicks office in Solon located at 30575 Bainbridge Road, Suite 180.

Garland Honored for Impact on Local Economy

The Entrepreneurs EDGE, a nonprofit organization that promotes and supports economic development in Northeast Ohio, recently honored Cleveland-based The Garland Company, Inc. with a 2006 Leading EDGE Award in recognition of the

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positive impact it has had on its local economy. Garland, a leading manufacturer and distributor of high-performance roofing products, was recognized for the substantial value it has created for itself, its employees, the community and the Northeast Ohio region.

The Entrepreneurs EDGE (Economic Development through Growth and Entrepreneurship) honored 101 middle-market companies at the first-annual Leading EDGE Awards Program held at the University of Akron in May. All award-winning companies from the 17 counties of Northeast Ohio were assessed on a number of criteria, including a formula that calculates value through a

combination of earnings and employee compensation, innovative and entrepreneurial ventures, and philanthropic giving.

Sylvania Introduces New Process Air Heater

Technology firm Osram Sylvania recently introduced its new Skorpion Process Air Heater. An integrated system with digital display temperature control, the Skorpion is used for heating process air, nitrogen and inert gasses up to 1400°F (760°C).

The Skorpion features Sylvania's long life Serpentine coil design to maximize heat transfer efficiency. An intelligent over-temperature



Skorpion Process Air Heater

sensing system is designed to prevent premature failure and ensure high performance and long-term durability. The unit is equipped with a long-life blower motor and large air intake to eliminate clogging and prevent premature failures.

Whether being used for drying, curing, melting, shrinking or sealing, the Skorpion provides full closed-loop PID temperature regulation up to 1400°F (760°C) with +/- 2° accuracy.

In addition, the Skorpion's all-metal air source is designed to ensure reliable operation in dusty environments and includes an adjustable air damper for flow control. Two flares and a nozzle are offered as accessories to the Skorpion heater. For more info, visit www.sylvaniaheaters.com/skorpion.

NCCAL Inducts Joseph J. Cusimano

Kaman & Cusimano recently announced that Partner Joseph J. Cusimano has been inducted into the prestigious National College of Community Association Lawyers. The group consists of just 85 lawyers from across the country and Jay



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Cusimano and David Kaman are the only two from Ohio. Induction requires significant experience as well as substantive writing and speaking on topics of community association law.



An ALL Erection & Crane Rental-owned Peterbilt tractor

ALL Erection & Crane Rental Acquires Peterbilt Tractors

ALL Erection & Crane Rental Corp. has added 45 new Peterbilt tractors and specialty trailers to its fleet in the past year, an acquisition that broadens the company's ability to offer door-to-door crane service, expediting the delivery of cranes to job sites.

"Having our own fleet of trucks and experienced drivers means that we can control

the timing, delivery and assembly of any crane on any site—or move cranes easily between customers' sites," says Michael Liptak, ALL Erection & Crane Rental president.

Corel Takes Over Management of Condo Associations

Coral Asset Management Company, the third-party

management arm of local real estate development firm The Coral Company, will now be administering the condo associations for Pinnacle Condominiums and The Cloak Factory Condominiums, both located in the Warehouse District.

Engaged by the Board of Managers Cloak Factory Condominium Unit Owner's Association and the Pinnacle Condominiums Owner's Association, Coral Asset Management will oversee the day-to-day operations for these two full-service buildings developed by Gus Georgalis and his team.

Pinnacle Condominiums is a high-rise, residential building in the heart of Cleveland's Warehouse

District. The Cloak Factory Condominiums is a century-old warehouse that has been fully renovated into lofts.

"We are pleased to serve the homeowners of the condominium associations for these two unique and prestigious downtown properties," says Jack Cornachio, president of Coral Asset Management Company. "Being the management agent for these two signature properties allows us to be part of the rebirth and revitalization of downtown Cleveland."

Coral Asset Management also has under assignment a number of homeowner and condominium associations throughout Cleveland and Cincinnati. **P**

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Commercial Index Rises in Second Quarter



MIKE FANOUS

The commercial real estate index recorded its ninth consecutive improvement in the second quarter, according to the National Association of Realtors.

The Commercial Leading Indicator for Brokerage Activity rose 0.5% to an index of 120.7 in the second quarter, the highest on record, from a downwardly revised reading of 120.1 in the first quarter, and is 1.1% higher than the second quarter of 2006 when it stood at 119.7.

According to NAR, the commercial sectors are benefiting most from rises in industrial production, shipments of durable goods and wholesale trade. NAR believes that despite some signs of slower overall economic expansion, the rise in the index means net absorption of space in the industrial and office sectors is likely to expand over the next six to nine months. Additionally, an improvement

in returns on investment implies healthy rent increases for commercial property owners.

Positive movements in the index components more than offset a fall in the National Association of Real Estate Investment Trusts price index. The net gain in NAR's index also indicates modestly higher completions of overall office, warehouse, retail and lodging structures.

Net absorption in the office and industrial sectors in the fourth quarter of 2007 is expected to be 30 million to 40 million square feet, with about \$365 billion to \$375 billion in new completed commercial construction activity, compared with \$343 billion of new construction reported in the second quarter of this year.

The rise in the commercial leading indicator also implies that commercial real estate practitioners could expect

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leasing and sales activity in the fourth quarter of this year to be about 1.1% higher than the fourth quarter of 2006.

The commercial leading indicator is a tool to assess market behavior in the major commercial real estate sectors. The index incorporates 13 variables that reflect future commercial real estate activity, weighted appropriately to produce a single indicator of future market performance, and is designed to provide early signals of turning points between expansions and slowdowns in commercial real estate.

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

Mike Fanous is the CABOR Chairman of the Board for 2007.

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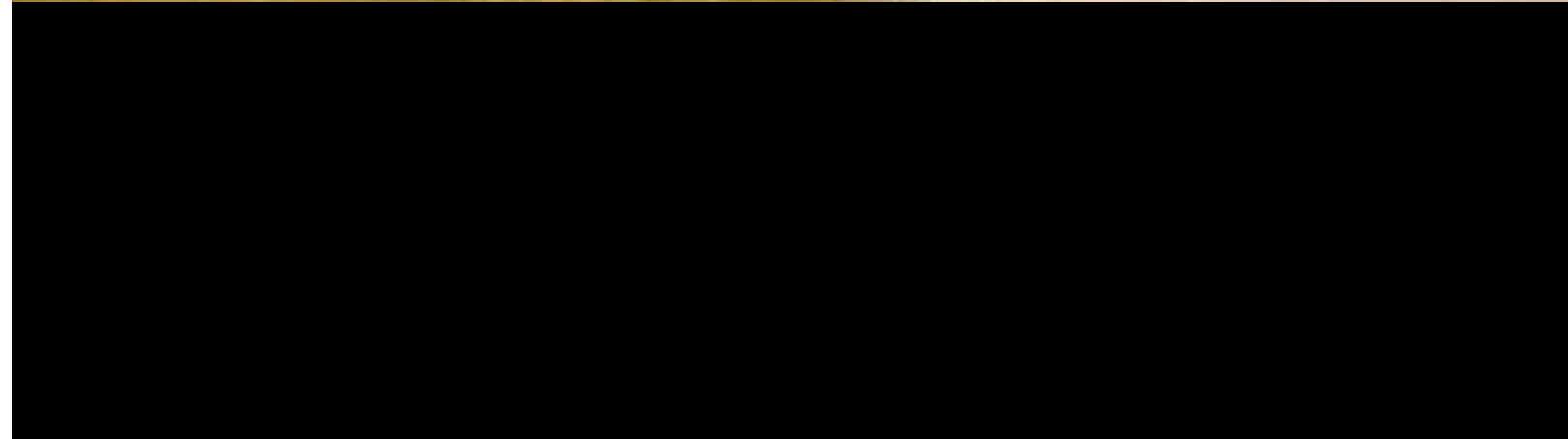
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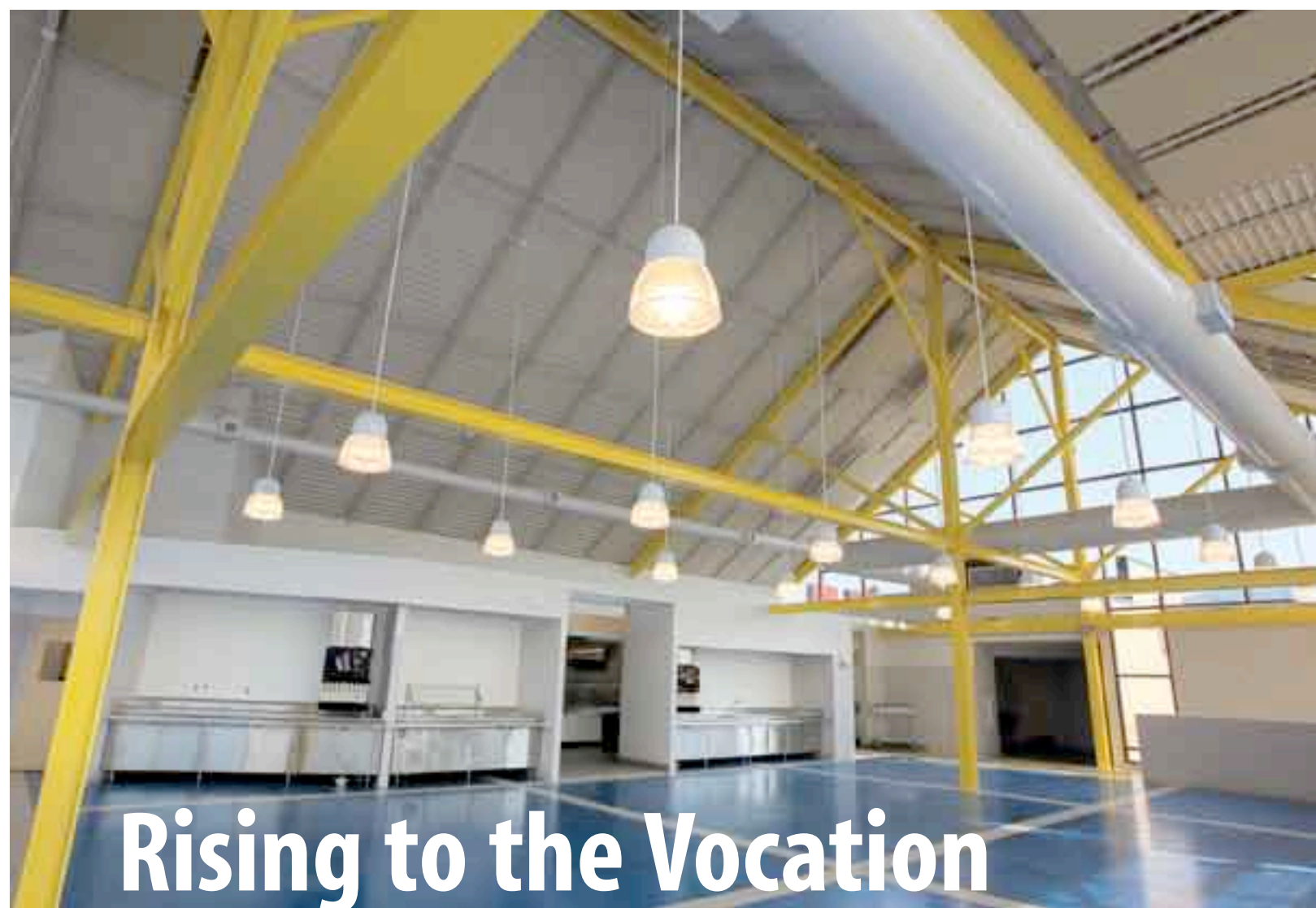
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Rising to the Vocation

