

INSIDE: Shaker Commons • Kemper House in Mentor • Meyer Design • Casa Romana

June 2008 / \$6.95



Properties

NORTHEAST OHIO'S MONTHLY REALTY, CONSTRUCTION & ARCHITECTURE MAGAZINE



Engineering Success

*Celebrating its 25th year,
Karpinski Engineering dresses
up its Cleveland headquarters*



**We're
helping
to build
Cleveland,
one lift
at a time.**

The Cranes: The dramatic design of the new 950,000-square-foot Cleveland Clinic Heart Center features a massive curved glass facade. Here we are lifting and placing the glass curtain wall with our 90-ton Liebherr 1080/1, 90-ton, hydraulic all-terrain crane.

The Tower Crane is ALL's Peiner SK 575, with 32-ton capacity, 232' hook height, and 262' of jib.

www.allcrane.com

The ALL Family of Companies offers the largest, most diverse, most technologically advanced fleet. **We invest heavily in the latest equipment so we are ready to serve your immediate rental needs.** Call the leader. Call ALL.

Authorized Dealer  **TEREX**®

Authorized dealers for most brands! Call ALL first for parts and service.

© ALL Erection & Crane Rental Corp., an Equal Opportunity Employer


ALL®
Erection &
CRANE RENTAL

Rental • Sales • Parts • Service

216-524-6550

7809 Old Rockside Road • Cleveland, Ohio 44131

Cranes • Aerials • Boom Trucks • Telehandlers



From architects to end-users, our thousands of satisfied customers understand that CEA contractors offer significant cost value benefits. Call our office for a free membership roster.... and take the first step to getting your next project on solid ground.

Whether your next project is commercial or residential, new construction or renovation, partnering with contractors from the Construction Employers Association places you on solid ground with quality, professional contractor services.

Grasp the CEA Advantage

CEA contractors produce superior work through support from CEA programs and services:

- Labor Relations
- Legislation
- Marketing
- Safety and Health
- Drug Testing
- Educational Opportunities
- Apprenticeship Training
- Employment Resume Service
- Union Wage/Fringe Data

Leverage a Winning Team

Partnering with the CEA places you in touch with its Network of professionals, including:

- Construction Industry Service Program (CISP)
- Associated General Contractors (AGC)
- Sheet Metal and Air Conditioning Contractors' National Association (SMACNA)
- The Association of Union Constructors (TAUC)
- 14 Affiliated Trade Associations in Northeast Ohio

Construction Employers Association
950 Keynote Circle, Suite 10
Cleveland, Ohio 44131-1802
216.398.9860
www.ceacisp.org





BOWEN

RICHARD L. BOWEN + ASSOCIATES, INC.



Building a Better Future by Design!

A 48-year history of performing public sector, retail and commercial design services in the 48 contiguous states, Hawaii, District of Columbia, Puerto Rico, Canada, Great Britain, Australia and China.

Headquarters:

13000 SHAKER BOULEVARD
CLEVELAND, OH 44120
216.491.9300

Regional Office:

1170 THIRD STREET SOUTH
SUITE C201
NAPLES, FL 34102
239.403.0202

www.rlba.com

Properties

NORTHEAST OHIO'S MONTHLY REALTY, CONSTRUCTION & ARCHITECTURE MAGAZINE

P.O. Box 112127, Cleveland, Ohio
phone: 216.251.0035
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

Mark Gerboc
mgerboc@propertiesmag.com
216.251.6649

Andrea Keener
akeener@propertiesmag.com
216.849.4350

David Larkin
dlarkin@propertiesmag.com
216.251.6753

SALES CONSULTANT

James Pelligrino

CIRCULATION DIRECTOR

Lisa Larissey

Cover photo: Karpinski Engineering
Headquarters, by Scott Pease

FEATURES



10 Ready to Roll at Casa Romana

Groundbreaking celebrates construction start for new townhomes

12 Suitable Success

NAIOP Awards of Excellence honors commercial real estate community's best

14 Preservation Perfection

Restoration Society and AIA Cleveland award 2007 projects

15 April Construction Advances 9%

19 Retail Revival in Shaker Heights

Coordinated renovation updates original commercial buildings at Shaker Commons

24 Industry Profile: Meyer Design

Local firm designs, builds imaginative commercial playgrounds

27 Clearing a New Way

Kemper House in Mentor addition provides assisted living for dementia patients, meeting a growing need for an aging population

53 Engineering Success

Celebrating its 25th year, Karpinski Engineering dresses up its Cleveland headquarters

59 Special Section: Environmental Solutions

60 Dispelling Environmental Myths: A closer look at issues surrounding potentially hazardous materials

63 Covered for the Future: Properly designed carpet maintenance plans pay big dividends

65 Green Roof Trends and Benefits: Sustainable garden rooftops grow in popularity

69 Clearing a Path for Development: HzW Environmental Consultants assists buyers in understanding risks

70 Green Comes Clean: Key elements of effective, sustainable janitorial programs

DEPARTMENTS

- 8 PROPERTIES PEOPLE
- 17 BOMA BUSINESS
- 34 FINANCIAL STRATEGIES
- 36 LEGAL PERSPECTIVES
- 40 BILLBOARD
- 48 CABOR CORNER
- 50 VANTAGE POINT
- 74 CONSTRUCTION PROGRESS REPORT

Properties (ISSN 033-1287) is published monthly for architects, engineers, building owners and managers, general contractors, home builders, mortgage bankers, savings and loans, real estate agents, appraisers, servicers and suppliers in Northern Ohio by Properties, Inc., 3826 W. 158th St., Cleveland, Ohio 44111. Copyright © 2008 by Properties, Inc. All rights reserved. Reproduction or use, without written permission, of editorial or pictorial content is strictly prohibited. Periodicals postage paid in Cleveland, Ohio and additional offices. Subscription rates: one year \$24.95, single copy \$6.95, back issues \$10 when available. Postmaster: send change of address notices to Properties, P.O. Box 112127, Cleveland, Ohio 44111.

Green Elements



KEN KRYCH

We may live on a blue planet, but green is becoming the focus of everything from floor cleaning products to roofing designs and materials.

This year for our Environmental Solutions special section we have a host of articles written by local and national experts that deal with a range of topics, from environmental consulting and designs to dealing with hazardous materials such as mold, asbestos and lead.

Regarding this month's cover story, we are glad to celebrate the 25th anniversary of Karpinski Engineering with a profile on its successes and a look at the company's newly completed renovated offices in Cleveland. Karpinski Engineering has produced some remarkable work over the years that have made buildings work and be functional and

comfortable in what I like to call "invisible engineering." In essence, if you don't think about what they engineered, then everything is working perfectly.

In addition, this month we took a look at the new addition for Kemper House in Mentor with D-A-S Construction. There were many green and innovative design features that will make the building very efficient.

Making the old new again is the theme of this month's feature on Shaker Commons, which is nearing completion in Shaker Heights. A team combining the talents of Allegro Realty Advisors, Mulle + Associates, Inc. and GSK Inc. is turning a worn down retail center into a useful and renewed center for the neighborhood in an area situated adjacent to Avalon Station.

Quality sandstone products for architecture, restoration & landscape

Legendary Berea Sandstone™ from "The Sandstone Center of the World".

Driven by the imagination of architectural design, new uses are constantly being developed for Berea Sandstone™ because of its durability and strength. These include the renovation and restoration of existing structures, the building of prestigious new projects and the production of standard landscape items such as patio stones, wall stones and split face ashlar.

From raw block and slab to standard custom products, Berea Sandstone™ is squared, shaped, finished, and carved to detailed specifications by skilled craftsmen and diamond technology.

BLOCK/SLAB | DIMENSIONED STONE | LANDSCAPING PRODUCTS | QUALITY CUSTOMER SERVICE | ON-TIME DELIVERY



**CLEVELAND
QUARRIES™**

The Exclusive Provider of Berea Sandstone™

www.clevelandquarries.com | info@clevelandquarries.com
850 West River Road | Vermilion, OH 44089
P: (800) 248-0250 | F: (800) 649-8669

Interior Design issue coming in July

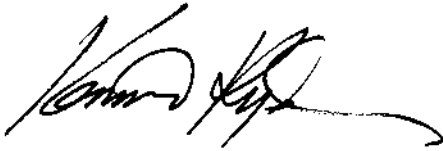
Next month's issue will include our annual Interior Design special section, which will bring you coverage of a host of the hottest design projects in the area and profiles of the top firms who provide products and services to that arena.

If you would like to become a part of this special issue, contact me today!

We welcome any ideas for upcoming feature articles in *Properties*. If you recently took part in a project that you think would make a good fit for our publication, just give us a call at 216.251.0035 or add us to your email listing kkrych@propertiesmag.com.

Enjoy the good weather!

Positively,



Kenneth C. Krych
Owner/Publisher



J.V. Janitorial Services, Inc.

- Commercial Buildings
- Construction Sites
- Special Event Clean-Up
- Concrete Cleaning
- Carpet Cleaning
- Window Cleaning
- Wall Washing
- Acoustical Ceilings

1230 East Schaaf Road
Brooklyn Heights, OH 44131

216-749-1150

www.jvjanitorial.com



216.231.1100
TELEPHONE



Know Your Customers' Customer

Through identifying, anticipating and servicing their customer's changing needs, on the customer's terms, The Crowley Group is able to deliver projects which help their customers grow and thrive.

- + General Contractors + Construction Managers +
- + Design-Build + Interior Construction +
- + New Facilities + Renovations +
- + Owner Representation +

www.crowleygrp.com
email: sales@crowleygrp.com



WESTERN WATERPROOFING COMPANY IS NOW:



Western Waterproofing Company is proud to announce our new name change to **RAM Construction Services!**

Although our name is changing to **RAM Construction Services**, we are still the same company that has served the construction industry for the past 75 years. Our management, superintendents and skilled tradesmen are the same reliable people you have worked with at Western Waterproofing, who are now members of the RAM Construction Services team. We are only changing our name and not our services, excellence, dedication, reliability and spirit.

Please check out our website and contact us for all your **restoration** and **waterproofing** needs:

- **WATERPROOFING & AIR BARRIERS**
- **CONCRETE & MASONRY RESTORATION**
- **EXPANSION JOINTS & SEALANTS**
- **PARKING STRUCTURE SERVICES**

440-740-0100

www.ramservices.com

600 Ken-Mar Industrial Parkway

Broadview Heights, Ohio 44147

PROPERTIES PEOPLE

Highlighting notable industry events



1 **Rhadika Reddy**, of Ariel Ventures; **Jane Campbell**, of Colliers Ostendorf-Morris; and **Meg Slifcak**
 2 (From left) **Kathy Vislosky**, **Cheri Henson** and **Gail Bisesi**, of KeyBank

CREW Wine Tasting & Membership Recruitment Gathering

The Cleveland Chapter of Commercial Real Estate Women (CREW) gathered recently for an after-work wind-down at their wine tasting and membership recruiting event. Women from all real estate disciplines packed the Budapest Blonde wine bar in Independence for this popular event. For a schedule of CREW events, visit the association's website at www.crewcleveland.org. **P**



1 (From left) **Fred Geis** and **Greg Geis**, of Geis Companies
 2 (From left) **Mark Polansky**, of Crescendo Realty, with **Amy Regal**, **Linda Podojil** and **Mark Cook**, all of Chicago Title
 3 (From left) **Johnna Walter**, of S. Rose Company and NAIOP Awards chair, and **Katie Hurtuk Watts**, NAIOP Awards vice chair
 4 (From left) **Terry Coyne**, of Grubb & Ellis; **Amy Regal**, of Chicago Title; and **Mark Polansky**, of Crescendo Realty
 5 (From left) **Dr. Cindy Deyling**, of Cleveland Clinic, with **Tony Panzica**, of Panzica Construction Company
 6 (From left) **David O'Neill**, of Colliers Ostendorf-Morris, and **Scott Maloney**, of mbi | k2m Architecture and NAIOP President
 7 (From left) **Charles Mockbee**, of CAM, Inc., and **Ray Fogg Sr.**, of Ray Fogg Properties
 8 (From left) **Matt Ambrose**, of D-A-S Construction, and wife **Terry Ambrose**; **Tom West**, of CRESCO Real Estate, A Cushman Wakefield Alliance; and wife **Karen West**
 9 (From left) **Sharon Rose** and **Clark Rose**, with **Susan Rapacki**, of S. Rose Company

NAIOP Awards of Excellence Banquet

Over 400 members of National Association of Industrial and Office Properties (NAIOP) and guests attended the 25th Anniversary presentation of NAIOP's Awards of Excellence ceremony at Windows on the River in the Flats. The event included dinner and dancing. (See full story on page 12.) **P**



1 **Tom Einhouse**, of PSF Management Co., and **Deanna Bremer-Fisher**, of Cleveland Restoration Society
 2 **Jing Liu-Krych** and *Properties* Publisher **Ken Krych**
 3 Laborers Local 860 President **Anthony D Liberatore, Jr.**

Celebration of Preservation

The Cleveland Restoration Society recently held its 2008 award event at the Ohio Theater in Playhouse Square. Members chose to honor 13 distinctive projects. The event also included a special dedication to the late Robert C. Gaede, FAIA for his lifetime of contribution to restoration and architecture.

The theme of the evening was "This Place Matters." **P**

PAVING WITH PRIDE FOR 25 YEARS

Since 1982, we've been building our reputation job by job



LET'S MAKE YOUR JOB OUR NEXT STOP

We would appreciate an opportunity to submit our recommendations and estimates for your:

- New Parking Lot Construction
- Asphalt Repairs
- Catch Basins & Drainage
- Asphalt Resurfacing
- Grading & Excavation
- Crack Filling & Sealcoating

Specialists from site development to chuckhole patching!

***We're doing it better for less every day
Call us today at 216.421.1203***

2417 Woodhill Rd., Cleveland, OH 44104 • Fax 216.421.1278

Ready to Roll at Casa Romana

Groundbreaking celebrates construction start for new townhomes

A recent groundbreaking ceremony heralded the construction of Casa Romana, eight new townhomes on the 3200 block of Warren Road on Cleveland's West Side. The new construction is occurring on land that had been parking for a nursery vacated more than two years ago.

The new townhomes feature open floor plans of 1,400 square feet and include an office/bonus room, two or three bedrooms, two-and-a-half baths, kitchen and open great room. Each townhome will have a two-car garage attached to the rear of the property. Units are priced from \$249,900.

"Casa Romana Townhomes fill a vital need within the urban market by providing high-quality, contemporary new construction in the West Park neighborhood," says Keith Brown, president of Progressive Urban Real Estate, the



BRINGING THE TEAM TOGETHER Gathered at Casa Romana's groundbreaking are (from left) Father Remus Grama, pastor of St. Mary's Romanian Orthodox Cathedral; Steve Strnisha, of Strnisha Development Advisors; Jimmy Teresi, of Teresi Brothers Construction; Martin Keane, Ward 21 Councilman; and Tony Teresi.

marketing firm for the project. "This is the right product in a highly desirable location."

The development team is comprised of the Teresi brothers, Tony and Jimmy, who built the Random Road lofts in Little Italy and Francis Court Gables

in South Euclid, along with Steve Strnisha, Cleveland's former finance director. They have hired Progressive Urban Real Estate, an independent Cleveland sales firm whose mission is to market urban living, to market the townhomes.

The Kamm's Corners site is only 10 minutes from downtown Cleveland, 10 to 12 minutes from the airport, and five minutes to the Metroparks. The City of Cleveland offers 15-year tax abatement on new home construction, a substantial savings to new homebuyers.

Steve Lorenz, executive director of Kamm's Corners Development Corporation (KCDC), opened the ceremony and introduced Ward 21 Councilman Martin Keane. After a few words from the councilman and the developers, ceremonial shovels of dirt were turned to signal the start of construction. Also attending the cer-



ABSOLUTE ROOFING, INC.



Ph 216.898.1563 Fax 216.898.1853

RSI
TOP 100
2005



Photos by Ken Krych



SIGNS OF GROWTH Casa Romana will be comprised of eight townhomes, with units priced from \$249,900.

emony were City of Cleveland staff members, other local real estate professionals, members of the KCDC board, and Father Remus Grama of St. Mary's Romanian Orthodox Church, located next to the site and the property's former owner.

For more information about the project, contact Genna Petrola, marketing director at Progressive Urban Real Estate at gpetrola@progressiveurban.com or 216/228-6440. **P**



Site Work • Landscaping • Property Maintenance

- Landscape maintenance contracts - *extraordinary seasonal color plans*
- Snow & ice management
- Irrigation installation & repair - *certified backflow testing*
- Daily/weekly routine property inspection & maintenance
- Retaining walls, pavers, planting, surface drainage and erosion control

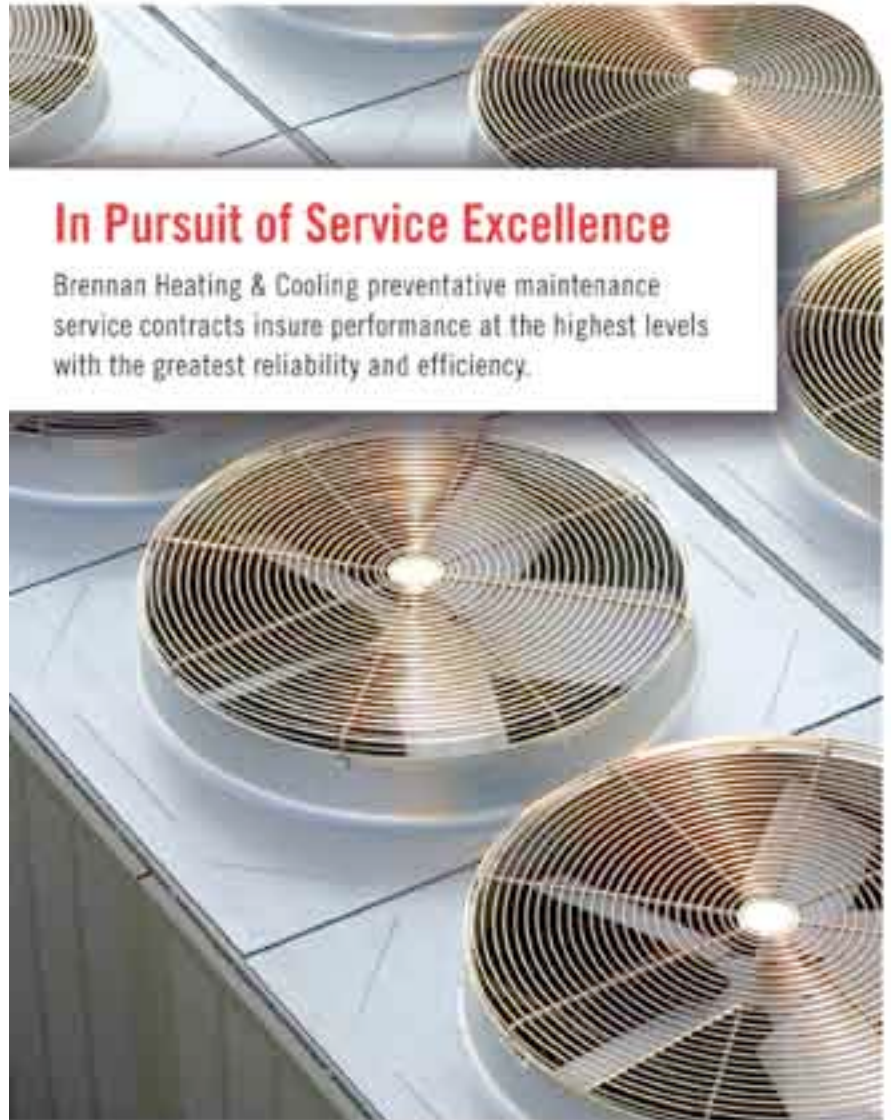
440-526-3257
330-239-1995
fax 330-239-0265
4843 Ridge Road
Wadsworth, Ohio 44281

We Can Build Your Business!



- Construction Management/Project Managers
- Design Build
- Commercial and Industrial Contractors
- Building Inspections

319 Hanna Building, Cleveland, OH 44115 **216-696-3494** www.korfantmazzone.com



In Pursuit of Service Excellence

Brennan Heating & Cooling preventative maintenance service contracts insure performance at the highest levels with the greatest reliability and efficiency.



24-7

(216) 391-4822

www.brennanhvac.com

COMMERCIAL + INDUSTRIAL

Suitable Success

NAIOP Awards of Excellence honors commercial real estate community's best

The Northern Ohio Chapter of the National Association of Industrial and Office Properties (NAIOP) presented its annual Awards of Excellence recently at Windows on the River. The event was a black tie optional gala celebrating the 25th anniversary of the Awards of Excellence. The annual program recognizes the best projects, real estate transactions and individual performance during the previous year in the commercial real estate industry in Northern Ohio.

Over 200 of the area's top commercial real estate professionals attended the dinner program, which was dedicated to recognizing design, development and marketing successes in industrial, office and mixed-use developments completed in 2007.

Nominees were firms and individuals that best represented the industry in the quality of their real estate projects, their leadership and their involvement in the communities in which they conduct their business. Categories included: Interior Design, Architectural Design, Renovation, Office Development, Industrial Development, and Real Estate Transactions, along with recognition of outstanding NAIOP member awards. New categories included four for "Traveling Gun" (projects outside of Northern Ohio) for Architecture, Interior Design, Construction and Broker.



TOP JOB At the NAIOP Awards of Excellence, Richard Fleischman + Partners Architects won the Architectural Design of the Year honor for its work at Cleveland Job Corps.

Major program sponsors Chicago Title Company and Gold Sponsors RSM McGladrey and Walter & Haverfield LLP and Naming Rights Sponsor Roetzel & Andress were highlighted. Special thanks were extended to *Properties*, which served as media sponsor. Other generous program sponsors included: Geis Companies, Society of Industrial and Office Realtors (SIOR) and Vocon. NAIOP extended thanks to all of the companies and individuals for their continued support. Past chapter presidents were also featured presenters and shared their memories of their NAIOP involvement.

Below is a listing of the celebrated winners of each category.

Architectural Design of the Year

Cleveland Job Corps
Richard Fleischman + Partners Architects

Interior Design of the Year

Edward Howard
Vocon

Renovation Project of the Year

Market Café & Wine Bar
D-A-S Construction

Traveling Gun – Architectural Design of the Year

Penn State Behrend Research & Economic Development Center
Weber Murphy Fox, Inc.



Paul Stark and Brian Stark

Cleveland's Real Estate Radio... **THE STARK GROUP LIVE!**

Talking Real Estate

LISTEN • CALL IN • WIN PRIZES

Welcoming the industry's movers,
shakers & money makers each week

Sponsorship Opportunities Available

**Tune in every Thursday • 7 p.m.
News Talk WERE, 1490 AM**

Traveling Gun – Interior Design of the Year

Indiana Wesleyan University
Herschman Architects

Traveling Gun – Construction Project of the Year

The Great Escape (Davenport, IA)
Geis Companies

Development of the Year – Office

Stonegate Business Center II
CAM, Inc.

Development of the Year – Industrial

Philips Medical Healthcare
Geis Companies

Developer of the Year - Industrial

Geis Companies

**Transaction of the Year – Office/
Industrial (Combined)**

Advanstar Communications
Tom West and Rico Pietro, Cresco Real Estate, A Cushman and Wakefield Alliance

Transaction of the Year – Investment

East Side Duke Portfolio
Vicki Maeder – CB Richard Ellis

Transaction of the Year – Traveling Gun

Issy les Moulineaux, Paris
David O'Neill, Colliers Ostendorf-Morris

Roetzel & Andress Broker of the Year – Office

Jeff Cristal – Grubb & Ellis

Roetzel & Andress Broker of the Year – Industrial

David O'Neill - Colliers Ostendorf-Morris

Roetzel & Andress Traveling Gun - Broker of the Year

David O'Neill - Colliers Ostendorf-Morris


NAIOP Member of the Year

Johnna Walter, S. Rose Company

NAIOP Industry Recognition

Tracey Nichols, Cuyahoga County

NAIOP Lifetime Achievement

Ray Fogg Sr., Ray Fogg Companies 

ELECTRICAL SERVICES
 Electrical Service Upgrades
 Equipment Wiring
 Troubleshooting
 Interior Build-Outs
 Explosion Proof Installations
 Site Lighting
 Standby-/Emergency Generators
 Electric Heating Equipment

GUARANTEED ENERGY SAVINGS
 Lighting Design & Retrofits
 Power Factor Correction

PREDICTIVE MAINTENANCE
 Infrared Imaging
 Power Quality Audits & Correction
 Harmonic Mitigation
 Transient Voltage Surge Suppression
 + more



ELECTRICAL CONTRACTORS
 DESIGN | BUILD | MAINTENANCE | RETROFIT

ON TIME PERFORMANCE GUARANTEED

13039 CLARIDON-TROY ROAD **440.635.9041**
 P.O. BOX 93 | BURTON, OHIO 44021 www.jltaylorcompany.com

OH LIC #21927



ANY SYSTEM. ANYTIME. ANYWHERE.
Because the real disaster is not being prepared.

Protecting the lives of your employees and business... is more important than taking chances.

- Full service nationwide fire protection
- Alarm and Detection
- Full service mechanical contractor, plumbing, HVAC, process piping
- New installations, retrofits, service & inspection

What can we do for you?
Call 800.776.7181 Visit www.sacomunale.com



S.A. Comunale

An EMCOR Company

Full Service Mechanical & Fire Protection Contractors
 Ohio (Akrón, Cleveland, Columbus, Fremont, Marion, and Youngstown);
 Pennsylvania (Johnstown, Philadelphia, Pittsburgh, and Reading);
 New Jersey (Atlantic City and Newark); Detroit, Washington, DC, and West Virginia.

Preservation Perfection

Restoration Society and AIA Cleveland award exemplary 2007 projects

The Cleveland Restoration Society (CRS) and AIA Cleveland, a chapter of the American Institute of Architects, recently announced the winners of the 2008 Preservation Awards before several hundred guests at its Celebration of Preservation. The program and reception, which took place in the Ohio Theatre at Playhouse Square, at 1511 Euclid Ave. in downtown Cleveland, was sponsored by The Sherwin-Williams Company, Turner Construction Company, Marous Brothers Construction, Kiczek Builders Inc., Precision Environmental, Snively Construction and VIP Restoration, Inc.

This year, 13 awards in a variety of categories were given to organizations, businesses and individuals throughout Northeast Ohio. Recognized projects included:

Organizational Achievement in Historic Preservation

“Cleveland Goes Modern” exhibit and programs



WINNING WORK The preservation work at Park Lane Villa, located at University Circle in Cleveland, was saluted with an Achievement Honor Award.

Adaptive Use-Commercial

Akron Post Office

Residential Building Restoration

Domestic Violence Center Shelter

Institutional Building Restoration

Emeritus House

Façade Restoration

Intermuseum Conservation Association Headquarters

Storefront Renovation

17008-17116 Lorain Avenue in Kamm's Corners

Commercial Building Rehabilitation

Market Square Building

Preservation and Continued Stewardship of a Landmark Building

Moreland Courts Condominiums

Adaptive Use-Commercial

Southworth Mansion & Carriage House

Preservation Programs Award

The Cameron Residence at 2615 Marvin Avenue

2008 Award of Merit

Euclid Beach Park Arch

Preservation Achievement Honor Award

Park Lane Villa

We'll Knock Your Socks Off!

- Real Estate
- Not-for-Profit
- Financial Planning
- Accounting
- Financial Reporting
- Retirement Planning
- Auditing
- Strategic Planning
- Business Entity Analysis
- Trusts & Estates
- Management Consulting
- Cost Segregation
- Tax planning and preparation



ZINNER & CO. LLP
CERTIFIED PUBLIC ACCOUNTANTS
MANAGEMENT CONSULTANTS

Your success is our business.

29125 Chagrin Blvd. • Cleveland, Ohio 44122
Phone 216-831-0733 • Fax 216-765-7118
www.zinnerco.com

April Construction Advances 9%

The value of new construction starts in April climbed 9% to a seasonally adjusted annual rate of \$553.5 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. Much of the increase came as the result of a strong performance by nonbuilding construction, which is comprised of public works and electric utilities. Nonresidential building showed moderate improvement in April, while residential building stayed unchanged from its March pace. For the first four months of 2008, total construction on an unadjusted basis came in at \$170.4 billion, down 17% from the same period a year ago. Excluding residential building, new construction starts in the first four months of 2008 rose 3%.

April's data produced a reading of 117 for the Dodge Index (2000=100), up from a revised 108 for March, and equal to the average for January and February.

"While housing is still in the process of reaching bottom, and tighter lending standards are raising concern about the prospects for commercial building, publicly financed construction is expected to hold up relatively well during 2008," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "The strength shown by the public works categories in April, along with the elevated activity for several institutional structure types, supports this belief."

Nonbuilding construction

Nonbuilding construction in April jumped 28% to \$162.4 billion (annual rate), reflecting gains for both public works (up 24%) and electric utilities (up 41%). Of the public works categories,

the largest increase was reported for water supply systems, up 167%.

Running counter to April's broad upward trend for public works was highway construction, which slipped 8%. The boost provided to the April nonbuilding total by electric utilities came mostly from the start of one project – a \$2.9 billion coal-fired power plant in Illinois.