Cleveland Job Corps invigorates Collinwood with state-of-the-art campus

By John Elliot | Photos by Michael Steinberg

This fall, about 400 high school students have converged on the 24-acre Cleveland Job Corps campus at East 140th Street and Coit Road in Cleveland's Collinwood neighborhood for vocational training in a modern, state-of-the-art environment. Their arrival marks the completion of a lengthy transition from the Job Corps' outdated Carnegie Avenue facility to an outstanding learning environment.

The completion of the new, \$33 million project can be seen as a "home team" victory. The modern, aesthetically pleasing campus provides a new use for a once-uninhabitable piece of land in the middle of the city and at the same time maintains a presence of one of Cleveland's most important educational institutions.

The spacious, verdant campus with its bright-colored buildings offers an inspiration to passersby in the historic Collinwood neighborhood. The educational activity taking place there reaffirms the hope that the city's former

prosperity, symbolized by a tall water tower bearing the "Collinwood" name in big letters high above the campus and visible for miles, has not been forgotten.

The spacious campus, where concrete and asphalt paths connect the buildings amidst grass shrubbery and newly planted trees, bears little resemblance to the once blighted, unsafe area that was subject to vandalism and deemed an eyesore. The transformation required a commitment from community, civic and political leaders.

The decision to relocate the Job Corps to the Coit Road site did not happen

quickly or easily. Political and civic leaders at the local and state levels devoted a lot of time and effort.

Site with a checkered past

The state of Ohio had purchased the former industrial site in 1985, planning to build a prison on it, but community opposition nixed this plan.

The site was vandalized, and as a result, environmental safety issues unfolded. According to a Plain Dealer article, electrical fluids containing PCB oil spilled out, saturating concrete floors and ultimately traveling into Nine Mile

Creek, a tributary that feeds Lake Erie. The state ultimately spent \$37 million cleaning the property.

Meanwhile, the Job Corps – a federal Department of Labor program that trains disadvantaged students, 16 to 21 years of age, for business, clerical and service occupations – had outgrown the 11-story Tudor Arms building at 10660 Carnegie Ave., which it had occupied since 1971.

Local and state officials, as well as former U.S. Congressman Louis Stokes, attempted to find a new site for the Job Corps beginning in the late 1990s. Finding a facility that could provide the needs of students requiring housing was not easy, says Cleveland City Councilman Roosevelt Coats of the city's 10th Ward, which includes the Coit Road property. The Department of Labor had a lengthy set of requirements.

U.S. Rep. Stephanie Tubbs Jones, whose congressional district also encompasses the land, was also a strong advocate of getting the Job Corps to the Coit Road site.

The state wanted to develop a business park on the site, and entertained bids for this purpose back in 1998.

In 2000, the state leased the site to Forest City Enterprises to develop a business park. It was around this time that Councilman Coats began working to get the Job Corps to relocate there. The Job Corps was looking for a new facility, and it was having difficulty finding one.

The Job Corps wanted new housing, modern classrooms and playing fields.



MOVING UP The 24-acre educational campus, located at East 140th Street and Coit Road in Cleveland's Collinwood neighborhood, includes nine buildings.

Civic leaders secure the site

Around 2001, it looked like the Job Corps would relocate to Columbus, Coats says.

City and state officials had suggested the Coit Road property for the new Job Corps campus, but there was some resistance from the community. Community leaders did not understand the idea of a vocational campus. This resistance discouraged the Job Corps from considering the site, according to Coats. "It took time to put that project together," he says.

The DOL agreed to purchase the site based on the following contingencies:

- The site needed an environmental cleanup.

- The economics of operating the facility had to make sense.
- The community needed to support the project.

Cleaning up the site took several years, Coats says. The manufacturing that was done at the site had resulted in PCB contamination and various unsafe structures that needed to be razed.

The state finally gave the site a clean bill of health in 1989. The Department of Labor gave its seal of approval in 2000.

Winning community support was not as easy. In order to change peoples' minds, local officials arranged a visit for community leaders to visit a modern Job Corps campus in Flint, Michigan.

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“People didn’t understand what the Job Corps was about,” Coats says. “They did not understand the college campus atmosphere.”

Once they visited Flint, however, “they were able to see the kids in operation,” Coats says. “It made my job a lot easier.”

In 2003, with community leaders in support of the idea, the Department of Labor agreed to buy the property, Coats notes.

“That’s when the hard work began,” he says.

Fleischman, Hummel win bids

The Department of Labor put the building and design contract out for bid. The first bid was rejected, Coats says.

Following a second round of bidding, the design team of Cleveland-based Fleischman+Partners Architects Inc. and Ravenna-based Hummel Construction, coupled with its small business partner, Fort Mojave Construction, won the bid in 2005. The contract involved the construction of nine buildings and service roads, walkways, lighting, utilities, landscaping and miscellaneous items.

Coats says the Department of Labor wanted a campus similar to the one in Flint.

“They wanted the site to be unique in a sense, yet not fall within the customary look of the Job Corps,” he says. “They wanted to do it different, yet not stray too far away from the Job Corps’ traditional purpose.”



DRAMATIC DESIGN Bright colors and simple shapes are used throughout interior spaces.

The campus is enclosed by a metal fence. There are entrances on East 140th Street and Coit Road. The Coit Road entrance has a large beam and pipe trellis that connects two of the buildings over a concrete walkway.

A main road runs through the campus connecting all nine buildings, making it possible for emergency vehicles to reach all the buildings.

The steel-framed buildings with steel bar joist roofs and asphalt shingles are all modular in shape, and the main visual feature of the buildings, seen from afar, is the light-colored, porcelain tile exterior.

The buildings are heated with gas forced air and have rooftop air conditioning units.

The buildings have large glass windows on all sides, and each is marked by its purpose with large, vertical letters on the front entrance: the administrative dental building, the heavy vocational building, the cafeteria, the maintenance and warehouse building, the recreation center, the education building, and three dormitories.

The light colors and simple shapes of the buildings offer a sense of comfort to a visitor, yet there is a definite unifor-

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mity to the structures and well organized landscape.

Functionality, not luxury

Richard Fleischman, the principal architect, says this visual message is intentional and consistent with the owner's purpose. The idea of the campus is to be inviting and supportive, but not luxurious.

"Quality does not talk about luxury," Fleischman says. "We're giving a backdrop for the teacher to teach ideas. Let the students realize there is a great future. Don't be overwhelmed by distractions."

While the property is fenced in, there are no big steel bars giving it a confined look.

"It is a rule; you stay with us until you get your degree," Fleischman says. "They are kids who have had major problems. Knowledge will help them get out of that quagmire. They have to rediscover civility, pride in themselves and respect in others."

The construction process used the partnering format, involving team members from management to tradesmen, sharing experiences and ideas to overcome daily challenges.

"That team format and mutual respect is what got us here," says Eric Hummel, president of Hummel Construction, which, in addition to being a partner of the joint venture general contractor, handled all the concrete work as well as the finished carpentry. "Our approach is straight communication."

Unlike many big government projects, there was no litigation. Because the federal government owns the property, the building team did not have to wade through lengthy permit processes. The



DYNAMIC DORMS Student living centers provide ample space for studying and clear views of hallways from central locations for safety.

Department of Labor had a full-time inspector on site during the entire construction period.

Hummel says that there were as many as 300 people on-site during the peak period of construction.

Construction poses challenges

Construction began on the separate buildings almost simultaneously, Hummel says.

The tile porcelain façade of the buildings posed some challenges, he says, as there are some temperature constraints working with porcelain versus brick. The porcelain was installed by Holland, Ohio-based OCP Contractors Inc.

Bob Eggett, senior site engineer at Ralph Tyler Co., which performed civil and structural engineering, says the design specifically required each building to be accessible for emergency vehicles.

Another challenge was to ensure that none of the buildings were on top of Nine Mile Creek, the main storm and sanitary water line, which he estimates is about 11 by nine feet in diameter. "That's a fairly large water collection culvert," he says.

Ensuring proper draining on the site was also a challenge, Eggett says, because the land is not flat, which was by design. While the land was flat after it was cleaned, the architect wanted some variation in the surface to provide for a more interesting landscape.

The engineers had to work closely with the landscape contractor, Highland Heights-based The Outside In. The landscape contractor was also responsible for selecting turf, shrubbery and trees that would match the aesthetics of the buildings and be easily maintained, says Al Parker, owner of The Outside In.

Cleveland Job Corps History at a Glance

The Cleveland Job Corps, founded in 1965, was one of over 100 job-training programs created by the Economic Opportunity Act of 1964; it produced the first program graduates in the country.

In two decades, the Cleveland Job Corps trained over 12,000, mostly African American women from out of state. The Job Corps recruited high school dropouts ages 16 to 21 years of age and sent them to a residential center to obtain a high school equivalency degree, if necessary, and work skills.

Alpha Kappa Alpha sorority, an African American women's service organization, sponsored and operated the Cleveland program under contract from the U.S. Dept. of Labor. The group maintained a house at 1588 Ansel Road for nearly 400 girls until 1971, when it relocated to the Tudor Arms Hotel at East 107th and Carnegie Ave. Only women lived at the facility, but men were accepted into the program after 1976.

Cleveland Job Corps trained participants for business, clerical and service occupations. Through a cooperative program with the Brotherhood of Railway & Airline Clerks, the center guaranteed job placement.

Founded as part of the War on Poverty, the local Job Corps has withstood budget cuts and proposed reorganizations since the Nixon era. In 1989, the program still trained female residents and male and female commuters, in computer entry and welding, in addition to the fields mentioned above.

Participants received such additional benefits as counseling and health care.

The Cleveland Job Corps Center in the 1990s participated in a program with Cuyahoga Community College, wherein students could earn college credit. In April 1995, the U.S. Department of Labor changed operatorship from Alpha Kappa Alpha to that of Management & Training Corp., a Utah-based firm. —JE



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Parker also says it was necessary to select plants that were hardy, given the fact that the site had been a brownfield.

Parker planted big oak, honey locust, Norway maple and evergreen trees which will create large shaded areas. He was careful not to plant them over underground utilities, in case the utility had to be accessed.

The turf is a mixture of fescue, perennial ryegrass and bluegrass.

Buildings uniform

The buildings have rectangular and square windows with red wood colored aluminum frames and are connected by concrete paths, which are lined with white lamp posts.

The 25,525-square-foot education building is the main classroom building, which has full-length windows in the lobby and curved walls. There are several classrooms, each with wall-mounted eraser boards, cabinets, shelves, closets and electrical outlets. All classrooms have windows, giving views of the campus or the residential neighborhood.

The color scheme becomes a bit more interesting inside the main classroom building, with purple, yellow, blue, green and white accents on the walls. There is a separate administration area for teachers that has its own reception area with a round desk, teacher offices, conference room and lounge.

The clerestory construction gives most rooms in the building a big sense of space. There is a tectum panel (wood fibers mixed with glue) on the ceiling that absorbs sound. Large yellow HVAC ducts can be found along much of the ceiling, and structural beams area exposed.

"Everywhere you look, there are really interesting details," says Brent Redeker, project site manager for Hummel Construction.

The 13,336-square-foot medical/dental building has an infirmary that includes isolated wards. There are laboratories with medical and dental equipment for specialized training.

The 11,589-square-foot cafeteria building contains a state-of-the-art cooking center where students learn culinary skills. About two-thirds of the space in this building is dedicated to teaching, and has modern mixers, slicers, coolers

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and freezers. There is also an automatic dishwasher.

Fleischman designed the interior spaces and selected the cafeteria furniture. Cini Little International Inc., a Germantown, Maryland-based consultancy that has a Cleveland office, did the specifications for the kitchen equipment. Ron Kooser, president and chief executive officer of Cini Little International, says the cooking equipment is modern. Breckenridge Kitchen Equipment & Design, based in Huron, installed the kitchen equipment.

Gymnasium most striking

The recreation building, which features the gymnasium, is the largest building on campus except for the dormitories. From a distance, this 26,400-square-foot building is the most striking of all, with its large, curved roof that is typical of many gymnasiums.

A floor containing two basketball courts is the building's focal point, positioned several feet below ground, bordered by balconies on two sides. The sports floor is made of synthetic, poured urethane and has several rows

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MRN Ltd. Acquires Former Job Corps Building

MRN Ltd. of Cleveland has acquired the 11-story Tudor Arms, a 247,000-square-foot landmark building at 10660 Carnegie Ave. that since 1971 has served as the Cleveland Job Corps Center.

MRN — known for developing the East Fourth Street neighborhood of downtown apartments, restaurants and entertainment spots such as the House of Blues — is staking its next bet on Cleveland with a plan driven by the nonprofit group University Circle Inc. to enliven the cultural, educational and health care district with nightlife, shops and housing. —JE

of bleachers along one side. Sections of the basketball court are accessible via handicapped ramps.

The recreation building has a clerestory ceiling that provides an openness to the different floors within.

A short stairway from the main floor leads to a slightly elevated floor that has an enclosed auditorium with stationary seats. Another floor at a slightly different elevation has a curved wall that contains a library that offers a panoramic view of the campus.

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Another part of the building has a snack bar. Still another area has an arts and crafts room.

One side of the recreation building overlooks a large open area along East 140th Street that will eventually be made into a baseball field.

Functional dormitories

The dormitories are the only two-story buildings on campus. They include one mixed gender building and two that are gender specific. These are the largest buildings on campus, each of which are more than 30,000 square feet. Each has a total of 36 rooms, which house four students to a room.

Each dormitory room has a closet for each student, two sinks, and separate shower and separate bath.

The three dormitory rooms have almost identical floor plans. All have centrally located common areas on both floors with a resident's office that has a full view of all the hallways. Both floors also have full laundry facilities.

A stairway with a metal rail in the entrance area on the first floor leads to the second floor. The second floor has railed balconies along the halls that give views of the first floor.

The second floor dorm rooms have a more spacious feel, thanks to the clerestory ceiling.

"The community is definitely enhanced by this project," Hummel says.

"I think we have an outstanding facility that's going to train young people," Coats says. "It's going to stimulate economic development." Coats says that the program has a \$10 million annual budget.

The center is operated by Applied Technology Systems Inc. (ATSI), an operations management firm which provides services to local, state and federal government agencies, private corporations, foundations, and other organizations. ATSI specializes in operations management, organization development, youth development, and training and technical assistance. The Cleveland Job Corps center is ATSI's largest operation.

The Job Corps campus commemorates a major effort by Cleveland's civic, business and government leaders to sustain and improve an important educational institution. **P**



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The Growing Field of **Green Building**



These days, it seems you can't open a newspaper, magazine or trade publication or even turn on the TV without seeing or hearing "green"-this or "green"-that. Admittedly, it can become a bit cliché, if not overwhelming. Moreover, increased awareness of environmental issues – at least on the media waves – is a bit cyclical in nature. But all signs indicate this "green" business is more than a fad with a new lexicon of buzzwords. People are becoming more aware of the impact that their everyday activities and choices have on their health and the environment. From turning down the thermostat a couple degrees to opting to purchase a more fuel-efficient vehicle, we face personal life choices every day.

We have all been inundated over the years with education about recycling, protecting the ozone, and other environmental hot-button issues. But how much attention has been given in the past to the buildings in which we live, work and play when, according to the U.S. EPA, people spend as much as 90% of their time indoors? The answer is not enough – but that trend is rapidly changing and the movement toward green building is gaining momentum at an exponential rate. Many industries and segments of the professional world now realize how the buildings they construct or choose to occupy impact their work environments, occupants' health and even the bottom line.

What is green building?

So what does green building really mean? Simply stated, green building is

Can You Afford Not to Consider Going Green?

By Brian S. Trent and Ross J. Smith

the practice of increasing the efficiency of buildings and their use of energy, water and materials, and reducing building impacts on human health and the environment. For new construction, this is achieved through informed site selection, design, construction, operation, maintenance and removal — the complete building life cycle. For existing buildings, it includes physical changes and upgrading internal policies and practices to ensure a healthier environment

and promote efficient use of natural resources.

Green buildings are typically designed and constructed by a diverse, integrated project team that employs sophisticated design choices and often relatively new technologies. All aspects of the building may be considered, including adequate natural lighting, building ventilation rates, low chemical-emitting interior finishes, energy efficient building systems, renewable energy sources, pervious pavements and much more. It's all about integration of smart, sustainable and low-impact practices.

Who says it's green?

The green building movement is promoted and sponsored on many fronts, but the leader in the construction industry is the United States Green Building Council (USGBC). The USGBC is a

non-profit organization composed of leaders from every sector of the building industry working to promote buildings that are environmentally responsible, profitable and healthy places to live, work and play. The primary function of the USGBC is to educate and administer the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™.

LEED has become the nationally accepted benchmark for the design, construction and operation of green buildings. LEED promotes a whole-building (and whole-site) approach to sustainability by recognizing performance in five key areas: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. Broken down to its basics, LEED is a checklist of items that owners, developers, architects and engineers can choose to implement in the design of a building. Receiving LEED certification means that you have documented and verified completion of

the items from the checklist throughout the design and construction process, as well as through operation if the project involves an existing building.

There are several different LEED rating systems, each applicable to a different type of development, and there

Several case studies have documented measurable benefits of green buildings including improved performance by students in green schools, shorter stays for patients in green hospitals, and higher productivity for employees in green workplaces.

are several levels of certification depending on the number of credits achieved. Discussing the specifics of all the systems is beyond the scope of this article but it suffices to say, LEED is constantly expanding, refining and improving.

Additionally, many architects, engineers and facility professionals are des-

ignated as LEED Accredited Professionals (LEED-AP). This simply means the professional is well versed in the LEED system of credits and has passed a rigorous exam testing their knowledge. A LEED-AP can help guide developers, owners or other interested persons through the certification process or help understand green building initiatives.