Nonresidential building

Nonresidential building in April grew 5% to \$210.6 billion (annual rate), after dropping 25% in March. Healthcare facilities had a particularly strong April, jumping 41%, as five large hospitals reached groundbreaking in these states – New York (\$195 million), Tennessee (\$188 million), Indiana (\$185 million), Maryland (\$150 million), and Washington (\$142 million). Substantial gains were also registered by two of the smaller institutional structure types.

The amusement category soared 82%, aided by the start of a \$400 million convention center expansion in Philadelphia, Pennsylvania, plus the start of several large theater and performing arts facilities in California, Florida, and Washington, D.C. Transportation terminal work climbed 52%, led by a \$126 million terminal renovation at Miami International Airport and a \$90 million terminal expansion at Washington Dulles International Airport. Church construction also helped out, climbing 10% in April. On the negative side, the public buildings category (detention facilities and courthouses) fell 25% after an exceptional March. And, educational buildings (the largest nonresidential category by dollar volume) settled back 10% in April after heightened contracting in March.

The commercial structure types generally showed modest weakening in April. Office construction eased back 1%,

**FROM CONCEPT TO COMPLETION
WE'VE GOT YOU COVERED**



SPECTRA
CONTRACT FLOORING

216-901-5710 www.spectracf.com



Charles Schulz Building Company

General Contractor
Commercial - Industrial
216-749-0200
www.cschulzbuilding.com

although April did include the start of four sizeable projects, located in Washington, D.C. (\$210 million and \$101 million); Atlanta, Georgia (\$175 million); and New York, New York (\$100 million).

Hotel construction in April dropped 5%, sliding for the second month in a row after the robust volume reported at the outset of 2008. Store construction in April fell 8%.

Warehouse construction in April edged up 1%, yet its pace so far in 2008 lags behind last year. Manufacturing plant construction in April climbed 63% after a very weak March, as two large ethanol plants reached groundbreaking in North Carolina (\$100 million) and Indiana (\$80 million).

Residential building

Residential building, at \$180.5 billion (annual rate) in April, was essentially unchanged from March. Single-family housing continued to lose momentum, slipping 1%. Although the decline was relatively small, it did extend the downward trend that has been underway for over two years now. By major region, single family housing in April showed further reductions in the South Atlantic, down 6%; the West, down 2%; and the South Central, down 1%; while modest improvement was reported in the Northeast, up 3%; and the Midwest, up 4%. Multifamily housing in April increased 3%, helped by the start of large projects, including ones in Chicago, Illinois (\$132 million) and Washington, D.C. (\$107 million).

“There is still the occasional month that includes large multifamily projects, like April, but the number of such projects reaching groundbreaking has become considerably less than a year ago, given the unraveling of the condo boom,” Murray says.

The 17% decline for total construction in the first four months of 2008 relative to last year was due to this pattern by sector – residential building, down 39%; nonresidential building, up 1%; and nonbuilding construction, up 5%. Four of the five major regions experienced diminished contracting in the January-April period – a 25% reduction in the South Atlantic and 19% declines in the West, Midwest, and South Central. The Northeast was the only major region able to register a year-to-date gain for total construction, climbing 12%. **P**

RELIABLE CONSTRUCTION HEATERS



Dragon Dryer Dehumidifier 2400

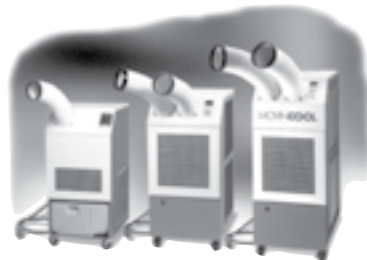
- removes 30 gallons of water per day!
- easily transported by one person
- energy efficient-uses just 11 amps of power



Portable Air Conditioners

and spot cooling devices-easily moved from one location to another

- Quick and affordable solution to any heat-related problem
- Bring cool air to precisely where it is needed



24050 Lakeland Blvd.
Cleveland, OH 44132
www.heatcooldry.com

216-289-7100
Fax: 216-289-8885
Toll Free: 800-453-2653

24 Green Strategies for 24 Hours

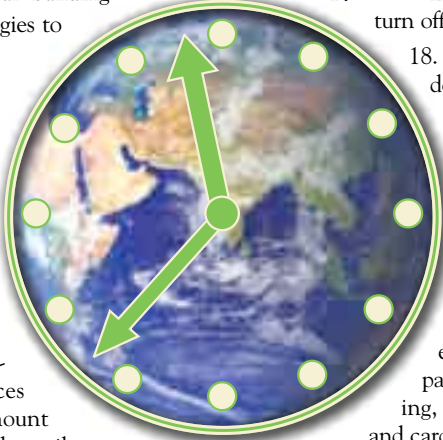
BOMA International has put together 24 strategies for increasing sustainability and optimizing performance in commercial buildings. From water conservation and environmentally friendly landscaping to recycling and educating tenants, these tips provide no-cost and low-cost ways to both green your buildings and reduce operating expenses. Challenge yourself to spend 24 hours in your building and use these 24 strategies to go green this summer.

Conserve water

1. Install low-flow aerators, which simply screw onto bathroom faucets and can be purchased for about \$2
2. Insert water displacement devices to limit the amount of water used in the toilet tank
3. Monitor activities with sensors, such as motion-sensor faucets and cooling tower sensors
4. Implement “dry” cleaning methods – using a broom, squeegee or dry vacuum cleaner instead of “wet” cleaning can save gallons of water
5. Reduce water pressure
6. Reset hot water thermostats to the lowest setting possible
7. Turn off hot water heaters while the building is unoccupied

Landscape sustainability

8. Create a landscaping program that makes use of indigenous plants and conserves water
9. Add composting to your landscape maintenance plan
10. Use drip irrigation or soaker hoses, which use less water than sprinklers



11. Schedule an annual review of your property’s irrigation system
12. Harvest rainwater to water your building’s grounds

Reduce, re-use & recycle

13. Work with vendors who have recycling programs in place
14. Establish disposal methods to discard electronics and hazardous waste
15. Use coreless paper products
16. Ensure that your janitorial service uses “green” cleaning products
17. Encourage tenants to turn off equipment after hours
18. Ensure windows and skylights are clean to allow in optimal daylight
19. Encourage tenants to use EnergyStar® equipment
20. Develop a recycling program for everything (not just paper), including lighting, plastics, metal, glass and cardboard

Communicate & educate

21. Institute an energy awareness program
22. Encourage tenants to institute work from home policies to reduce workplace energy consumption
23. Create an electronic green newsletter to send to tenants periodically
24. Encourage tenants and building personnel to utilize environmentally friendly modes of transportation

For more information on this or any other items of interest to commercial real estate industry contact The BOMA Center at 216.575.0305.



Melissa Johns
Communications Manager
BOMA Greater Cleveland

For more information on this article or BOMA Greater Cleveland, contact Melissa Johns at mjohns@bomacleveland.org or 216.575.0305.



Make a Great Impression

Yes, you can order custom reprints of features on you and your company’s projects. Use them as a proven, impressive marketing tool to mail or hand out to existing and future clients.

**Affordable
Timeless
Effective
Personal
Powerful**

Call today for a free quote. *Properties* can also provide you with a full color custom profile of your company and projects.

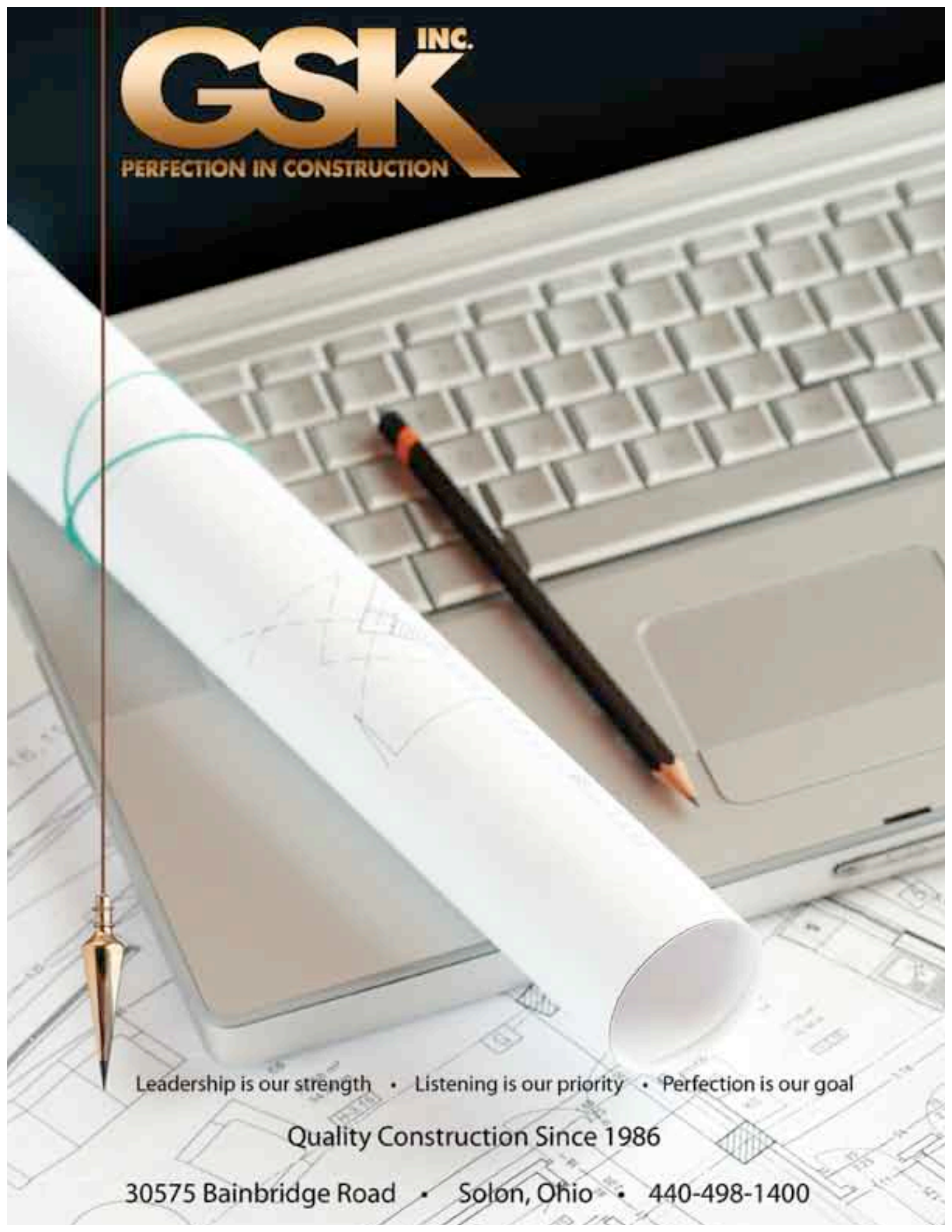


Call Andrea Keener at
216.849.4350

www.propertiesmag.com

GSK^{INC.}

PERFECTION IN CONSTRUCTION



Leadership is our strength • Listening is our priority • Perfection is our goal

Quality Construction Since 1986

30575 Bainbridge Road • Solon, Ohio • 440-498-1400



Retail Revival in Shaker Heights

Coordinated renovation updates original commercial buildings at Shaker Commons

By Nancy Loyan Schuemann | Photos by David Wilding

On the south side of Chagrin Boulevard across from Shaker Towne Centre stands Shaker Commons, a row of buildings reflecting the traditional architecture of Shaker Heights. For more than a century, Shaker Heights has stood as a stalwart example of superior city planning, including strict zoning and building codes, that has sustained the city as a community of great architectural character and beauty. Today, with suburban development reaching far beyond its boundaries, the landscape of Shaker Heights (now thought of as an “inner ring” or “first” suburb) is deeply interwoven into the urban fabric and history of Greater Cleveland.

The restoration of Shaker Commons recognizes and celebrates the history of this community. The slate roofs, cupolas, charming dormers and retail facades have been familiar landmarks since the 1930s. Through the years, time had taken its toll. With the vision of the principals of Allegro Realty Advisors, Ltd., their related investment group Bluewater Capital Partners, LLC, the design talent of Mulle + Associates, Inc and the

construction expertise of GSK, Inc., Shaker Commons has been renewed.

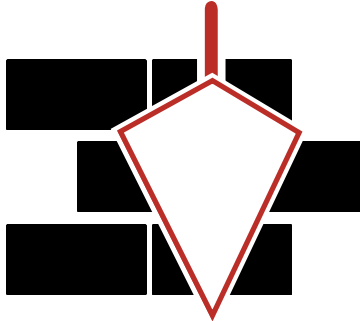
The vision to transform the deteriorating row of retail began in 2005. The City of Shaker Heights had purchased seven buildings, offering over 36,000 square feet of retail, from individual private owners and created a comprehensive development plan. The city completed a streetscape with fresh landscaping, brick and concrete walks, benches, bike racks and lighting.

Proposals ranged from tearing down the structures and rebuilding to renovation. Bluewater principals presented the city with an initial design concept developed by Mulle + Associates with collateral material, goals and objectives.

Bluewater acquired the property in 2006 and the decision was made to renovate the solidly built structures, retaining their “old world” charm. Bluewater’s vision was to preserve and restore the authentic architectural character of the

We are proud to have provided the waterproofing, stonework, matching brick veneer, new and restored masonry for Shaker Commons.

GUALTIERI CONSTRUCTION COMPANY



Over 25 years experience in residential, commercial & industrial masonry, including architectural brick and stone work, fireplaces and chimneys, concrete, marble and tiles.

**6511 B Chittenden Rd., Office 330/342-0510
Boston Hts OH 44236 Fax 330/342-4683
gualtierimasonry@msn.com Cell 330/571-6812**



CATERED TO CLIENTELE Amy Joy Donuts, Revol (above) and New Millennium Salon join relocated and renovated tenants Sherwin-Williams, Al Nola Shoe Repair Shop, Touch of Italy Restaurant and State farm Insurance at Shaker Commons.

buildings, in contrast to a newly built retail center. Construction began in late winter of 2007.

“Construction was phased in order to manage tenant expectations and investor cash flow,” says Russell H. Lamb, a principal of Bluewater and Allegro.

“We became involved in the Shaker Commons project when we were contacted by Tim Mulle, the project architect, who was looking for construction management services,” says Gary Kohn, president of GSK, Inc. “We met with Tim [Mulle] and Russell Lamb to determine their needs and we then custom tailored our services to meet their requirements.”

The first phase involved relocating the existing Sherwin-Williams store. While the new 5,000-square-foot location was

WE ARE PROUD TO HAVE PROVIDED THE FULL CARPENTRY PACKAGE AT SHAKER COMMONS



**STRUCTURAL
STEEL WORKS LLC**
FOR INFO, CALL 440-452-1265

RAF

**BUILDING
MAINTENANCE**

1934 St. Clair Ave.,
Cleveland, OH 44114

*Chemical Cleaning • Caulking
Brick & Stone Replacement
Waterproofing • Sandblasting
Tuckpointing • Concrete Repairs*

**CALL RUSTY OR LISA FERGUSON:
216-771-0502**

FRESH PAINT The new Sherwin-Williams location (far right) utilizes a new “Design Center” concept, which updates the retail experience and expands its focus beyond paint to include interior design ideas.

being renovated, interior demolition revealed 90-year-old maple floors. The decision was made to refinish the floors and implement the company’s new “Design Center” concept at this location. Sarah Pakan, of Mulle + Associates, worked together with Sherwin-Williams on the design.

“We incorporated a tin-type ceiling, soffits, up-lighting, wainscoting and period lighting fixtures to create a retail environment for Sherwin-Williams’ customers that compliments the character of the neighborhood,” Pakan says.

Each building has full basements for additional storage space.

Interior renovation of other spaces has been per the specifications of each individual tenant. Flexible space exists for 15 possible tenants. New tenants were added and long-time tenants were retained. Amy Joy Donuts, Revol and New Millennium Salon

join relocated and renovated tenants Sherwin-Williams, Al Nola Shoe Repair Shop, Touch of Italy Restaurant and State farm Insurance.

“The plan is to preserve and restore the exterior fronts but modernize the interiors to relevant modern retail standards,” Lamb says.

“There were many unknown conditions that were uncovered as we performed

the demolition work,” Kohn says. “One example was that the existing exterior columns on one of the buildings were steel pipe columns enclosed in masonry. The plan was to replace the masonry with fiberglass column enclosures. While performing exploratory demolition of the existing masonry, we discovered that the bottom 12 inches of the steel pipe columns were totally rusted away so we had

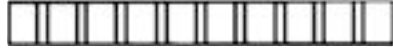


Mulle + Associates Inc.
2019 Center Street
Suite 300
Cleveland, Ohio 44113
p.216.861.5155
www.mulleassoc.com



**Revitalizing Cleveland’s
Neighborhoods.**

CLEVELAND'S LARGEST INVENTORY OF BRICK
CLAY BRICK • EXPERT BRICK MATCHING • CONCRETE MASONRY



BRUDER.INC



BUILDING MATERIALS



9005 Woodland Avenue, Cleveland, Ohio 44104
Phone: 216.791.9800 • Fax: 216.791.5116

NO EXCUSE.

For Not Having AIA Documents.
Order Your Supply Today.

Clear and legally sound agreements between you and the other members of the building team can help prevent a lot of worry and potential liability by clarifying construction project responsibilities. Make sure you have the AIA Documents you need for all your projects. We carry the full stock of documents, so there's no excuse to run out. Call us today to order your supply.



FULL
SERVICE
DISTRIBUTOR

documents

THE AMERICAN INSTITUTE OF ARCHITECTS

AIA Cleveland
1001 Huron Road
Suite 101
Cleveland, Ohio 44115
(216) 575-1224/FAX (216) 575-1244

©1990, AIA

The name Northeast Ohio has trusted for over 50 years,
is now in the service industry.



All of your plumbing service
needs including:

- Sewer Jetting
- Drain Cleaning
- Backflow Testing
- Video Inspection & Locating
- Preventative Maintenance

CALL US AT OUR
NEW NUMBER

1-800-PLUMBING

758-6246

www.neptuneplumbing.net

to make a quick adjustment as to how we supported the existing structure to replace these columns.”

All new HVAC, individual to each tenant space was installed along with new electrical and plumbing, security and fire systems. The mechanical room is new.

New facades were created on the exteriors. Storefronts were removed, exposing the original structures. Existing facades were restored and in some cases new facades were created, using stone, brick and slate to retain the traditional elegance of the original buildings.

“As much as we were able to restore and redesign what exists, the nature and personality of the buildings, each storefront façade keeps its individual character,” Lamb says.

“We worked together with the city and each tenant to create consistent signage solutions that pull the facades together, but still allow for individual identities,” Mulle says. “Aluminum storefront material was used but in a customized solution to look like a more traditional window system than a contemporary storefront.”

Kohn says the project presented challenges in terms of scheduling and coordinating with the City of Shaker Heights, as well as working around tenants with ongoing retail business.

“The city was performing renovations to the parking lot adjacent to the buildings, which required coordination with the new underground electrical service we installed for all of the buildings,” Kohn says. “The disruption of traffic caused by the parking lot renovation as well as our complete replacement of the storefront systems at the front of the buildings created the need for us to carefully phase and schedule all work in order to maintain access for the tenants’ retail customers.”

The pitched slate roofs in front were repaired using a supply of slate discovered inside a structure. The flat roofs in back were either repaired or replaced. The roof structure is wood with steel support beams, allowing for open tenant spaces without obstructive columns.

Second floor offices in two of the buildings were renovated as well. Stairways were rebuilt, windows restored or replaced and space upgraded.



REVIVE + REVITALIZE The project team was committed to preserving and restoring the authentic architectural character of the buildings at Shaker Commons.

A more contemporary addition to one building was demolished, opening up one side of the building, creating more space and additional entrances from the newly extended Winslow Court. New light fixtures and accent lights were added. In the next construction phase, plans call for the similar demolition and design of the building across the way. This will create people-friendly green

space and complete the pedestrian experience along Winslow Court.

Through a cooperative effort with the city, the rear parking lot was repaved with space for over 120 vehicles and landscaping installed.

The tenant-driven project was privately funded.

“Our team worked in a collaborative effort with the City of Shaker Heights and the Architectural Board of Review on all aspects of the project,” Mulle says.

Affordable rents and the addition of local retail shops make the project unique.

“We are proud of being part of the team that helped revitalize a declining retail center and reclaim a part of the area’s heritage,” Kohn says. “Re-using the existing buildings proved to be an excellent use of resources while improving the appearance and function of the entire area.”

“We have seen a resurgence of small neighborhood retail districts in recent years, as well as the development of new ‘lifestyle centers,’” Mulle says. “This project is the original lifestyle center of small town America and we have had the fortunate opportunity to breathe new life into it. This has been a great commitment by Russell [Lamb] and his partners.”

“It’s encouraging when you have a vision, make it happen and see it come to a reality,” Lamb says. **P**

GLASS ENHANCING FILMS

Suntrol window film prevents fading and glare, reduces heat loss and reduces air conditioning costs by 55% to 73%. UV rays are reduced 99% while improving aesthetics. Balance your heat/cold spots in your building.

We Provide a 10- to 15-Year Warranty and a Free Energy Savings ROI Report

Residential, Commercial & Institutional

Helping Northern Ohio Since 1975

Industry Profile: Meyer Design

Local firm designs, builds imaginative commercial playgrounds

With the summer off from teaching at the University of Akron and two young children at home, Chris Meyer set out to build a playground in the family living room. From these roots in 1974 came the company that today is Meyer Design – an Akron-based business specializing in designing, manufacturing, installing and maintaining commercial playground equipment.

Meyer Design's mission is to make playgrounds safe, fun and imaginative for children of all abilities. They accomplish this with their ability to offer their services through all phases of a playground installation. Chris is the lead sales person and personally makes all the sales calls. He then works with Head Designer Joe Kraus to create the best play space that will fit within the budget. After the customer gives notice to proceed on the project, the job is given to the Head of Operations Ken Meyer, who ensures the parts get ordered and manufactured in a timely manner. When the parts are ready to go, a team of Meyer Design's skilled workers installs the equipment to the necessary specifications. Office Manager Sheri Moore takes care of administrative tasks and ensures the office runs smoothly.

In addition to providing new playground design and equipment, Meyer Design also services existing play equipment. Generally this starts with a playground safety inspection. Playgrounds are inspected for safety per the American Society for Testing and Materials and Consumer Product Safety Commission standards. With two Certified Playground Safety Inspectors certified by the National Playground Safety Institute on staff, they are able to check for playground problems in a timely and thorough fashion. Areas of concern are noted and presented to the owners. Meyer Design then offers its ser-



ROOTED IN RECREATION Each Meyer Design playground project is handled by the company team of (from left) Head Designer Joe Kraus, Office Manager Sheri Moore, Founder/President Chris Meyer and Head of Operations Ken Meyer.

vice to repair and bring the equipment into compliance with the standards. Most equipment can be rehabilitated to provide more safe playground experiences for the users.

While Meyer Design's installers are authorities at putting in playground equipment, some groups opt to install the equipment themselves. In this case the company provides support to ensure the equipment gets installed properly. Another option is a volunteer-assisted installation where the community builds the project with the direction of

a group of Meyer Design installers. This is often a rewarding experience where it is practical.

Another area of Meyer Design's expertise is resilient safe surfacing. This is a key aspect to having playgrounds that are safe and functional. There are many choices in surfacing for playgrounds. Options for surfacing include Woodcarpet® brand ADA-approved wood chips, shredded rubber and artificial lawn. Another choice growing in popularity the past decade is poured-in-place rubber, which is a slip-resistant surface that provides a higher degree of safety than any other surface.

Meyer Design has installed playgrounds all over the country but Northeast Ohio is its home base. Recent Northeast Ohio projects include:

- University of Akron Child Development Center (Akron)
- Wojno Development (Kent)

PRING ROOFING COMPANY

Serving Cleveland Building Owners Since 1936



We have experience with all types of commercial roofing systems. Our roofing services include: inspection, leak repairs, maintenance, installation and replacement.

www.pringroofing.com

216-941-6298 | Fax 216-803-0272 | 15115 Chatfield Ave., Cleveland, OH 44111



PLAY PALACE Meyer Design recently provided a playground package for the Cuyahoga Metropolitan Housing Authority Riverside Park Estates in Cleveland.

- Cuyahoga Metropolitan Housing Authority, Riverside Estates (Cleveland)
- Ledgewood Development (Strongsville)
- Ohio State Child Development Center (Columbus)
- Pregnancy Support Center (Canton)

“We provide comprehensive playground solutions that include planning, design and installation,” Chris Meyer says. “Our equipment can also be direct shipped to the end-user.”

The CEO and entrepreneur also cares deeply about the environment as he explains the company started in the 1980s using plastic lumber on playgrounds and was among the first to offer green playgrounds that incorporate the most post-consumer content.

“In addition, we donate a portion of the proceeds from every new playground to enhance and preserve the environment through Global Releaf,” he says.

Meyer Design has spent the last 34 years making playgrounds in Northeast Ohio and plans to continue to lead the industry in creating innovative, fun and developmentally appropriate playgrounds. Meyer says the company will accomplish this by offering the best in modular and custom play equipment from start to finish with all the options of “you build,” “we build” or “the community builds.” **P**

For more information on resilient safe surfacing and commercial playground equipment call Meyer Design at (330) 434-9176 or visit their website at meyerdesign.com. For information on Global Releaf visit americanforests.org/global_releaf.

HMMH^{FD} RESTORATION

SPECIALIZING IN EXTERIOR MASONRY REPAIR & RENOVATION SINCE 1972

- COMPLETE INSPECTION/ASSESSMENT OF FAÇADE CONDITIONS
- TUCKPOINTING/CAULKING
- BRICK & STONE REPAIR/REPLACEMENT
- SEALING/WATERPROOFING
- CLEANING/PRESSURE WASHING

216-881-4142
Fax: 216-881-6557

4408 St. Clair Ave.
Cleveland, Ohio 44103

Safety. Accessibility. Federal Standards. We Know the Rules.



- New Equipment
- Safe Surfacing
- Repair/Rehab

**MEYER^{INC.}
DESIGN**
Playground Equipment & Design

100 NORTH HIGH ST. · AKRON, OH 44308-1918
330-434-9176 · 1-800-543-9176 · FAX 330-434-9110
www.meyerdesign.com

Making Playgrounds Safe, Fun and Imaginative for Children of All Abilities



Cleveland (216) 475-1200
Akron (330) 650-1400

10000 Aurora-Hudson Rd., Hudson, OH 44236

Proudly Using Union Craftsmen Since 1977

An Equal Opportunity Employer

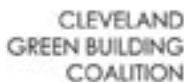


Going green is a commitment we value, and one that is worth doing. If you are interested as well, call us today and we'll help you to implement green building practices on your next project.

Congratulations Betty Kemper & Staff!



D-A-S is proud to be a member of these organizations:





Clearing a New Way

Kemper House in Mentor addition provides assisted living for dementia patients, meeting a growing need for an aging population

By John Elliott | Photos by Ken Krych

Meeting the needs of an aging population has been Betty Kemper's passion for many years, which is why her newest residential care facility, Kemper House in Mentor, has expanded to include an extra 15,600 square feet. With baby boomers entering retirement and many people living longer than ever before, the need for assisted living has become more critical.

The addition complements an existing 31,500-square-foot building located right off of Route 615 near I-90, providing a place for Northeast Ohio residents who are in need of assisted living to live with dignity. The need is expected to rise dramatically over the years as Alzheimer's Disease claims more and more victims

"We are on the brink of an epidemic of Alzheimer's Disease," says Kemper, owner of several assisted living facilities that bear her name in Northeast Ohio. A former nurse and administrator, Kemper has been an advocate for caring for those who need some help but can handle many of their daily needs on their own. She learned first hand of the need for such facilities while caring for her own mother-in-law.

Kemper is concerned that the fastest growing segment of the population – the baby boomers – is highly at risk of getting Alzheimer's Disease, an ailment that remains poorly understood and wasn't recognized as a disease until the late 1960s. Kemper claims that half of all people who live to 85 years or older are expected to contract Alzheimer's Disease or other dementias.

"We must try to provide whatever is needed to help keep people out of skilled nursing facilities, which are more costly and often do not address the particular needs of those with dementia," she says of the Alzheimer's Disease sufferers.

Supportive living assistance

Kemper House offers supportive assistance in a home-like setting that fosters

a family atmosphere. It provides companionship, security and care with a sense of vitality and fun. Family members are welcomed as valued partners in making Kemper House a place for their loved ones.

The facility offers private and semi-private suites with kitchens and private full baths with walk-in showers. Landscaped walkways within secured resident areas provide a sense of freedom.

Betty Kemper's education in assisted care began in the 1980s while serving on the board of trustees of the Eliza Jennings Home, a Cleveland-based provider of residential services for older adults, including independent living, geriatric assessment, rehabilitation, respite, adult day care, assisted living, skilled nursing and hospice.



WARM WELCOME The Kemper House assisted living facility was designed as a Western Reserve-style building in 2002 by Herman Gibans Fodor. The new addition retains that architectural style.

When the Eliza Jennings Home board wanted to develop a retirement community in Olmsted Township, they assigned Kemper the job of developing what became The Renaissance, a retirement community that offers a wide range of retirement care.

When her own mother-in-law was diagnosed with Alzheimer's Disease, Kemper learned first hand about the lack of facilities suited for people with this ailment.