Why should I care?

It can be difficult to fully grasp all the benefits that green building can provide, and even more difficult to quantify. However, with many LEED-Certified projects in operation for years, and as more come online each day, the data is providing incredible insight on the benefits of green building – not the least of which is positive impact to the bottom line. Some of the most significant benefits are outlined below:

Health

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indoors. The level of air contaminants indoors is typically two to five times higher than outdoor levels, and can even be more than 100 times higher. If you frequently become drowsy or get headaches at work – this may not necessarily be attributed to your workload or your co-workers. It may be the result of poor indoor air quality such as elevated CO2 levels, chemicals and/or poor lighting. Improved air quality and lighting control can change your environment, your mood and your productivity. Several case studies have documented measurable benefits of green buildings including improved performance by students in green schools, shorter stays for patients in green hospitals, and higher productivity for employees in green workplaces.

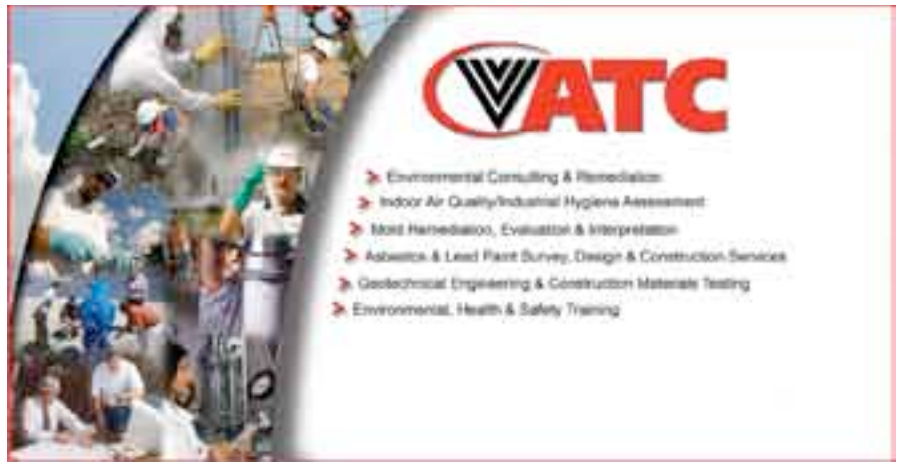
Environmental impact

EPA reports that buildings annually consume more than 39% of the total energy and 68% of the electricity used in the U.S. Buildings also account for over 12% of potable water consumption, 30% of greenhouse gas emissions, 30% of raw materials use, and 30% of waste output – upward of 136 million tons annually. Green buildings significantly reduce these environmental consequences.

Economics

The decision to build green has historically been motivated by environmental and social factors that out-weighed perceptions of increased costs. As a result, the green building movement has been driven by demand from government and not-for-profit entities with the financial resources to absorb increased costs. However, perceptions and realities are changing. The number of projects receiving or applying for LEED certification has increased dramatically. Furthermore, according to the USGBC registry as of Summer 2007, 51% of LEED Certified projects were undertaken by for-profit corporations. This suggests that green building is becoming mainstream and is not just economically viable – but profitable!

To evaluate the economic paybacks of a green building, one must consider



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the life cycle of the project. Initial cost increases range from no additional cost to upwards of 10% or more for those buildings that go the extra green-mile. However, the economic benefits of reduced operating costs through energy and water use efficiency, increased productivity, reduced absenteeism, marketability and increased profitability can

pay back many times over. Data also shows that the more green you go, the more the payback over time – despite increased initial costs. Additionally, as industry becomes more familiar with green building materials and practices, construction premiums are being reduced. Now, it's not just the environmental and social aspects that are

driving the decision to build green – it is economic factors too.

A few final words

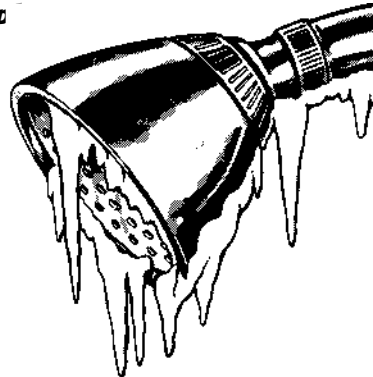
This article barely scratches the surface, and the intent is to make you consider the benefits of green building – if you hadn't already. If you are responsible for, or involved with an upcoming development or building rehabilitation, consider the benefits of incorporating green practices into your project. You won't only be making positive impacts to the environment and the health of your occupants, but you will also be positively affecting your bottom line. **P**

Brian S. Trent, P.E. and Ross J. Smith, P.E. of NTH Consultants, Ltd. authored the above article. Both are LEED Accredited Professionals dedicated to sustainable development. To learn more about NTH's Environmental and Infrastructure services or if you need assistance with sustainable "Green" initiatives, feel free to contact NTH Consultants' Cleveland office at 216-344-4048 or email us at btrent@nthconsultants.com.



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The Case for Going Green

By Timothy Panzica

Return on investment. That's it! It's one of the main reasons that everyone should consider green building for any of their projects. Sure, there are other good reasons. You've probably heard some of them, such as multiple community/environmental benefits (that's true) and human resource benefits (that's true, too). So, let's get this straight. We have three main reasons to go green. One of them, the environmental benefits, has little impact relative to my business, Another, the human resource benefits, may have tougher-to-define benefits relative to my business. The first one, though: return on investment. Ding, ding! Now, that gets one's attention!

So, what does going green cost upfront? Is the extra capital outlay going to increase the value of the "investment"? How about if I told you, with the right team and the right planning right from the start, one's "extra" costs to "go green" would be "zero to quite negligible." It's absolutely true! Granted, if one wants to gain the enviable national title of having a LEED certified building, yes, we would be talking about some added project costs. (I'll explain LEED later.) But, one does not have to have a LEED certified building as one's end game to have a green project. Because, again, first and foremost, the driving motivation for pushing green building is not necessarily to get a plaque in the lobby saying, "LEED Certified," but is instead to demonstrate to all stakeholders that,

for no (or quite minimal) additional upfront cost, a green building can be delivered. Period!

It will be a green building that is "high performance" (You'll hear this term thrown about a lot) and one that will have a higher value as an asset. Because, in the end, the value proposition is the justification in going green.

So, what does this really mean? Let's make a case for value.

The green building benefits include:

- proven lowering of energy and operating costs – less churn, possible lower insurance premiums
- a lease up period, if applicable, that will probably be shortened due to the heightened awareness of the marketplace to this "product"

- building valuations that should be enhanced
- possible increases in the command of rents for the same reason as above
- improved Net Operating Income

These are tangible, real benefits. All stakeholders in a project should be salivating over the financial benefits of going green, whether you are the owner, developer, investor, or lender.

But, what about the other benefits, some admittedly less tangible? The importance of these means different things to different people. But, the bottom line is that one cannot dismiss all these additional benefits as nothing more than frou-frou dust. Consider the following:



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- For the owner (and, the investor), a green building may be an icon for you, improving your image in the marketplace, branding you as a “notch above the rest”
- Better worker productivity and a reduction of absenteeism. Doesn’t it stand to reason that a healthier interior environment that is the hallmark of a green building would lead to this? Wouldn’t an iconic company/organization with a “productive” workplace attract and retain the “best and the brightest”?

There’s more. There’s the social and environmental benefits of going green. Don’t you want to be a good neighbor, literally and figuratively? Sure, you do. We all do. What does this mean in terms of tangible and intangible benefits? These can include:

- A green building can have lower water demands and produce less wastewater than conventional buildings. This reduces demands on municipal services.
- Good green building design can lead to reduced erosion and stormwater runoff. Way to go, neighbor!
- Good green building design automatically means less energy used, less carbon dioxide and other greenhouse gases being emitted. Gee, I think this may be an important reason unto itself to “go green.” You’re grandkids will thank you!
- Good green building design tries hard to rely on the use of regionally manufactured materials. You’ll make many neighbors happy in knowing that you’re supporting your backyard economy, so to speak, while at the same time reducing energy and other impacts of transporting materials.
- Good green building design mandates recycling of building demolition materials and general construction waste generated during the normal building process. Knowing how to mandate this right from the beginning on your

project means that it will cost you nothing additional upfront!

So, what’s the trick to pulling this off? How does one not break the bank in going green? The trite answer is “Teamwork.” What this really means: Assemble a team of professionals in all

“I encourage anyone considering a green project (with or without the LEED designation) to utilize the strong resources right here in Northeast Ohio.”

aspects of the project and have them work together from day one so that a comprehensive and integrated design is the result. In plain English, that means one will get a green building with very minimal, if any, construction cost premium. Honest!

But I guarantee that a cost premium to build green will result if 1) the green strategies are an afterthought late in the design process, and 2) the entire team of architects, builders and others are not at the table together right out of the gate. Don’t let that happen.

And, if you want your green building project to be designated at the highest level of industry recognition, go LEED. But, that’s a subject for another day.

I encourage anyone considering a green project (with or without the LEED designation) to utilize the strong resources right here in Northeast Ohio. Look no further than the Greater Cleveland Green Building Coalition (www.clevelandgbc.com) as your “go-to” organization that can guide you in the right way. It pays to go green! **P**

Timothy Panzica is executive vice-president of Panzica Construction and chairman of Greater Cleveland Green Building Coalition. He can be reached by email at timp@panzica.com.

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A Look at the Green Building Explosion

Financial benefits are just one reason behind shift toward sustainable practices

By Karen J. Hasley | Photo courtesy of Environmental Wall Systems

What do the phrases “green roof,” “stormwater infiltration bed,” “solar retrofits,” “photovoltaic panels,” and “radiant barrier” have in common? They are a few of the many contemporary ideas for green building, also called sustainable or environmental building. In fact, there are so many ideas on the topic that if you Google the words “green building,” you will have 146 million (that’s six zeroes!) responses to page through at your leisure.