As a result, when she was named chief executive officer at Eliza Jennings, Kemper made dementia care one of her top priorities.

"They never took into account dementia care," Kemper says of the care giving industry in general. "I was to be on the cutting edge of developing special care for people with dementia."

Kemper left Eliza Jennings in 1994 to manage other facilities, and five years later she opened her first facility for dementia care, Kemper House in Strongsville. The following year, she opened one in Olmsted Falls, followed by the Mentor facility in 2002.

2002: Mentor facility opens

The Mentor facility, designed by Cleveland-based architect firm, Herman

Gibans Fodor Inc., is a Western Reserve-style building with a welcoming front porch, residential siding and trim, stone base, asphalt-shingled gable roof and forced-air heating. A two-story entrance hall with accompanying grand staircase highlights the residential theme, which carries throughout the building.

This assisted living facility provides care for cognitively impaired residents. The main 31,500-square-foot building is comprised of 28 private rooms (400 square feet) and eight semiprivate rooms (520 square feet).

Kemper says the residents in her facilities do not need skilled nursing care. The average age for the residents is 77, and most live in the facility for three years.

"Skilled nursing facilities were full of people who didn't belong there," Kemper says. "I want to provide for the rest of their lives. We do a lot of things to try to help a family."

Minimal to complete care is offered for all stages of dementia, including hospice care, so it may never be necessary for the resident to move to another facility as his or her care needs increase.

Home-style meals and special diets are served in intimate dining rooms. The environment is secure and there is 24-hour on-site staffing assistance.

Personal care is based on each individual's unique personality traits and desires. The plan also includes family members' desire for continued involvement in caring for their loved one.

The lifestyles program at Kemper House extends beyond scheduled events to include staff interactions throughout the day, evening and sometimes at night. Transportation is provided to appointments and special events.

The complex sits on four and a half rural acres and fits in well with the local neighborhood.

"We want families and residents to feel they are entering a home," Kemper says.

She notes that all housing units have windows offering outdoor views as well as windows offering views to wide indoor corridors.

HUD finances expansion

The expansion, begun last November and scheduled for completion in July, was financed through the U.S. Department

Masonry

Epoxy Injection

Stonework

Shotcrete/Gunite

Restoration

Commercial-Industrial

OSHA Elite Contractor

5275 COMMERCE PARKWAY WEST
PARMA, OHIO 44130
PHONE 216.676.9401
FAX 216.676.9403

Proud to provide
our services for
Kemper House
with D-A-S
Construction

One of these buildings requires **60% less energy** to heat and cool



One was built using the High Performance Green Building System™ (HPGBS™). This building requires **60% less energy** to heat and cool and qualified for a **\$2.25 SF energy efficiency federal tax deduction**. Use of HPGBS™ also contributed points towards this buildings **LEED® Certification**. Contact us today for a free estimate and an energy performance analysis!



Call Today 877.2green1
or visit GreenSourceProducts.com

©2008 Green-Source Products LLC | 1170 Ivanhoe Road | Cleveland, OH 44110-3250
HPGBS™ US & International Patents Pending

Painting
Managed Properties
with
certainty
★★★★★



CertaPro Painters®
Residential. Commercial. Interior. Exterior.



Call today for a free estimate
216.823.0064 or **800.GoCerta**
www.certapro.com

McGraw Hill
CONSTRUCTION Network™

Finally, a **faster, easier** way
to **manage bid day**

**Introducing the
Network Online Bid Management Service**

Reduce costs, bid more efficiently and minimize the risk of costly mistakes, right from your Network desktop:

- **Streamline** plans distribution
- **Communicate** with subcontractors
- **Manage** bid packages online
- **Access the Network**—the largest projects and plans database

connecting people_projects_products

McGraw Hill
CONSTRUCTION
Dodge
Sweets
Architectural Record
ENR
Regional Publications

Find us online at www.construction.com



Take control of bid day!

Call **1-800-221-0088** or
click [www.construction.com/
bidmanagement/](http://www.construction.com/bidmanagement/) today!

**Easier bidding.
Bigger profits.**

MBMPM1204

The McGraw-Hill Companies



CARE IN COMFORT “We want families and residents to feel they are entering a home,” says Betty Kemper, owner of several assisted living facilities that bear her name.

the new pod is longer than originally anticipated. The service area contains a training conference room for the staff, an office for the director of nursing, and a new staff rest room.

“[The new pod] is actually a lot further out on the site than was originally planned,” Seiler says.

The family room areas in the new pod each connect to an outdoor courtyard. This is in addition to the center courtyard in the main building.

Brian Ross, project manager for D-A-S Construction Co., notes the handicap access requirements called for the suite entrances and bathroom doors to be three feet, eight inches wide. The biggest challenge for the construction crew, however, was working through the cold and wet winter months.

“The design of the building allowed us to install the building shell, walls and roof system first,” Ross says. “And using temporary heaters, we created a controlled environment. This allowed us to place the concrete slab and continue construction through the winter weather. The Mentor Building Department was very accommodating with scheduling inspections, which allowed the work to continue uninterrupted.”

Builder uses environmental elements

While the project is not LEED® Certified (Leadership in Energy and

of Housing and Urban Development (HUD).

Kemper chose Columbus-based architectural firm Berardi & Partners for the expansion because of its experience with HUD’s architectural review process. She also wanted the new “pod” to blend in with the existing one and to allow for alternative future uses, such as skilled nursing.

Kemper chose Cleveland-based D-A-S Construction Co. as the general contractor since she had worked with them on prior projects and she knew the company was familiar with emerging energy-efficient building methods. The addition utilizes energy-efficient wall panels.

Sherry Seiler, project manager for Berardi & Partners, says the new pod

connects to the existing building in such a way that a central administrative area serves the entire facility.

“[The different pods] are each designed to be their own little community, connected to the core,” Seiler says. “It’s like you’re walking around a little village. The pod is a modern design that acts as an old time village.”

Seiler says building codes and handicap requirements changed since the existing building went up, but that did not cause the new pod to differ in appearance. The handicap accessibility rules now require that half of the units be fully accessible to the main access area, versus only two units in the past.

In addition, a firewall has to separate the service area from the living areas by a minimum distance. As a result,

See the GREEN in your windows

Window treatments from Designer Accents can save you real dollars – AND make a positive environmental impact

For nearly two decades, building and construction professionals like you have trusted Designer Accents as a centralized, accountable source for high-quality interior products at competitive prices. What may surprise you is the role that our window treatments can play in supporting your green building initiatives and boosting your LEED certification efforts. From superior shading coefficients and reduced thermal transmittance to the methods by which they are built and delivered, window treatments from Designer Accents are one example of our commitment to building a greener future for Northeast Ohio and beyond.



✓ WINDOW TREATMENTS

✓ MOTORIZED/MANUAL SHADES

✓ PROJECTION SCREENS

✓ CLOSET SHELVING

✓ CUSTOM STORAGE SYSTEMS

✓ BATH ACCESSORIES

✓ CUBICAL CURTAINS & TRACKS

✓ AND MORE

Call us today to learn how we can help you see **GREEN**. Because at Designer Accents, we not only know your business – we **specialize** in it.

www.designeraccentsinc.com • 23632 Mercantile Rd. Unit L, Beachwood, OH 44122 • 216/360-9255 • Toll Free 800/668-9255



ROOM FOR RELAXING Residents and visiting family can enjoy meals together in a dining room within the existing building.

Environmental Design), it does feature a key energy efficient building material: rigid insulation wall panels made by Green-Source Products LLC.

Joe Westfall, vice president of sales and marketing for Cleveland-based Green-Source Products, says the construction team was surprised by how quickly and easily the wall panels installed.

“The carpentry subcontractor was more than pleased with how easy it was to install,” Westfall says.

More importantly, the panels will provide a significant energy use savings, Westfall says. The exterior load-bearing wall panel carries an R-30 insulation value, and was designed to structurally support a large truss roof system.

Westfall says Kemper visited a daycare center in Cleveland that was built using similar panels, along with additional energy-savings HVAC designs. He says the 10,000-square-foot day care center witnessed a 75% reduction in energy consumption and the building’s highest monthly utility bill was reported to be less than \$350 since they moved in eight years ago.

The high “R” values and reduced air infiltration allow for much more even temperature conditioning of the building, Westfall says. The use of steel structural elements eliminates problems with warping, twisting, bowing, moisture content, rot and waste associated with conventional wood framing. The rigid insulation wall material also eliminates drafts and offers a more consistent controllable temperature, therefore contributing to the overall comfort of occupants.

Addition blends in unnoticed

The new pod has its own entry, but the parking area surrounds the complex in a way that directs visitors to the

Let Us Take Care of Your
Landscaping and
Grounds Maintenance
 COMMERCIAL
 LANDSCAPE ARCHITECTS
 - SINCE 1948 -



R.B.STOUT INC.
LANDSCAPE CONTRACTORS
 Bath, Ohio
(330) 666-8811 **1-800-896-8811**

Focusing on clients first.





KS Associates specializes in civil engineering, land development, transportation and surveying services, helping clients find innovative solutions to even the most challenging projects.

We have been serving clients throughout Northeast Ohio for more than 30 years, delivering projects on time, within budget and with a unique understanding of each project’s requirements.

We attribute our success to upholding ethical and professional standards, the caliber of our employees and, most of all, a focus on client satisfaction.

Civil Engineers + Surveyors

LAND DEVELOPMENT

Commercial & Residential Site Design
 Environmental & Regulatory Compliance
 Agency Coordination & Approvals

TRANSPORTATION

Traffic Systems Analysis & Design
 Bridge Design
 Roadway Design

SURVEY

Topographic & Boundary Surveys
 ALTA/ACSM Land Title Surveys
 Hydrographic Surveys
 Construction Staking





KS ASSOCIATES

260 Burns Road, Suite 100
 Elyria, OH 44035
 (440) 365-4730
 contactks@ksassociates.com
 www.ksassociates.com



Building & Property Management

Group Contract Pricing
 New & Upgrade Project Planning
 Lighting Audit & Evaluation
 Recycling Program

Call Christine Oriti - Sales Representative, Lighting Specialist
 P: 216.432.3000 F: 216.432.0051
 4700 Spring Road Cleveland, Ohio 44131
www.leffelectric.com

main entrance in the older section. The main entrance greets visitors with a lobby that looks more like a home than an institution.

There is lobby stairway that one might see in a traditional home. There is also an atrium overhead bordered by four rails, resembling second story balconies.

Visitors sign in at the reception desk. The yellow colored walls and light green carpeting complement traditional wood furniture.

The lobby leads to a private dining area where residents can have their meals in an intimate dining-room-like

“[At Kemper House,] we do a lot of things to try and help a family.”

*Betty Kemper
 The Kemper Co.*

setting, complete with a dresser, mirror, lamps, mantel clock with gold pendulum, in addition to tables and chairs.

Kemper’s company picked all the furniture themselves, seeking items such as chairs that have a red floral design that might be found in nearby homes. They gathered many of the items for memory boxes from yard sales.

The activities room similarly resembles a home recreation area. The wall in this room features a quilt of square designs made by the residents, giving each a chance to make their personality

HUGE INVENTORY

We offer over 95 selections of stone to choose from!

Visit our showroom to see all the possibilities.



Mason Structural Steel, Inc.
 7500 Northfield Rd.
 Walton Hills, Ohio 44146
440.439.1040

Cultured Stone® products are an ideal complement for any type of commercial building, from office buildings and country clubs to retail spaces, restaurants and hotels.

www.masonsteel.com

"Serving Northeast Ohio Since 1958"

EAGLE Fabricators & Erectors, Inc.

Proud to be part of the team on the Kemper House project



**901 Addison Road
 Cleveland, Ohio 44103
 216-391-3245**

known to their house mates. This room also has a working sink with faucets.

Funeral services are held in the activities room for all residents who pass away. The corridors are softly illuminated by recessed tube lighting.

Design helps residents navigate

The floors in the main hallways are solidly colored to help guide the residents. Doors that residents need to use are colored to draw attention while those they aren't supposed to use blend in with the walls. The walls have blue-painted hand rails that are easy to see and grip.

One corridor has a wood-framed glass bird cage with realistic plastic ivy on top. The pet birds call out frequently, livening up the space.

The service corridor that leads to the main dining area has special non-slip floor. Residents can serve themselves meals in the dining room from a serving counter. The wall separating the dining area from the main corridor has windows overlooking the corridor, providing a community atmosphere. Residents seated in the dining area can also see across the hallway into the main living room; it also has windows.

The interior environment is anything but sterile. Two of the main walls have full size murals – one depicting the Mentor Marsh and the other, the Mentor Headlands Beach – while other walls have historic pictures of Mentor.

Amenities include a laundry room, a staffed clinic and a staffed beauty parlor.

Employees access the building from a separate entrance.

Residents have a sense of privacy

All resident rooms have nameplates with their names and pictures next to their doors. There are front windows near the doors that give a sense of a traditional single-family home within the building. The windows have three-inch stops in the grooves to prevent residents from attempting to leave unexpectedly.

Each 390-square-foot resident suite is L-shaped. Inside, the entry area has a sink and refrigerator beneath the window that overlooks the building's main corridor.



FAMILY OF THREE In 1999, Betty Kemper opened her first facility for dementia care, Kemper House in Strongsville. The next year, she opened one in Olmsted Falls, followed by the Mentor facility (above) in 2002.

The bed and bathroom are positioned perpendicular to the suite's main entry area. The bathroom has a non-slip floor, a colored toilet seat, railed shower walls and a portable shower seat.

An enclosed courtyard features planters, which residents are invited to tend themselves. The area is professionally landscaped, featuring a walking area, a bird feeder and a shaded swing set.

Ron Traub, Mentor's director of economic development, says the city acknowledges the need for allowing elderly residents throughout Northeast Ohio the opportunity to be as active as possible. He says shopping and entertainment is easily accessible for visitors and Kemper House residents who might not be able to drive but can get around on foot without any problem.

Traub says residents at Kemper House have not had any problem with noise from the nearby highway, thanks to the landscaping that has been done on the property.

"Betty [Kemper] brought us a well-designed product," Traub says. "We've tried with varying designs to improve the environment in Mentor."

"It was interesting to work with a particular owner who has a view, especially when you're talking about elderly care, having a place with a residential view," says Seiler, of Berardi & Partners. She says the vision was one of providing quality care, as opposed to a price-driven, cookie-cutter approach. "I love the way [Kemper's team] work at this."

"We preserve the dignity as long as possible," Kemper says. **P**

**Accounting Firms Aren't
One Size Fits All**

Timely, Responsive, Informative, Prepared
...means no surprises for our clients

Does your current situation fit you?

3330 Ross Court, Suite 201
Wilmington, OH 46098
Phone: (419) 682-3000
office@martiney.com
www.martiney.com

MARTINEY MARTINEY & RODHIA INC.