Why is green building exploding? One major reason for the rapid growth of green building is the ever-increasing amount of municipal solid waste, or MSW, that the population is generating. According to the EPA, “currently, in the United States, 32% [of MSW] is recovered and recycled or composted, 14% is burned at combustion facilities, and the remaining 54% is disposed of in landfills.” The EPA asserts that in 2005 alone, the U.S. produced 245 million tons of municipal solid waste. That translates to over 400 billion pounds of U.S. trash in one year. Clearly, the reduction of municipal solid waste is an important issue.

Additionally, individuals and organizations have begun to take advantage of readily available government incentives to participate in green building. The government on federal, state and even local levels offers companies a broad variety of assistance and inducement to find inventive and practical



SMART MOVE Installing movable walls is a simple and effective way for a corporation to get involved in green building

ways to create more sustainable and green environments. Three examples of governmental encouragement come immediately to mind, and many more examples can be found with a minimum of effort.

- The EPA offers a free 16-page downloadable brochure about reducing construction waste and making use of resource-efficient building materials on its website
- The Catalog of Federal Domestic Assistance includes several federal

incentives for improved energy usage and conservation

- The Ohio Department of Development provides numerous helps and incentives to Ohio businesses of all sizes to get involved in effective environmental practices.

The EPA’s unusually cheerful announcement on July 7, 2007, that “America is shifting to a ‘green culture’ in which all 300 million citizens are embracing the fact that environmental responsibility is everyone’s responsibility” gives clear indication that our government is prepared to support corporate efforts toward environmental improvements.

Companies’ expanding environmental and social commitments also fuel the green building explosion. Whether one agrees or disagrees with the Triple Bottom Line standard for urban and community accounting ratified by the U.N. earlier this year, the very fact that the standard is being discussed at all reflects the increased awareness of green building. One wonders if a three-pronged approach to accounting (namely the Triple Bottom Line standard) that takes into consideration not just economic, but also environmental and social commitments would have generated serious discussion a decade ago.

Finally, a quick perusal of local grocery, home improvement and building

The Green Attraction of Movable Walls

Compared to fixed drywall that can be inconvenient and unhealthy, movable walls — especially movable walls made primarily from recycled and environmentally friendly materials — are a contemporary and smart option. Installing movable walls can be done with a few common tools in a relatively short amount of time without stirring up construction dust. The walls are affordable and attractive, with a variety of visual features that appeal to a broad spectrum of tastes and styles. Best of all to many people’s way of thinking, the walls’ configuration can be altered to fit the organization’s changing physical demands and employee needs without a great deal of difficulty and inconvenience. With movable walls, the need to increase, decrease or rework office space does not automatically necessitate tearing down walls amid clouds of unhealthy dust, delivering the debris of the old walls to the nearest landfill, and trucking in a load of new wall materials.

As demonstrated by Cleveland’s Medical Mutual of Ohio, who currently utilizes movable wall systems in its private offices and conference rooms, installing movable walls is a simple and effective way for a corporation to get involved in green building. Environmentally friendly movable walls provide flexibility, affordability and beauty while allowing organizations to keep a steady, respectful eye on the environment and the future. —KH

products stores shows rapidly expanding choices of green products with narrowing cost caps, making it much easier for individuals and companies to make sound environmental choices while staying within budgetary guidelines.

How can Properties Magazine readers participate in the growth of green building?

Perhaps the best way for building owners, property managers and construction professionals to participate in green building is to become educated in the green movement as it applies to their industry. To advance that education, a number of resource organizations are well equipped with experienced ideas and advice about green building and are eager to share their expertise with interested parties.

One such resource is the respected U. S. Green Building Council, or USGBC, a non-profit association of leaders from every sector of the building industry that works to promote environmen-

tally responsible, profitable and healthy buildings. The USGBC can provide in-depth information about the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™, a system that has become the “standard of choice for Federal agencies and state and local governments,” according to the USGBC website. Other outstanding local resources for education and action are Entrepreneurs for Sustainability (www.e4s.org) and the Cleveland Green Building Coalition (www.clevelandgbc.org.) Getting educated about green building is as close as one’s computer.

What is the result of participating in the green building transformation?

With the full and active support of the government and such agencies as the USGBC, companies are now able to enjoy healthy fiscal growth while simultaneously benefiting from green building products and practices. In the

traditional win-win scenario, this one should be written in all capital letters! Maintaining adaptable, healthy and aesthetically attractive properties is the best of all worlds.

Many local companies are now committed to implementing green procurement as part of their corporate strategies. Consider how Medical Mutual of Ohio (www.medmutual.com), a Cleveland company with a core business devoted to good health, is actively greening its facilities. (Full disclosure: Environmental Wall Systems is the wall supplier to Medical Mutual of Ohio through Apple Discount Desk.) A first step for Medical Mutual involved installing movable wall systems for its private offices and conference rooms. With the purchase of locally manufactured walls that are 100% reusable (see “The Green Attraction of Movable Walls”), Medical Mutual gained a number of benefits that made these wall systems an easy choice. One key benefit was the flexibility to relocate employees and reconfigure office space while all but eliminating drywall waste from these recurring and unavoidable moves.

Corporate interest in green building continues to increase for all the reasons noted: the need to reduce the amount of municipal solid waste, substantial governmental support, growth in corporate commitments to society and the environment, and the proliferation of green products with reasonable price tags.

Becoming knowledgeable about green building is the first important step towards participating in its expanding popularity and numerous resources are available to assist with that initial effort. **P**

Environmental Wall Systems is a dedicated modular wall systems manufacturer. From its start in 1993 as an installer and re-furbisher of movable walls, the company has grown into a full-service wall company. The company offers a variety of modular wall product lines, all of which are 100% reusable and designed to be environmentally friendly. The company is located at 31100 Solon Rd. in Solon. For more info, call 800-528-0903 or visit www.ewwalls.com.

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Hazardous Materials in Historic Buildings: A Preservation Project

By Steven W. Rucker, CIH

Historical buildings present unique renovation challenges. Not only have construction materials changed, but also methods and, maybe even more importantly, management have evolved. Preserving the character of a structure often means adaptive reuse. The focus of this article is on construction materials, and more specifically hazardous materials that are often part of historically significant structures.

The subtle concept is that the formulation of hazardous materials, most notably asbestos and lead-based paint, was desirable because it imparted highly desirable durability and performance, but was later found to cause adverse health affects, previously unidentified and which are manifested after long latency periods. The time between exposure and onset of disease is often several decades. Now

regulated for the protection of public health, these building materials present a construction management challenge as confirmatory testing is mandated.

The typical historic preservation design team includes architects, MEP engineers, lighting and acoustic specialists, information technologist, civil engineers and security specialist, to name a few. However, often the subtle environmental issues raised above are an afterthought even though they affect each discipline. Once testing is employed, non-destructive test methods, in particular, are desirable to support preservation.

The hazardous materials expert, though a late addition to the design team, will have the same expectations for performance, contribution and pricing as the other professional disciplines.

Several pricing metrics are discussed later.

Ultimately, the consideration of hazardous materials is legally mandated and this expertise is a desirable in project design and sequencing. This issue has profound implications for occupant safety, as well as construction scheduling and management of business interruption. This article discusses three topics prerequisite for success: testing, pricing and sequencing.

Testing

Building materials tests and building performance testing are both needed in a hazardous materials survey, but for different reasons.

Building materials tests, though commonly thought of as wet chemistries, elongation, compression and tensile



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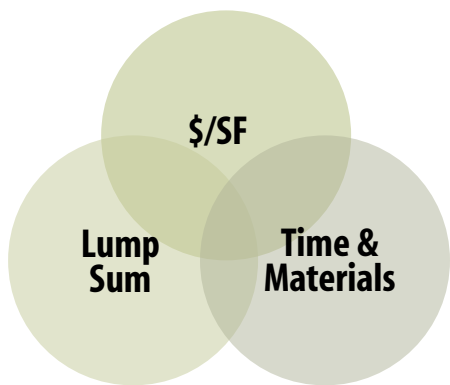
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tests for strength in steel, masonry and wood, are expanded to include hazardous materials. The hazardous materials, which are sampled non-destructively with instruments that utilized electromagnetic energy (or in some cases a tiny piece of the building material itself will be collected and sent to a laboratory), provide instantaneous results that are summarized in a detailed inventory of location and quantity.

Building performance tests, which typically focused on HVAC performance including balancing pressure differentials, heat loss and moisture control, are expanded to include indoor air quality.

For hazardous materials evaluation, air tests have a different purpose, and that is the measurement of airborne hazards to serve as an indicator of occupant exposure via inhalation. Therefore, it is recognized that hazardous constituents may be evaluated on the basis of the building materials themselves, or by air tests. The concept that deteriorated building materials can mix with indoor air and use the building's own mechanical systems to deliver exposures to occupants is important. While somewhat subtle, this pathway of exposure is real and regulated by state and federal agencies charged with enforcing laws, which protect public health.

What interpretations should the reader retain? The driver for hazardous materials tests, both building compo-



nents and building air, are regulatory, where enforcement can be rigorous differing greatly of the penalties imposed by building owners of non-compliance with

Table 1: Comparison of Pricing Methods

	\$ per SF	Time & Materials	Activity-Based Lump Sum
Construction Budget	10,000,000	10,000,000	10,000,000
Testing & Inspection Budget	500,000	500,000	500,000
HazMat Budget	100,000	100,000	ACM = \$30K LBP = \$40K
Building Size (SF)	500,000	500,000	
Unit Price \$	\$0.20/SF	\$1000/hr (inclusive to labor & analytical; based on completing 10,000 SF/hr)	
Total	\$100K	\$50K	\$70K

Courtesy H. C. Nutting Company

specifications, and to protect public, occupant and construction worker health.

Pricing metrics

The value of any service is related to the quality-of-work, delivery and price. Sales professionals frequently sum it up best when they say that “you can have any two of the three, but not all three.” The trade-offs between rapid delivery and quality-work are familiar to most of us. In this section, methods for establishing the price for hazard-

ous materials testing are presented. An object basis familiar to construction is important. Also, up-charges for non-destructive preservation techniques, rather than demolition or renovation should be clear. The three common price metrics are: \$ per square-foot, time and materials, and activity-based lump sum. Yet, not one of these is appropriate for every project and it may be useful to develop a combination (or hybrid) or even a pricing algorithm (where each of the methods is weighted as a portion of the whole price). But, the point is that



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from the construction manager's point-of-view, the only service that makes sense is the one that furthers the project goals efficiently, not cheapest.

A useful example is shown in Table 1 where 5% of a project budget is allocated for testing and inspection services with 1% of this budget allocated for hazardous materials. What is quickly obtained from this table is a \$/SF metric and it is useful to compare pricing methods. The insight gained from this analysis is that the pricing can vary unexpectedly. To account for this variation, Equation 1 is presented as an example algorithm that yields a bid of \$87K.

Other important pricing concepts include economies of scale, in which larger structures can be evaluated more efficiently, and the experience factor, in which knowledgeable personnel complete tasks more efficiently. Both of these increased efficiencies can produce lower budgets. If this sounds too simplistic, legitimate concerns about the assumptions that underpin these methods, such as homogeneous surfaces and consistent structural installation, do present pricing inconsistencies, or change orders. Imperfections acknowledged, the concept of pricing hazardous

materials testing services similarly to other professionals on the construction project design team bodes well for a credible partnership.

Construction sequencing

Historically important buildings have a variety of uses from museum icons to residences with cultural significance. Structures that serve the public, such as galleries, courthouses, depots and bridges, whether undergoing public or

Equation 1:

$$0.7 (\$100K) + 0.2 (\$50K) + 0.1 (\$70K) = \$87K$$

privately funded renovation, are subject to the issues outlined below.

Buildings constructed circa 1980 and before are the target for hazardous materials testing mandated by regulations. While mid-1980s structures are typically not candidates for historic preservation, the date does provide the mandate for confirmatory testing. The important issues, independent of historical significance or not, are whether deteriorated constituents present an unhealthy exposure concern, whether or not the suspect

building components can be saved for reuse, and what business interruptions can be anticipated as a result of remediation efforts.

One answer does not fit all situations. However, detailed inventories presented on construction drawings do represent good project management, if for no other reason than to prevent delays, surprises, complaints and litigation. Far more applicable to the fast-track construction sequencing utilized today, hazardous materials management decisions are critical path nodes. Obviously, prerequisite to reuse and protection of public health are information on quantities, location and condition.

While building materials and air tests and applications in health and safety, the results also reveal much about the performance of the building envelop and mechanical systems as an integrated whole – this is useful for construction sequencing. **P**

Author Steve Rucker is a health and safety professional with the H.C. Nutting Company, an engineering consulting firm specializing in all types of building materials testing. For more information, contact Jim Princic, Cleveland Division at 440-260-0225 or visit H.C. Nutting Company online at www.hcnutting.com.



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Window Film Saves Energy, Adds to Safety, Security

By Jeanne Bluffstone | Photos courtesy of Sunray Window Films

Companies looking for ways to conserve energy, reduce utility bills, increase security and improve comfort inside buildings are turning to Sunray Window Films for solutions. Sunray Window Films, in Independence, is a specialty window film company, in business since 1994, serving both commercial and residential needs. They are the only authorized 3M Window Film dealer in Cleveland.

“For over 30 years, 3M has been improving light with window films,” says John Susnik, founder of Sunray Window Films LLC. “As a leader in both adhesive and film technologies, 3M has brought together those disciplines and created the finest products available for both consumer and commercial use. The quality of our window films is confirmed by an ISO 9002 certification and the satisfaction of hundreds of thousands of users worldwide.”

Susnik should know. He has 19 years of experience in glass applications and started in the industry in 1988 by tinting car windows. Six years later he opened Sunray Window Films. As the only authorized 3M Dealer in the area, he has an envied position in the industry – a quality product and an outstanding warranty backed by a \$21 billion company (3M).

“Our protective film coatings have been preserving fine art, retail merchandise, carpets, upholstery, and people from flying broken glass since 1994,” says Susnik.

With six employees, Sunray prides itself on quality control and their well-trained employees. Another advantage is its ability to maintain an inventory of first-quality films.

Among Sunray’s assortment of offerings are window films that reduce energy



DESIGN DIFFERENCE Fasara decorative window films provide an etched appearance that is opaque and yet lets in light. When used in cubicles and in offices where there are inside windows and people walking by, etched glass lessens the distraction, because the window is opaque.

consumption, add UV protection and increase security. There are three different versions of 3M-window films, which have different looks and provide various levels of climate control and UV protection. They can also be upgraded to a version called Night Vision so customers can see out at night when the lights are on inside.

A big advantage of window film over tinted factory glass is if a window breaks and the manufacturer has stopped making the glass, the color may be difficult to match.

“Although we can try to match the color, we know we can match it if window film was installed,” Susnik says.

Films vary in weight from the lightest (70 with 17-22% protection) to the heaviest (40 which is the darkest and has 99% UV protection). The lighter the film the clearer the window, says Susnik. The Cleveland Institute of Music recently installed 3M Prestige 70 film because it has so many windows and

wanted to save energy without changing the look of the glass.

“The Institute of Music and the architect specified our product, because it’s clear,” Susnik says.

Films are available in standard gray, which looks like a screen; reflective bronze, which provides the most dramatic look; and safety and security film. There are also decorative films (Fasara) that look like etched glass and are often used for logos. The etched appearance gives glass a unique look that is opaque and yet lets in light. When used in cubicles and in offices where there are inside windows and people walking by, etched glass lessens the distraction, because the window is opaque.

“One application we did recently is one that looks a window blind so that you can see out and people passing by can see you, but there is some privacy,” Susnik says.

A cost-effective advantage to film over etching is when a tenant is leasing



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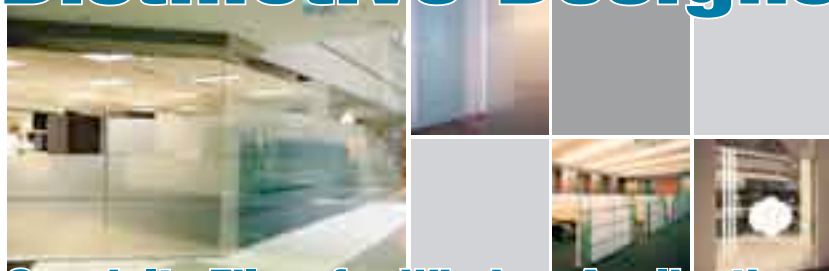
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and they want to take off the design when they leave, it can be removed with a razor blade. Otherwise, they would have to change the glass.

Safety and security

Sunray also offers safety and security films/fragment retention films that are used in places such as airports. In the case of an explosion, the wet glaze application enables the glass to flex within the frame unit and break, but it won't shatter outside of the frame. In addition to airports, the product is installed in windows of private and public corporations, religious institutions, schools and daycare centers.

"Security film acts as a deterrent, and if the glass breaks, it breaks like a spider web and stays there," Susnik says.

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Case studies

One of the most unique uses of Sunray window film is a recent project for the Federal Aviation Administration (FAA) in Oberlin. They are using Prestige 40, because it reduces glare and saves energy. Most importantly, there is no metal in the film; instead there are 220 micro layers, which makes the film as thin as a Post-It note. This is a federally funded project that specified 3M Prestige Film because the product has no metals. Other manufacturers use precious metals in their films which interferes with cell phones Wi-Fi, and other electronic devices. The FAA wanted something that didn't interfere with that technology but will save them energy. Saving energy without the use of precious metals and the use of nano-technology were the ticket.



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At Whole Foods in University Heights, the sun coming through the windows was melting chocolates, spoiling foods and damaging the wine.

"We put on 3M Prestige 40, which reduced the solar load so much the employees had to call their corporate office to find out how to turn down the air conditioning," Susnik says. "Not

only did Whole Foods save energy, they saved food from spoiling and although the store is still bright, the glare from the big windows has been reduced."

Another unique product is counter-intelligence window film, which is used by US government agencies. The film is designed specifically to block Wi-Fi, cell phones and other technology from escaping or entering the building. Homeland Security and law enforcement agencies use the product, which does have metals, to keep signals from laser microphones, and other devices from coming in or escaping. **P**

Further information on Sunray Window Films, LLC. Call John Susnik, 216-738-7070, website www.sunrayfilms.com or e-mail him at john@sunrayfilms.com. Sunray Window Films, LLC is located at 5005 Rockside Road, Suite 600 Independence, Ohio 44131.



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Consider Wetlands in Initial Property Development Plans to Avoid Costly Delays

By Jennifer A. Morgan, PhD and Bipender Jindal, P.E. | Photo courtesy of CTL Engineering

Planning for development of a piece of property is a long process that can sometimes start years before ground is ever broken. One of the first steps in development is an investigation of the property to assess recognized environmental conditions (RECs) related to the past, present, and future potential release of hazardous chemicals and petroleum products into the property's soil, groundwater and air, formally known as the Phase I Environmental Site Assessment (Ph1 ESA). In addition, although business environmental risks are typically excluded from the basic scope of a Phase I ESA, these risks should also be investigated at the time of the Phase I ESA. ASTM Standard 1527-05 defines business environmental risk as a "risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice." For example, asbestos, lead based paint, mold, archaeological, and wetlands are considered business environmental risks.