FINANCIAL STRATEGIES

Smart use of fiscal planning & action



ALEC J. PACELLA

A Developing Situation

For the past couple months, we have been talking about the wonderful world of real estate development, including the primary categories as well as the general process. This month, we are going to complete the discussion by taking a look at the basic economic analysis involved in the process. So get that napkin and pencil ready.

The analysis for a development project is dependent on the categories discussed two months ago – those being build-to-suit (BTS), build-lease and speculative. If the development is a BTS, where the end occupant will also be the owner of the property, the analysis is fairly straightforward. But if the development is a build-lease, where the end occupant will be leasing from a third-party owner, the analysis is a bit more involved. And if the development is speculative, where the developer is building the project for no specific end user, there are ever more wrinkles that need to be considered. Here is a general overview for each category.

Build-to-suit

In a BTS, the developer typically will purchase the land, install all of the infrastructure improvements, construct

the project to the user's specifications and then sell the entire project to the user upon completion. So the critical component that the developer needs to understand is the difference between his total costs and the price that is paid by the user upon completion. Sounds simple and in some ways it is. But along the way, the developer faces many pitfalls. He must have total confidence in his costs, as over-runs are typically borne by the developer. He must also have total confidence in his timing, as the project may well have a completion date that is hard and fast and any delay can result in a penalty. And he must be able to carry the project during the development process, as all of his cash flows will be outbound until the project is ultimately completed.

So the magic eight-ball question in this analysis is: what should the difference be? Unfortunately, there is no set answer and it depends on numerous factors, such as risk, project size, type of facility, location, etc. In general, the difference (often called "margin") is somewhere between 5% and 15%. A big range, I know, but there are just too many factors involved to be more specific.

We would be proud to be part of your team on your next construction project



CONTAINER SERVICE, INC.

*"The Leader in
Container Service"*

(216) 441-4422



YOUR CONSTRUCTION SPECIALISTS

GREEN & LEED PROJECTS

10, 20, 30, 40-YARD ROLLOFF CONTAINERS

Build-lease

The analysis for a build-lease is similar to a BTS in that the developer needs to understand his total development costs. However, instead of selling the property to the end-user upon completion, he enters into a lease and retains ownership. So while the BTS analysis is predicated on the difference or margin between total cost and end-sale price, the build-lease analysis is predicated on the return associated with the rent against the total cost. It is not unlike a CAP rate analysis, where return is a function of Net Operating Income (NOI) divided by Purchase Price. In this instance, NOI is the rent that will be paid by the end user. But Purchase Price is a little more involved and, just like the BTS analysis, must include the total cost of development, such as carry, land cost, infrastructure improvements, architecture and engineering fees and permits, among others.

Similar to the margin for a BTS, the return in a build-lease is influenced by many factors. However, the returns are loosely influenced by the CAP rate environment and, as you all know, CAP rates have been in the 7% to 9% range

Heard Here First

DAUS YOU KNOW? After a brief hiatus, I am back in the game, so to speak. On May 1, I officially joined NAI Daus. I want to thank all of the people that took the time to give me a call, drop me a note or otherwise just say "hey" over the past few months. The support shown by the Cleveland real estate community was humbling and I am glad to continue to be a part of it. —AP

for single-tenant net lease deals (which is a build-lease ultimately).

Speculative

The analysis for a spec development is similar to a build-lease. The focus is on return, predicated on NOI derived from the property's tenancy divided by total project cost. But there is one primary difference. In a build-lease analysis, the end tenant is committed and their lease commences, and thus full NOI is realized, upon the project being completed. But in a spec analysis, there is no lease commitment (at least not for the entire project) and the developer may need to carry the project for a period of time following completion. This creates a few considerations. First, the full potential NOI may not be realized and associated property expenses, such as real estate taxes, utilities and maintenance, may need to at least partially be

borne by the owner for weeks, months or even years following completion. And second, there will be potential lease-up costs that occur well after the majority of the construction is completed, such as marketing, leasing commission and specific tenant improvements.

As you can probably surmise, the target return for a speculative development is subject to a whole host of factors, many more than the analysis for a BTS or build-lease. It is not only important to have an accurate estimate of construction costs but also to have an accurate "guess-timate" of future lease up, such as downtime, rental rates, tenant improvements and term of lease. Because of this increase in risk, the target return for a spec development is higher than the others, often in double-digits.

Hopefully, these last three months have taken some of the mystery out of the development process. Next month, we'll review the investment activity over the first half of 2008 and look at what may be coming up for the rest of the year. **P**

Alec Pacella, CCIM, senior vice president at NAI Daus, can be reached by phone at 216.831.3310, ext. 125 or by email at apacella@naidaus.com.



AWARD WINNING SERVICE



Burns & Scalo Ohio, Inc.

Phone **330-759-4675**
Contact **John Lee**
Email **LeeJ@burns-scalo.com**

Columbus • Cleveland



www.burns-scalo.com



DAVID W. WOODBURN

Representations & Warranties: Be Careful What You Say

As young children, our parents would warn us to be careful what we say around others. As we get older, we often forget this mantra and end up saying things that we later regret. When it comes to legal documents, it is safe to say that we must heed the warnings of our parents and take care in what we represent and warrant.

Nowhere is this more evident than in the world of real estate law. In real estate contracts, the representations and warranties of each party have the potential to inflict significant liability if an inaccuracy or a fraudulent statement occurs. This article explores some of the most common representations and warranties found in real estate purchase agreements and identifies the core concern with each.


Authority

This paragraph often warrants that the seller has authority and power to enter

into the agreement. When dealing with corporate buyers or seller, it is important to have the party warrant that they have been properly authorized to complete the deal.

Lawsuits

Buyers will want the seller to represent that there is no action, suit, proceeding or investigation pending with respect to the subject property. It is also wise to have a statement included that there is no pending litigation that relates to the seller or the ownership and operation



Upcoming Programs:

Savvy Marketing Ideas For Your Business
June 12, 2008
The Forum @ One Cleveland Center
Cost: \$35 (members only)

BOMA Golf Outing
July 28, 2008
Avon Oaks & Red Tail Golf Clubs

BOMA Clam Bake
September 5, 2008
The Manor Party Center

Call the BOMA Center for details on all upcoming events.

200 Public Square, Suite 209
Cleveland, OH 44114
Phone: 216.575.0305 Fax: 216.575.0233
www.bomacleveland.org

BOMA Greater Cleveland membership represents over 157 commercial buildings in both urban and suburban markets; that's over 33 million SF of commercial property in a four county region!

WHY IS BOMA SO POWERFUL?

Advocacy: We're a major voice in local, state and federal government and legislative issues.

Education: Our seminars and educational courses are designed to enhance professional growth and performance.

Networking: Regularly scheduled events and meetings provide countless peer-to-peer interaction.

Information: Access to countless informational resources to keep you current on commercial property ownership/management news.

Group Purchasing: Buying power to secure substantial cost savings for items like air filters, natural gas, solid waste removal and more!

of the property. This provision lets the buyer know up front what they are getting themselves into.

Land use

Often a seller will be required to provide a representation that they have no notice of any failure to comply with governmental requirements, including but not limited to environmental, zoning, platting and land use. A smart buyer will also require a statement that the seller has no notice of any violations or pending investigations by the government.

Breach

A buyer should require the seller to state that he or she has received no

When it comes to legal documents, it is safe to say that we must... take care in what we represent and warrant.

notice of any default or breach under any existing covenants, conditions, restrictions, rights-of-way or easements that may affect the property.

Leases

A buyer will typically want a representation that there are no leases affecting the property. Obviously, if there is a lease affecting the property, the seller will need to identify its existence in the document and should be prepared to provide the buyer with tenant estoppel certificates.

Unpaid improvements

A buyer should request a representation that there is no outstanding assessment for improvements, which are or may become a lien against the property. It is often wise to request that the seller acknowledge that there are no public improvements which have been ordered or for which an assessment is forthcoming.

Compliance

Buyers should absolutely request a statement that the property complies with all applicable federal, state, county and local statutes, laws, regulations and ordinances. This is especially true with respect to environmental matters.



County Fire Protection

A full service fire safety company providing:

- Complete service of Fire Extinguishers, Sprinkler, Restaurant Systems, CO2 & Halon and Fire Alarms
- Division 10 fire extinguishers/cabinets/fire safety products to the construction trades
- Fire protection contracting services to property owners/managers



www.county-fire.com

1.888.528.0928 | Cleveland/Toledo: 330.633.1014
310 Geneva Ave, Tallmadge OH 44278

COMMERCIAL • INDUSTRIAL

Your Authorized Duro-Last Roofing Contractor:



**DURO-
LAST®**
Roofing, Inc.

Duro-Last's customized Single-Ply Roofing System eliminates leaks. It is perfect for new or replacement flat roofs. Longer lasting.

- EASILY INSTALLED
- 87% REFLECTIVE SURFACE
- 15-YEAR 100% NON-PRORATED GUARANTEE
- BEST FIRE/WIND RATINGS



Damschroder Construction Company

"Building Satisfaction For Over 30 Years"

888.307.2785 • www.damschroderconstruction.com

ADVANCED FUNDING COMPANY

PAYS CASH FOR OWNER-FINANCED MORTGAGE NOTES; BUSINESS NOTES; COURT SETTLEMENTS; ANNUITIES; LOTTERY WINNINGS; PROFESSIONAL SERVICE / FAST CLOSING. CALL US TODAY: 1-201-459-0060. FAX 1-201-459-0060.

Fuel Your Growth The Smart Way

Gas prices? Higher than ever.

Postage costs? Ditto.

What next?

Now more than ever, advertising in *Properties* is the most cost-effective way to communicate your message to decision-makers in the real estate, construction & architectural markets of Northeast Ohio.

SAVE TIME & MONEY. LET US DELIVER YOUR MESSAGE DIRECTLY TO YOUR FUTURE CLIENTS.

YOUR POWERFUL RESOURCE & ALLY

**Properties**

www.propertiesmag.com

216.251.0035

Environmental Law

Buyers should request a statement that there are no federal, state, county or local laws relating to environmental health or safety matters, which require repair, remediation or other capital expenditures with respect to the property. Conversely, a seller should always place the caveat that any such representation is only to "the best of seller's knowledge."

Waste, storage or disposal

A prudent buyer will request that the seller warrant that there are no known hazardous materials, toxic waste, substances, pollutants, contaminants, petroleum by-products, or wastes of any kind (as defined under applicable environmental laws) which have been discharged, stored, released or disposed of on the property. Again, a seller will want to limit such representation to the "best of their knowledge" for fear of significant potential environmental liability.

Storage tanks

A buyer should request a representation from the seller that no underground storage tanks are on the property or have been removed from the property.

Utilities

A buyer should request a representation that all utilities serving the property are available for connection or extension on to the property, as the case may be. A buyer does not want to be surprised at closing on this type of issue.

Eminent Domain

A seller should typically warrant that they received no written notice or official notice of any eminent domain or condemnation proceeding against the property. The buyer should request that no notice of any such proceeding has also been contemplated.

Non-Foreign Status

The seller will typically need to warrant in any real estate contract that they are not a "foreign person" as defined in Section 1445 (f)(3) of the Internal Revenue Code, for tax purposes.

Access and Possession

It is common for a buyer to request that the seller warrant that they are not aware of any fact or circumstance which would prevent or impede buyer's access

to the property or the buyer's intended use of the property. While such language is desirable for the buyer, a seller should obviously try to limit this language. One can never be 100% certain as to what the buyer's intended use of the property may be. Accordingly, the seller should push to exclude this representation.

As you can see, there are quite a few representations and warranties, which a buyer should request to be included in a purchase agreement. That said, sellers have their own interests to protect. A seller should similarly request that the buyer represent and warrant that it has authority and power to enter into the agreement. Likewise, seller may also typically require that the buyer warrant that there has not been filed by or against the buyer any petition of bankruptcy or reorganization, or other insolvency proceedings. Also, the seller may require the buyer to represent that the buyer has not made any assignment for the benefit of creditors or filed a petition for an arrangement, or entered into an arrangement, with creditors, or otherwise admit in writing their inability to pay their debts as they become due. This is one quick way to determine whether the buyer is legitimate.

As you can see, care must be taken when deciding what representations and warranties are to be included in a real estate agreement. A smart buyer or seller will consult with his or her attorney to be certain that the representations and warranties are appropriate for the circumstances and that no inaccurate statements are being included within the agreement. Because most people overlook these provisions, it is often very simple to negotiate the inclusion or exclusion (as the case may be) of these terms. You should be certain to consult with your attorney before you sign any agreement containing representations and warranties, less you find yourself regretting it in the future. **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 David at dwoodburn@bdblau.com or 800.686.2825. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2008.



JANCE & COMPANY, INC.

Established 1970

- General Contractor
- Construction Manager
- Design – Build

“Building Confidence”

8666 Tyler Boulevard
Mentor, Ohio 44060

(440) 255-5800
(440) 255-1508 Fax

www.jance.com

The company to trust with your window replacement needs.



JAMIESON RICCA
WINDOWS

Setting the Standard for Quality Since 1969

www.jamiesonricca.com

Featuring windows by:



Graham
Architectural Products

www.grahamwindows.com

2800 Euclid Avenue • Cleveland, OH 44115
(216) 621-4277 Fax: (216) 621-7665

Local Roof Coatings Manufacturer Introduces New Products

West Development Group (WDG), a LaGrange-based provider of sustainable roofing products and services, recently introduced two new solvent-free silicone roof coatings. HSS 535 and HSS 540 R2R are both one-component, moisture-curing silicone rubber roof coatings designed for use on sprayed-in-place polyurethane foam.

These coatings can be rolled or spray-applied and touch-up work can be done with a brush or a roller. Ready to use on commercial or industrial roofs, these WDG silicone roof coatings should be applied to a dry, frost-free surface. They are tack-free within one to two hours and cure at normal temperatures in two to six hours by reacting with moisture in the air, forming a durable and flexible moisture-free seal. HSS 535 and HSS 540 R2R are both a dispersion of silicone rubber. Because they are solvent free, which prevents the release of solvents into the air during application, they are environmentally friendly while providing the same functionality as traditional petroleum-based roofing materials. In addition, HSS 540 contains 20% recycled EPDM material that strengthens the silicone coating's physical properties and keeps tons of old roofing material out of landfills.

For more info, call WDG at 440-355-4682 or email info@wdgsilicones.com.



WDG roof system

panies must submit periodic reports on various safety-related practices and issues, such as fire prevention, accident-reduction measures, and other health and safety issues.

Local Industry Veteran Launches Design/Construction Firm

Jeanette Davisson, a design and construction business veteran, recently launched ASD Interior Design, an interior design and construction firm committed to sustainable design and green technologies. With more than 20 years experience in the industry, Davisson has worked exclusively in residential and commercial design and construction as a key staff member for several well known local design and construction management firms, where she was responsible for design, estimating, project management and business development.

“In the last several years, there has been an explosion in green products, because people are concerned about the environment and social accountability,” Davisson says. “That is a great opportunity. Green is not a fad. Green is here to stay because

KS Receives Third Safety Award

For the third year in a row, KS Associates has received “The 100% Award” from The Lorain County Chamber of Commerce Safety Council. The award is designed to recognize companies that work the entire year without a lost-time injury – a work-related injury/illness where the affected person is unable to complete the next shift.

“From spot checks in the field, to monthly meetings and distribution of educational materials, KS Associates works hard to keep safety top-of-mind with all employees,” says Amanda Clancy, human resource manager. “Our training and awareness programs are designed to address employees who work in potentially hazardous field environments, as well as those who work in an office setting.”

The Lorain County Chamber of Commerce Safety Council is one of more than 50 Ohio Safety Councils dedicated to increasing safety awareness through training and educational programs. Each year, the council conducts a Safety Awards Program to recognize companies that have developed and maintained safe workplaces for their employees.

To participate in the Lorain County Safety Council, com-



Sitework • Roads • Grading • Underground Utilities
Sewers • Lakes/Ponds • GPS Controlled Machines

Commercial & Residential Development



WWW.EARTHMOVIN.COM

Phone 440-774-4578

Fax 440-774-2604

Email: earthmovin@verizon.net

15804 State Route 58, Oberlin, Ohio 44074

MID STATE RESTORATION, INC.

MASONRY RESTORATION SPECIALISTS SINCE 1954



Specializing in:

- Brick Repairs
- Stone Restoration
- Building Cleaning
- Concrete Restoration
- Caulking/Tuckpointing
- Water Repellents
- Total Repairs & Replacement of Lintels, Parapet & Terra Cotta

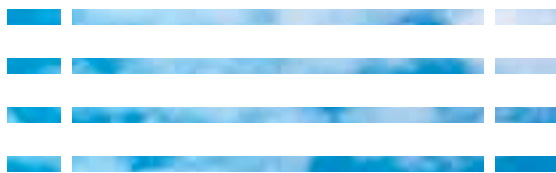
*PRESERVING THE PAST WITH PRIDE AND
COMMITMENT FOR THE FUTURE!*

2521 MONROE AVENUE • CLEVELAND, OHIO 44113-4121

(216) 771-2112 • FAX (216) 771-0508

VISIT OUR WEB PAGE @ www.midstaterestoration.com

Next to your windows, we're the very best.



If you want the very best in design and quality for your building and construction needs, come to us for personal service. We welcome you to visit our **NEW SHOWROOM** at our **NEW LOCATION**, which is equipped with the latest in motorized shades, from MechoShade Systems, Hunter Douglas, Levelor and more!

- Residential
- Commercial
- Institutional

*Design, installation, cleaning & repair experts
operating with pride since 1922*

Art Window Coverings, Inc.

VISIT US AT OUR NEW LOCATION!

3620 Perkins Avenue, Cleveland, OH 44115

Phone 216.391.0500 • Fax 216.391.0507



- ◆ **Quality Products**
- ◆ **Technical Expertise**
- ◆ **Trusted Service**

Proudly serving Northern Ohio contractors with quality construction products since 1913

- | | |
|----------------------|--------------------------|
| Adhesives | Graffiti Control Systems |
| Anchors | Grouts |
| Backer Rod | Injection Gels |
| Bonding Agents | Masonry Accessories |
| Concrete Cleaning | Masonry Reinforcement |
| Concrete Coatings | Masonry Repair |
| Concrete Repair | Masonry Cleaners |
| Concrete Stamps | Mortars |
| Control Joints | Polyfilm |
| Curing Compounds | Protection Boards |
| Dampproofing | Release Agents |
| Decorative Concrete | Rigid Insulation |
| Drainage Composites | Sealants & Caulk |
| Elastomeric Coatings | Sealing Compounds |
| Epoxy Resins | Shake Hardeners |
| Epoxy Joint Fillers | Trench Drain |
| Expansion Joints | Underlayments |
| Firestopping | Vapor Barriers |
| Flashing | Water Repellents |
| Forming Tubes | Waterproofing |

CLEVELAND
4560 Willow Pkwy
Cleveland, OH 44125
(216) 641-2150
1-800-362-9267
Fax (216) 641-1756

CANTON
877-258-7601

TOLEDO
800-860-3352

www.chasehipps.com

ROOFTEC

We're Different!

*Expert - Independent
Proven - Professional*

Jerry Bartels • Rick Craig



*Registered
Roof Consultants*

Have you wondered...

- ☛ *Sustainable roofing?*
- ☛ *"Green" practices?*
- ☛ *Asset Management?*
- ☛ *Leak problems?*
- ☛ *Energy Loss?*
- ☛ *"Cool" roofing?*



Helping You Get the Right Roof at the Right Price

*Willoughby, OH
440.269.2066*

www.rooftecinc.com

ASPHALT PAVING

ASPHALT REPAIR

SEALCOATING

CRACK FILLING

**COMPLETE SITE
CONSTRUCTION**

**EXCAVATION TO
COMPLETION**



- Excellent quality, competitive pricing & reliability
- Cunningham Paving is a family-owned business, with over 15 years of experience
- Licensed, bonded & insured
- Our motto: "Keeping our customers satisfied, keeps them coming back."



Phone 216.581.8600

Fax 216.581.8683

20814 Aurora Road, Warrensville Heights, OH 44146-1006

it is good for the environment. And it can be easy on the wallet, too.”

For more information, visit www.asdinteriordesign.com.

Active Plumbing to Host Accessibility Fair

Active Plumbing Supply will be hosting an Accessibility Fair at its Painesville location on Thursday, June 19, 2008 from 11 a.m. to 7 p.m. The fair will feature products designed to improve accessibility throughout the home and vendors will be on hand for demonstrations and product knowledge.

This informational event is open to the public and a picnic lunch will be served from 11:30 to 1 p.m. An

“Aging in Place” seminar will be held at 4 p.m., reservations required. Active Plumbing Supply is located at 216 Richmond St. in Painesville.

To reserve your space at the seminar, contact email drendal@activeplumbing.com or call 440.543.2233.

Realty Corp of America Announces Relocation to Downtown Cleveland

Realty Corporation of America recently announced that it is relocating its executive and corporate offices to nearly 5,000 square feet in the Superior Building, at 815 Superior Ave. in Downtown Cleveland. The affiliated businesses of Realty Corporation of America, including Title

Assurance & Indemnity Corporation of North America, Transcontinental Lending Group and Realty Corporation of America Auction Services, are also being relocated to the Superior Building. In addition, Realty Corporation of America and The E.V. Bishoff Company announced a comprehensive marketing agreement to aggressively promote both the City Club Building and the Superior Building.

Downtown Cleveland Alliance Announces New Chairman, Board Members

At its recent annual board meeting, the Downtown Cleveland Alliance elected a

new chairman and several new board and officer appointees. John Carney, managing partner of Landmark Management LLC, was appointed by the board of directors as the new DCA chairman. Outgoing chairman David Goldberg, of Amtrust Bank, will remain on the DCA board as a member of the executive committee.

In 2005, Carney was appointed as chairman of the Downtown Cleveland Improvement Corporation, and played an instrumental role in establishing Downtown Cleveland's Special Improvement District. John Carney has been involved in rehabilitating several historical properties downtown, including the Grand Arcade, the Perry Payne Building,



**WONDERING
WHERE YOU
WILL FIND YOUR
NEXT PROJECT?**

CNC News Online

The leading provider of construction news for Ohio, Michigan and surrounding counties

**YOUR SOURCE FOR CONSTRUCTION NEWS IN
OHIO & MICHIGAN**

- Timely & Accurate
- Private & Public Projects
- Planning News & Bidding Opportunities
- Physical & Online Planrooms
- Complete Online & Print Editions

Construction News Corporation

www.cncnews online.com

(800) 969-4700

BILLBOARD

News about people, products, places & plans

Water Street Condominiums, Bridgeview Apartments and the restoration of the Euclid and Colonial Arcades.

The DCA board also announced that Jonathan Sandvick, president of Sandvick Architects, is now vice-chairman of the DCA board of directors. William Bolton, president of Property Operations LLC, was elected to fill Jonathan Sandvick's position as board secretary.

Current DCA board members TJ Asher, David Goldberg, Doug Miller, John Carney, Allan Krulak and Zach Paris were all elected to new three-year terms.

The Downtown Cleveland Alliance also welcomed developers Eli Mann (President of First Midwest

Properties) and Doug Price (CEO of The K&D Group) to the board of directors.

DCA's role is to create a more dynamic downtown through community events, the Clean & Safe Ambassador program, economic development assistance, business attraction and retention efforts, and marketing of downtown. The alliance is funded entirely by property owner assessments and the support of corporate and foundation partners.

Perspectus Architecture Welcomes Senior Project Director

Perspectus Architecture recently announced that Salvatore Rini, AIA has been



Salvatore Rini

named senior project director of the full-service architectural firm located at Shaker Square in Cleveland.

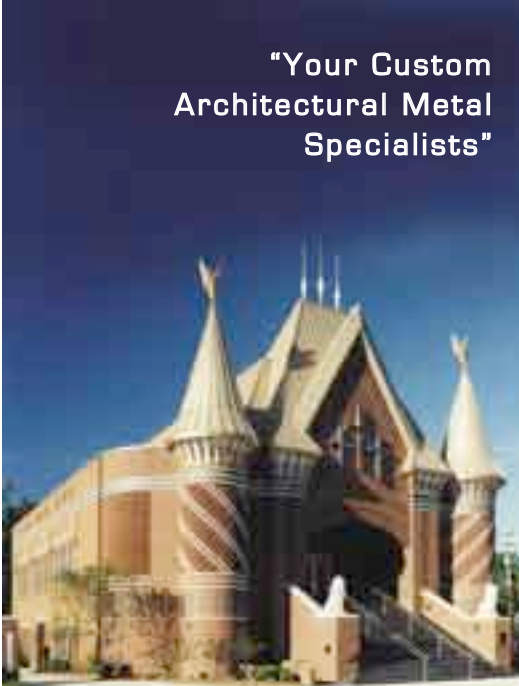
Rini has more than 18 years experience in architectural design and planning on a wide variety of project types. His project experience

encompasses the planning and design of healthcare facilities, office buildings, civic buildings and office interiors.

Prior to joining Perspectus Architecture, Rini served eight years as principal of DeWolff Partnership Architects and was responsible for the start up and development of DPA's Cleveland office. During this time he led the design of all projects in each major business division, with a strong emphasis on healthcare

"We're thrilled to bring Sal on board," says Perspectus Principal Larry Fischer, AIA, ACHA. "His design and management strength is exactly what we look for in an architect to expand our team."

"Your Custom Architectural Metal Specialists"



Courtad Inc.

Commercial • Industrial • Institutional • Retail

Specializing in engineering, fabrication & installation of:

- metal roofing (rolled on site!)
- flashing & trim
- custom fascias, frieze boards, eaves
- copper & stainless steel systems
- composite metal wall systems
- custom gutters & downspouts
- commercial gutters (rolled on site!)

330.425.4261

P.O. Box 530, Twinsburg OH 44087-0404

www.courtadinc.com



**SETTING THE STANDARD OF EXCELLENCE
PROUD TO DESIGN YOUR NEW PARKING LOT WITH ON
TIME PERFORMANCE AND CUSTOMER SATISFACTION.**

SPECIALISTS IN ASPHALT AND CONCRETE SITE PAVING



QUANTITY DISCOUNTS & BEST PRICING

BILLBOARD

News about people, products, places & plans

Rini earned his Bachelor of Science and Bachelor of Architecture degrees from Kent State University in 1989 and 1990 respectively, and participated in the university's program in Florence, Italy. Rini, his wife and two children live in Lakewood.

Snow Dragon Announces Parking Ramp Snowmelter

Snow Dragon® Snowmelters recently unveiled its newest snowmelting product, the SND-RM90 Ramp Melter, specifically designed for parking ramp use. The snowmelter can be towed with a one-ton dually pickup truck and has been designed for demanding access up the ramp.



SND-RM90 Ramp Melter

Engineered to be compact, the SND-RM90 utilizes Snow Dragon's patented snowmelting process, which uses heat exchanger tube assemblies for direct heat-transfer to water. This quickly melts snow and ice and discharges water between 65°F – 70°F, without carbon monoxide laden steam plumes.

For more information, visit Snow Dragon online at snowdragonmelters.com.

Burt Hill Cleveland Office Announces New Staff

The Cleveland office of Burt Hill, an international architecture and engineering firm with over 1,000 employees, continues its growth with the following additions to its Beachwood office.

Justin Fliegel, RA has joined the Cleveland office as project manager. He brings over 10 years of experience with all phases of project development including pre-design and programming, CDs, CA, budgeting, scheduling, 3D modeling and rendering. He graduated with Masters in Architecture from Kent State University in 1997.

Erin Vollmer, NCIDQ has joined Burt Hill as an inte-

rior designer. Vollmer received her BFA from Kent State University and has experience in many facets of design for healthcare facilities, corporate settings, government buildings and academic facilities.

Krista W. Van Wassen has joined the Cleveland office as a full-time interior designer. Van Wassen is a recent graduate of Miami University where she received her BFA in interior design, with a focus in conservation and sustainable design.

Lastly, Lisa Pim Peterson has been promoted to the position of Director of Client Services, where she focuses on Higher Education, K-12 Education, as well as other regional opportunities. **P**

TIRED OF BEING RIPPED OFF?

Then stop hiring fly-by-night "roofing contractors" whose only office address is wherever their pick-up truck happens to be parked at the time!

The no-insurance, irresponsible operators are driving the few remaining honest roofing contractors out of business. Unless the consumer gets wiser, ultimately there will be no one responsible left! We are looking for a few wise consumers.

If you fill the bill, call

CAREY ROOFING CORPORATION
(216) 881-1999

— FOUNDED IN 1946 —
www.careyroofing.com

MEMBER OF THE NATIONAL ROOFING CONTRACTORS ASSOCIATION

Fabrication, Installation & Service

Specializing for over 30 years in:

- Packaged rooftop Boilers – steam & hot water
- Sheetmetal fabrication & welding
- Plastic fabrication & welding
- Valued engineering
- Full service maintenance department

LISCO

HEATING & COOLING

440.237.1777 • liscovac@netscape.net
12608 State Rd., N. Royalton, OH 44133



Custom Reprints Make a Great Impression

Powerful • Personal • Timeless • Affordable

Did you know you can now order custom reprints of articles originally published in *Properties*? Imagine the impact of a customized publication – a profile on your company or a project with which you were involved – that can be distributed to your existing and future clients. Use reprints as a proven, effective marketing tool to build your business.