Many rural/agricultural properties have ponds, streams and wetlands. Wetlands and streams are an important natural resource and not a hazardous substance and, therefore, are unrelated to CERCLA liability. However, jurisdictional wetlands and streams are protected under section 404 of the Clean Water Act and any impacts to them are regulated by the Army Corp of Engineers (ACOE) and Environmental Protection Agency (EPA). Unpermitted filling of jurisdictional wetlands and streams can bring a notice of violation and thousands of dollars in fines and can stop a development project in its tracks, thereby causing unnecessary delays. Thus their presence on a proposed development property constitutes a business environmental



WATER SIGNALS Cattails are indicative of wetlands and streams, thus their presence indicates that a wetland scientist should be hired to assess the property.

risk. However, use of a trained wetland scientist can help to lessen or avoid the potential risk by first identifying the presence of jurisdictional wetlands and streams on the property, if any, and then guiding the developer through the regulatory process, if and when necessary.

Jurisdictional Waters issues can be handled with a cost effective five step process:

- First determine the presence of jurisdictional waters (i.e. wetlands and streams) on the property by off-site background research and field visit(s) and delineate the extent, if present.
- Review the proposed development plans to determine if there will be any fillings of wetlands or streams and determine the acreage. Submit the report(s) to ACOE for their review and verification of Jurisdictional Waters of U.S.
- If there are any proposed impacts, submit a Pre-construction notification and an Application for department of the Army Permit (ENG Form 4345).
- Prepare a mitigation plan, as required, and send to the ACOE for their review and approval.

- Implement the mitigation plan.

Wetland scientists can review the proposed development plans and conduct preliminary jurisdictional waters of the U.S. assessments (PJWA's) and/or delineations (PJWD's) to determine whether or not the proposed development project will impact jurisdictional wetlands and/or streams. PJWD's and PJWA's include an off-site background review of the property's history, and soil types as well as on-site investigations of the vegetation, soils and hydrology. The wetland scientist will review all of the collected information and make a preliminary jurisdictional determination (only the ACOE has the authority to make a final determination) on whether or not jurisdictional wetlands/streams are present on the property. Regulations stipulating what is or is not jurisdictional are continually modified based on new court cases and legislation thus, it is in the developer's interest to hire a wetland scientist to make this decision.

A 2006 Supreme Court decision in the consolidated *Rapanos v. United States* case instigated some changes in how jurisdiction of U.S. waters is determined. The ACOE and EPA issued guidance for implementation of the Supreme Court's decision in June of 2007. The guidance states that "The agencies will assert jurisdiction over non-navigable, not relatively permanent tributaries and their adjacent wetlands where such tributaries and wetlands have a significant nexus to a traditional navigable water. A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical and biological integrity of downstream traditional navigable waters." The agencies will also continue to assert jurisdiction over: (1) traditional navigable waters; (2) wet-



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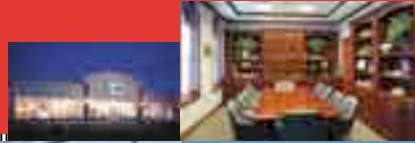
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lands adjacent to traditional navigable waters including over adjacent wetlands that do not have a continuous surface connection to traditional navigable waters; (3) non-navigable tributaries of traditional navigable waters that are relatively permanent where the tributaries typically flow year-round or have continuous flow at least seasonally (e.g., typically three months); (4) wetlands that have a continuous surface connection to such tributaries (e.g., they are not separated by uplands, a berm, dike, or similar feature). In Ohio, wetlands that are not deemed jurisdictional by the ACOE may be regulated as isolated wetlands by the Ohio EPA and any impacts to them, regardless of the amount, would require an isolated wetland permit from the Ohio EPA.

If jurisdictional waters are found on the property, the wetland scientist can delineate the location and size of the wetland/stream. Based on this information, the developer can modify the proposed project to avoid impacting the wetland/stream. If the proposed project can not be modified to avoid impacts to the wetland/stream, the wetland scientist can proceed with applying for a 404 permit from the ACOE.

The ACOE has issued Nationwide 404 Permits to create a streamlined permitting process for activities that will result in minimal individual and cumulative adverse impacts to aquatic resources (e.g. wetlands and streams). In general, if 0.10 to 0.5 acres of wetlands or less than 300 linear feet of stream will be impacted by the proposed activity, the impacts can be permitted with a Nationwide 404 Permit. Impacts to more than 0.5 acres of wetlands or 300 linear feet of stream require an Individual 404 Permit from the ACOE, which is a very long and involved process. Nationwide permits are updated and reissued every five years; the most recent reissuance was in March of 2007. Fifty different nationwide permits have been issued for activities ranging from bank stabilization to residential development to utility line activities. Each permitted activity must adhere to a set of general conditions that apply to all nationwide permits, as well

as any specific conditions for the particular nationwide permit. Additionally, some activities are subject to state or regional conditions.

Most nationwide permits require that a pre-construction notification be submitted to the ACOE. Different ACOE districts have different preferences on whether or not a pre-construction notification should be submitted for a particular nationwide permit. For example, Ohio falls under the jurisdiction of three different ACOE districts. The Huntington district covers the majority

Unpermitted filling of jurisdictional wetlands and streams can bring a notice of violation and thousands of dollars in fines and can stop a development project in its tracks, thereby causing unnecessary delays.

of state, the Buffalo district covers the northern portion of the state, and the Pittsburgh district covers a small portion of eastern Ohio. For Nationwide permit 14 (Linear Transportation), Huntington district requests that a pre-construction notification be submitted for any impacts to wetlands or streams. Pittsburgh and Buffalo also require a pre-construction notification for any impacts to wetlands but only require one for streams if the impact is greater than 0.10 of an acre. Thus, the wetland scientist will need to contact the appropriate district to assess their preferences in regard to a particular nationwide permit application.

The pre-construction notification can be prepared by a wetland scientist and requires: a description of the proposed project, a description of the adverse impacts to aquatic resources, drawings of the property detailing the adverse impact, a wetland delineation, a statement of mitigation plans if more than 0.10 acre of wetlands will be impacted, a listing of threatened or endangered species that might be impacted by the development, and a list of any historic properties that may be impacted by the development. In most cases no construction activity that may impact the waters can begin at the property: until the ACOE district engineer has notified the applicant in writing that the activity is authorized, or if 45 days have passed from the time the ACOE received the completed pre-construction notification and no notification has been received.

It is prudent to consult with wetland scientists prior to commencing construction activities on an undeveloped property that has wetlands and/or streams. **P**

Jennifer A. Morgan is a wetland scientist and Bipender Jindal is the director of Environmental Services at CTL Engineering, Inc. The firm's services include geotechnical, construction inspections, soil/concrete testing, chemical analyses, and environmental services. CTL Engineering conducts over 250 environmental projects a year; i.e., Phase I and II ESAs, UST closures, in-situ & ex-situ remediation, asbestos surveys, wetlands delineation, permitting, and mitigation, for private and government clients.



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Identifying Green Building Products

By Russ Wikel

With so many shades of “green,” owners need to identify which green building products truly make a building healthier and more energy efficient

“Green” is one of the hottest buzzwords in the building and improvement world. A survey by the NAHB (National Association of Home Builders) Research Center and Icynene Inc. found nearly half (46%) of people buying or making major renovations are considering green products. The GreenSpec Directory, for example, lists information on more than 1,850 green building products - everything from kitchen countertops and

cabinets to insulation and roof shingles. With so many options, it’s important to distinguish which green products are the best fit.

Why so much interest in green? As the name suggests, green building helps reduce the impact on the environment. Yet, owners and builders are realizing that greener can cost less to build and operate, last longer, are healthier to live or work in, use less water and energy and often have a higher re-sale value (Source: U.S. Green Building Council).

Green building is much more than an environmental initiative. The financial benefits of building green are also

a major benefit. In fact, the NAHB Research Center/Icynene survey found owners consider cost savings to be far more important than environmental benefits when evaluating building materials.

Greener structures make sense for many reasons. The challenge is deciding what products and practices are truly green? Dozens of building products call themselves “green,” but there’s no one universally accepted definition of what green actually means, even among building experts.

Green building organizations such as the U.S. Green Building Council

How Green Is Your Building?

(save this checklist for reference)

Does it include building materials that:

- have a longer life span compared to conventional products?
- help the building be more durable and last longer?
- can be easily dismantled and reused or recycled at the end of their useful life?
- are non-toxic?
- are moisture and mold resistant?
- don’t emit Volatile Organic Compounds (VOCs), HCFCs, HFAs, CFCs, formaldehyde?
- can be easily maintained/cleaned without chemicals?

Was a high-performance insulation & air barrier system used to help save up to 50% in energy consumption & costs?

- Do you know how quickly the insulation will pay for itself? (Tip: if you’re financing the purchase, compare the monthly energy cost savings to the monthly cost of borrowing)

What products are used to protect you from the intrusion of outdoor pollutants and allergens?

- Example: insulation that acts as an air barrier to improve indoor air quality combined with proper mechanical ventilation

Does your building feature any energy & water conserving appliances/fixtures?

- low energy lighting
- low-flush toilets
- appliances or water heaters with the Energy Star label
- energy-efficient windows/doors

What practices & materials do you use to reduce the incidence of mold & other moisture-related building problems?

- air barrier
- vapor barrier
- rain screen
- proper flashing and water-shedding details on roofs
- foundation drainage to prevent ground water from seeping inside
- proper detailing of the thermal envelope to prevent condensation on building surfaces

and the Rocky Mountain Institute say green-building products should have a lower environmental impact, from the day they're produced through the end of their useful life. They should help reduce our reliance on natural resources, reduce waste and contribute to a healthier, more durable structure. Based on what owners are saying, they should also help save us money.

Green products and practices should offer long-term environmental and cost benefits. For example, insulation made from renewable or recycled resources (plants, recycled fabrics, newspapers, etc.) might use less raw material to manufacture and even cost less to install, but will it reduce monthly energy consumption? Will it contribute to a building that is healthier and has fewer maintenance problems? Will it help a structure last longer and stay out of landfill?

If you're discussing green options with an architect, builder, contractor or a building product supplier, the checklist on page 94 can help you evaluate their level of green building knowledge, as well as their green products and practices. **P**

Russ Wikel is president of Great Lakes Insulators, Inc., based in Huron. For more information, call 888.696.3626.



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Green City on a Blue Lake

By Andrew Watterson

Cleveland may have been an industrial powerhouse in the past, but in order to combat the environmental and energy challenges of the future, we need to begin to build differently. Mayor Frank G. Jackson is working to make Cleveland a “Green City on a Blue Lake” by incorporating green building principles into capital improvements throughout the city and encouraging green development.

Building green and improving energy efficiency in existing city facilities will help improve the financial position of the city and allow the city to use more resources on services for the residents of the City of Cleveland. Mayor Jackson believes that by focusing on green building and improving the operations of our facilities we can be more competitive and become a regional leader in green building. Examples of integrating green building range from replacing light bulbs to installing solar thermal hot water systems on the roof of a fire station. These steps, big and small are reducing the operating costs of city facilities and reducing the environmental impact of the city.

In addition, directors of all city departments have been asked to include a 3% increase in their capital budgets to incorporate green building. This increase is based on the average additional costs of creating a Leadership in Energy and Environmental Design (LEED) certified building. The additional funds will be focused on incorporating green building elements that increase energy efficiency and improve the life cycle costs of the facilities. They will also be used to help reduce the ecological impact of building by reducing storm water runoff, improving green space, and reducing the city's contribution to urban heat island effect.

The first new building that has incorporated LEED design strategies from the drawing board is the Division of Water's 24,000-square-foot Technology and Security Center (TASC) located at the

Nottingham Water Treatment Facility, which will be home to approximately 70 IT and security personnel. The design incorporated features to improve the site such as bio-swales, which capture the storm water from the parking lot and roof and prevent it from going into the local sewer system. The facility features an Energy Star-rated roof, which will greatly improve the energy efficiency and help keep the building and surrounding area cool. The roof also features skylights to help get natural light into the interior occupied spaces. The windows are all tinted, low-e windows to prevent heat gain from the hot summer sun.

On the inside the building, the furniture is made of wheat board, a bi-product of the agricultural industry that is rapidly renewable, instead of particleboard. The perimeter offices feature sidelights to help allow natural light penetrate into the interior spaces. The carpeting throughout the facility is carpet tile, allowing only worn areas to be replaced. The paints and sealants are low-VOC to help reduce the amount of toxins in the interior environment. The building incorporates these elements to improve the indoor environment and reduce the potential environmental risks of a new facility.

City facilities have also incorporated renewable energy. At Fire Station #20, the city has installed solar thermal hot

water panels. These panels capture the sun's energy and heat domestic hot water for showers in this facility. The facility is home to 12 fire fighters year round. The solar collectors will produce on average 31 million BTU's of energy, which will offset 43,437 cubic feet of natural gas and prevent 4,160 pounds of carbon from being emitted into the atmosphere annually. Cleveland will continue to look at opportunities to install renewable energy on city facilities to meet our energy and sustainability goals.

Mayor Jackson is also planning to introduce policies that will help raise the bar for building in Cleveland. These policies will help promote green building in Cleveland and will help make Cleveland a “city of choice” for businesses and residents.

This effort and Mayor Jackson's “green city, blue lake” activities are lead by the City of Cleveland Sustainability Program, which started in 2005 with the hiring of Andrew Watterson as program manager.

Through the Sustainability Program, which was initially funded by the George Gund Foundation and the Cleveland Foundation, Cleveland's goals are to save money while reducing its ecological footprint, to use sustainability principles as a tool for economic development, and to introduce sustainability principles to City employees through education. **P**



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PN-50808011

MEDICAL FACILITY EXPANSION

Amherst, OH (Lorain Co.) Cooper Foster Park

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

STATUS: Owner recently purchased property; plans are very preliminary.

OWNER: Cleveland Clinic Foundation
10465 Carnegie Ave.
Cleveland, OH 44105
(216) 444-2200

DETAILS: Expansion of the Lorain Family Health and Surgery Center; SF and details to be determined; concrete; masonry; drywall; insulation; painting; plumbing; electrical; HVAC; floor coverings; wood and plastics;

doors and hardware; glass and glazing; mechanical; lighting.

PN-P0503001

CITY HALL/POLICE STATION

Pepper Pike, OH (Cuyahoga Co.) Lewis Drv

CONTRACTING METHOD: Public Bids

UPDATE: Announcing architect; project is preliminary; bid schedule to be determined.

OWNER: City of Pepper Pike
28000 Shaker Blvd.
Pepper Pike, OH 44124
www.pepperpike.org/index.asp
(216) 831-8500

ARCHITECT: Hengst-Streff-Bajko Architects
1250 Old River Rd. #201
Cleveland, OH 44113

DETAILS: (216) 586-0229 FAX (216) 586-4400
7 acres; 8,000 SF facility; site work; landscaping; concrete; masonry; structural steel; wood and plastics; roofing; doors/hardware; caulking; glass and glazing; painting; drywall; insulation; interior finishes; HVAC; floor coverings; plumbing; electrical; lighting.

PN-N1208069

SOCCER STADIUM

Macedonia, OH (Summit Co.) State Route 8

ESTIMATED AMOUNT: \$265,000,000

CONTRACTING METHOD: To Be Determined

UPDATE: Macedonia and Northfield Center announced they are negotiating an annexation agreement; planning is preliminary; a county tax is being considered to help fund project; developer is negotiating with local officials on a variety of issues.

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DETAILS: Approx. 600,000 SF retail village, 25,000-seat stadium, 20 outdoor ballfields, administrative offices, hotel, restaurants, medical campus, a club area, suites, a press box, lockerrooms; sitework; retractable roof; utilities; grading; water retention; excavation; concrete; steel; plumbing; electrical; lighting; signage; landscaping.

PN-R0912039

EDUCATIONAL & PROFESSIONAL CENTER

Brunswick Town Center

Brunswick, OH (Medina Co.)

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

CONTRACTING METHOD: Public Bids

UPDATE: Design process is underway; negotiation are underway with interested institutions; developer needs to finalize space requirements needed by each tenant before construction can begin.

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DETAILS: 5 acres; 50,000-60,000 SF, three-story, state-of-the-art facility; site work; landscaping; paving; concrete; masonry; structural steel; wood and plastics; roofing; various doors and windows; painting; finishes; HVAC; plumbing; electrical; lighting; lecture hall; science labs; classrooms; office space.

Note Possible Institutions include:
Ashland University; Baldwin-Wallace College; Case Western Reserve University; Cleveland State University; and Ursuline College.

PN-S0126040

CUYAHOGA MENTAL HEALTH ADMINISTRATIVE BUILDING

Cleveland, OH (Cuyahoga Co.) Euclid Avenue

ESTIMATED AMOUNT: \$10,000,000

CONTRACTING METHOD: Public Bids

UPDATE: Announcing estimated amount; planning is preliminary.

OWNER: Cuyahoga County Community Mental Health Board
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1228 Euclid Avenue, Suite 850
Cleveland, OH 44115-1846
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DETAILS: New administrative office building project, which may include renovation or new construction on a site to be selected by the board; project will include a building that is approx. 45,000 GSF to accommodate a staff of 64 and have room for expansion; the building may be two or three floors; the configuration of the building is for office use.

PN-S0530057

MATERNITY SUITE RENOVATION

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

ESTIMATED AMOUNT: \$800,000

CONTRACTING METHOD: Public Bids

UPDATE: Owner is conducting fund raising; bid date has not been determined; announcing contracting method.

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

PN-S0803011

GIANT EAGLE SUPERMARKET

Cleveland, OH (Cuyahoga Co.) I-90 & West 117th Street

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

STATUS: Owner recently announced project; owner seeking planning commission approval.

OWNER: Giant Eagle Supermarkets
701 Kappa Drive
Pittsburgh, PA 15238
(800) 338-9147

C.M.: AETOS Construction Co.
645 Alpha Drive
Pittsburgh, PA 15238
(412) 963-6200 FAX (412) 963-3533

DETAILS: 87,000 SF; GetGo fuel station; sitework; thermal and moisture protection; doors and hardware; glass and glazing; finishes; foundation; concrete; metals; masonry; specialties; HVAC; plumbing; electrical; mechanical; floor coverings; refrigeration; lighting; fire protection.

PN-S0720064

LANGSTON HUGHES LIBRARY BUILDING RENOVATION/ADDITION

Cleveland, OH (Cuyahoga Co.) E 70th & Quincy Avenue

CONTRACTING METHOD: G.C. Subcontracts

UPDATE: Announcing architect and G.C.; bidding possible September 2007.

OWNER: Fairfax Renaissance Development Corp.
8111 Quincy Ave. #100

Cleveland, OH 44104
(216) 361-8400

ARCHITECT: Schmidt Copeland Parker Stevens
1220 W. 6th Street, Suite 300
Cleveland, OH 44113
www.scpsohio.com
(216) 696-6767 FAX (216) 696-4767

G.C.: Marous Brothers Construction
1702 Joseph Lloyd Parkway
Willoughby, OH 44094
www.marousbrothers.com
(440) 951-3904 FAX (440) 951-3781

DETAILS: 6,500 SF addition; renovate existing building into senior outreach center; site work; thermal and moisture protection; foundations; concrete; windows and doors; finishes; wood and plastics; specialties; HVAC; electrical; plumbing; additional details to be determined.

PN-S0723011

COUNTRY INN & SUITES

Middleburg Heights, OH (Cuyahoga Co.) Rosbaugh Drive

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

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

OWNER: Carlson Company
12755 State Highway 55
Minneapolis, MN 55441
(612) 540-5000

DETAILS: Number of stories and SF to be determined; concrete; masonry; doors and hardware; glass and glazing; elevator; wood and plastics; floor coverings; painting; mechanical; electrical; plumbing; lighting; HVAC; drywall; insulation; fire protection; loose furnishings; window treatments.

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