Properties

Call 216.251.6649 today for a free quote!

Setting the standard of excellence, from start to finish – since 1910



- ▶ General Contracting
- ▶ Construction Management
- ▶ Design/Build
- ▶ Construction Consulting



Dunlop & Johnston, Inc.

5498 Innovation Drive, Valley City, OH 44280 | www.dunlopandjohnston.com

330.220.2700 • 330.220.2771 fax



HOWARD LICHTIG

Conditions Mixed in Commercial Real Estate

The latest Commercial Real Estate Outlook published by the National Association of Realtors notes commercial real estate conditions are uneven across the country and vary notably in some areas.

NAR's report says that just like residential real estate, performance in the commercial sectors is greatly mixed across the country. Commercial fundamentals are good, but investment has been hurt by the credit crunch – investment in the commercial sectors decelerated in the first quarter after setting a record in 2007.

During the first three quarters of 2007, commercial real estate investment was in excess of \$100 billion per quarter. In the first quarter of 2008 it

slowed to the range of \$35 billion to 38 billion.

The following information is NAR's forecast in four major commercial sectors.

Office market

Net absorption of office space in 57 markets tracked, including the lease of new space coming on the market as well as space in existing properties, should decline from 21.2 million in the second quarter of 2007 to 8.7 million in the current quarter.

Insuring with a clear understanding of your business



BRITTON - GALLAGHER & ASSOCIATES, INC.

440.248.4711 • fax 440.248.5406 • toll free 800.607.4711 • www.britton-gallagher.com

CLEVELAND OFFICE
6240 SOM Center Rd.
Cleveland, OH 44139

COLUMBUS OFFICE
501 W. Schrock Rd., Suite 330
Westerville, OH 43081

One of Ohio's leading construction insurance and surety specialists

- Bonding
- Property and Casualty
- Professional Liability
- Employee Benefits



Office vacancy rates are forecast to average 13.3% in the fourth quarter, up from 12.5% a year earlier. Annual rent growth in the office sector is likely to be 3.5% in 2008, compared with 8% last year.

Industrial market

Net absorption of industrial space in 58 markets tracked is estimated to edge down from 35.4 million square feet in the second quarter of last year to 33.3 million in the second quarter of 2008.

Commercial fundamentals are good, but investment has been hurt by the credit crunch – investment in the commercial sectors decelerated in the first quarter after setting a record in 2007.

Industrial vacancy rates nationally will probably rise to 9.6% in the fourth quarter from 9.4% in the same period in 2007. Annual rent growth should be 3.3% by the end of 2008, compared with 3.6% in the fourth quarter of last year.

Retail market

Net absorption of retail space in 53 tracked markets is seen to rise from a negative 169,000 square feet in the second quarter of last year to 6.4 million square feet in the current quarter.

Vacancy rates are projected to decline to 8.8% by the fourth quarter from 9.2% at the end of last year. Rents are forecast to rise an average of 1.4% in 2008 compared with a 3.2% increase last year.

Multifamily Market

Net absorption in the apartment rental market – multifamily housing – is expected to rise slightly in 59 tracked metro areas, from 70,700 units in the second quarter of 2007 to 71,800 units in the current quarter.

Vacancy rates are projected to average 4.8% in the fourth quarter, down from 5.1% at the end of 2007. Rents are likely to rise 3.8% in 2008, up from a 3.1% gain last year. **P**

Howard Lichtig, SIOR, is the 2008 chairman of the board for Cleveland Area Board of Realtors (CABOR).

LUCKY SAND & GRAVEL CO.

WASHED SAND • LIMESTONE • SLAG
ROOF & LANDSCAPING GRAVEL
SCREENED TOPSOIL
STONE SLINGER PLACEMENT

We Deliver Anywhere

330-562-6196

12018 FROST ROAD • MANTUA 44255
BERNARD UDELSON

**FRANK
SALLE**
PHOTOGRAPHER

ARCHITECTURAL PHOTOGRAPHY



sallephoto.com

Documentary Still Photographs

2530 Superior Ave. 5th Floor Cleveland, OH 44114 216 621-1938 fsalle@att.net



TONY GRANT

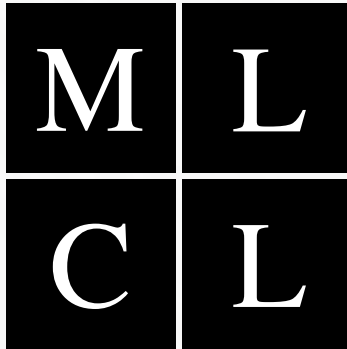
The Globalization of Real Estate

If there is one positive trend to take away from the recent credit crunch, it is that the real estate industry has truly globalized. Effects of the U.S. housing market were felt around the world, which demonstrates the interconnected nature of real estate markets worldwide and establishes a greater need for international standards.

Today's global marketplace has drastically altered the real estate landscape, requiring professionals to have a greater understanding of international markets and practices. Technology has made it possible to move capital around the globe instantaneously and to transport people and materials rapidly and inexpensively. Cross-border dealings are not just common, they are becoming the norm for small and large real estate and

construction companies worldwide. In a way, it is now impossible to truly conduct "local" business. Development in any city around the world will involve a degree of foreign capital, materials trade and intercontinental expertise depending on the scale of the project. In addition, many of the business tenants who take space in local shopping malls, office buildings and warehouse projects are headquartered overseas.

As the real estate market shrinks, establishing international standards is becoming more and more important. On a materials level, the challenge lies in countries and regions utilizing various units of measure. The challenge on the accounting side is that differences in valuation of land and building can cause inefficiencies in the global market.



McCarthy, Lebit, Crystal & Liffman Co., L.P.A.

Over the past 50 years, we have been the "go to" firm for tax planning and tax problems. That reputation did not come by accident. Along the way, we have also become known for our expertise and creativity in representing Buyers and Sellers of businesses, lenders and borrowers, clients seeking to construct or acquire real estate (commercial, retail, industrial or residential) and we have created an outstanding business and construction litigation team. We do it all at affordable, middle-market prices.

101 West Prospect Avenue, Suite 1800 • Cleveland, Ohio 44115
(216) 696-1422 • Fax: (216) 696-1210 • www.mccarthylebit.com

Real estate associations and organizations worldwide have a unique opportunity to take a leadership role in setting international standards of measurement and valuation. International associations have the ability to pool the expertise of a diverse membership and become a positive agent for change on issues crucial to the industry. As an impartial body and trusted source of information, associations are in a dynamic position to serve the industry as a whole and lay the groundwork for standards.

An example of a real estate association promoting international standards is the creation of International Valuation Standards (IVS) by the International Valuation Standards Committee's (IVSC). Originally formed in the early 1980s as part of an initiative between The Royal Institution of Chartered Surveyors (RICS) and leading U.S. real estate valuation institutes, IVSC's goal was to develop a common real estate valuation approach to serve international markets. After publishing the comprehensive IVS document in 2000, the IVSC has had an increasing influence on real estate valuation practice in as many as 50 countries. The real estate IVS has been so well received that IVSC is now expanding its scope to develop general accounting standards, which can be utilized by more industries.

As with the creation of IVS, top real estate associations are joining forces to create global standards by offering internationally recognized certifications, such as the Chartered Environmentalist Certification. While the certification was created by the Society of the Environment, associations such as RICS, the Institution of Environmental Sciences and the Institution of Civil Engineers support the initiative by offering certification to their qualifying members. All participating organizations agree to follow the requirements of the Society of the Environment, setting one of the first internationally recognized green practice certifications.

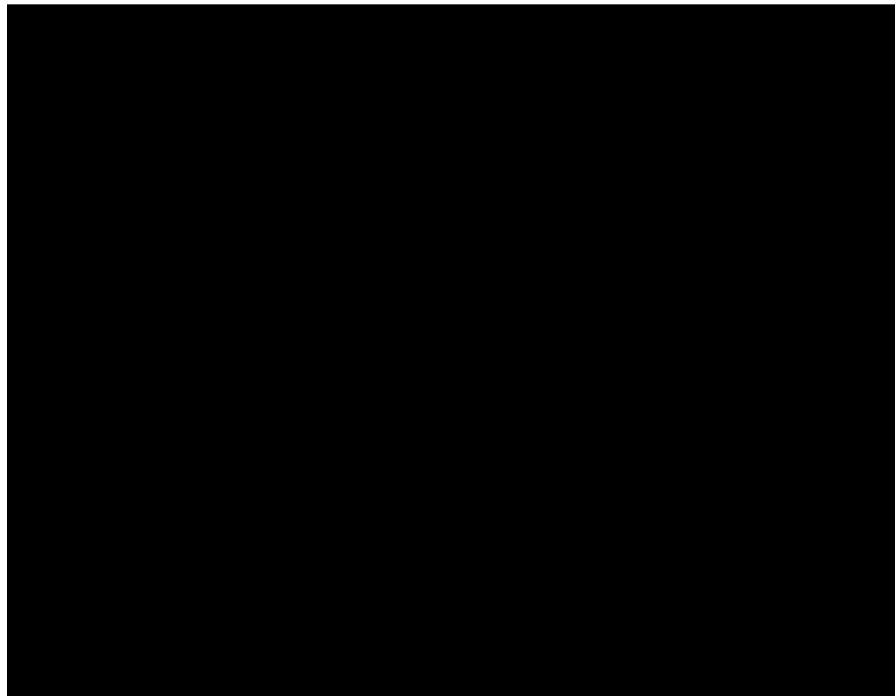
In addition to pooling the knowledge of members, associations will continue to work together to create international movements through globally recognized certifications, education and networking. Multi-national associations encourage members to think globally by bringing professionals together and setting a stage for exchanging of ideas and best practices.

Many real estate professionals belong to associations because it is understood that expanding one's network on any level is essential for career advancement, but it is important to choose to be a member of an organization that is in tune with global developments. As professionals outgrow their backyard in real estate and capital flows continue to overlap, expanding globally is the only direction that makes sense for a professional in the real estate industry.

Globalization has connected the people and economies of the world in ways we never dreamed possible. As we

learn to embrace our global community, we have the exceptional opportunity to learn from each other and design standards that will improve the industries of the world. If the first step to setting global standards is getting professionals together in the same room or on the same video conference line, associations are paving the way by bringing together great minds to reach common goals. **P**

Tony Grant is chairman of The Royal Institution of Chartered Surveyors (RICS Americas). For more information, visit www.rics.org.



- **On-Time Performance**
- **Quality Workmanship**
- **Customer Satisfaction**

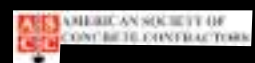
216-642-1114

www.northcoastconcrete.com

6061 Carey Dr., Valley View, OH 44125



American Concrete Institute®





Engineering Success

Celebrating its 25th year, Karpinski Engineering dresses up its Cleveland headquarters

By Lou Kren | Photos by Scott Pease

It's a long way from two guys toiling in cramped space above a Chesterland Dairy Queen, but from that modest start Karpinski Engineering has achieved a milestone. This month marks the 25th anniversary of its founding, and to celebrate, the company has unveiled its renovated and expanded headquarters offices in its home since 1989, the three-story Midtown Professional Building at 3135 Euclid Ave.

Now occupying 6,000 square feet on the second floor and 11,000 on the third, Karpinski Engineering (KE) has ample office and meeting space for its 73 Cleveland-based employees, tasked with providing complete mechanical, electrical, technology, plumbing and fire-protection engineering services for new facilities as well as for expansions and renovations of existing buildings. The company also maintains offices in Columbus and Uniontown, Ohio, and Ashville, New York.

The renovation grew out of Karpinski Engineering's strategic plan about two-and-one-half years ago, with construction beginning in May 2007 and completing this past February. Perspectus Architecture, of Cleveland, provided the renovation design with The Krill Co. Inc., also of Cleveland, serving as construction manager. Major project goals included consolidating the offices, especially focusing on grouping the company's engineering services in one area, giving the space a fresh look, opening the floor plan and adding conference areas to increase interaction, and achieving LEED certification.

"We want to grow and to do that we have to reinvest in the company," says Ken Borah, Karpinski Engineering's executive vice president. "We had to get away from our old, gray 15-year-old space, so we





Your real estate deserves real management.
Count on an AMO® firm to deliver real results.

AMO®

Looking for optimal performance from your investments? Partner with an AMO®.

For maximum returns on your real estate portfolio, partner with a management company that has earned the ACCREDITED MANAGEMENT ORGANIZATION® (AMO®) accreditation.

An AMO® offers:

- Expert insight on your local market
- Vast management expertise and proven leadership
- Unparalleled ethical standards
- Commitment to reaching your investment goals

To find an AMO® in your area, visit www.irem.org/AMO

Or, contact our local chapter:

IREM Northern Ohio Chapter No. 41
(440) 835-1515
ohioIREM@comcast.net
www.iremnorthernohio.com



Institute of Real Estate Management

Building the way to a greener environment!

125 CELEBRATING YEARS
KE

karpinski
ENGINEERING

As we celebrate our Silver anniversary we take a LEED® role in designing a greener future.

TECHNOLOGY • SUSTAINABILITY
www.karpinskieng.com

MECHANICAL • ELECTRICAL • PLUMBING

Cleveland, OH 216.391.3700	Columbus, OH 419.430.9820	Uniontown, OH 330.703.6975	Ashville, NY 716.484.9191
-------------------------------	------------------------------	-------------------------------	------------------------------



The Fusion of Art and Technology

Architectural & Interior Photography

440-724-5510

Visit our online gallery at peasephotography.com



Scott Pease Photography



chose to reinvest to give our employees a better place to work and expand our culture.”

Prior to the renovation, employees were scattered throughout the building, with engineering split between the first and third floors and some employees forced to occupy the basement.

“Employees on three floors made efficient operation difficult,” recalls Dennis Wessel, senior vice president and director of marketing. “So we decided to move the front office as well as the marketing and accounting functions to the second floor and place all of our engineering services on the third. And the renovation has provided about 20% additional space for expansion.”

Work had to continue

Obviously, Karpinski Engineering could not just close shop during the renovation, so the company and its principal contractors meticulously planned a phased construction.

“We had to keep the client operating throughout this project and through a team effort between Karpinski, The Krill Co. and ourselves, we developed a plan with three major phases and



MADE TO MEET DEMANDS A new 54-person-capacity conference room abuts a smaller conference room for whole-company meetings and training sessions at Karpinski Engineering’s headquarters.

a few smaller ones,” says Jim Wallis of Perspectus, who, along with David Urbansky, also of Perspectus, took the lead in designing the renovation.

“The challenges of maintaining full operations for Karpinski as well as the remaining tenants during construction were identified early during the pre-construction phase,” explains Jeffrey R. Gliebe, Krill vice chairman, citing the expertise of Krill senior project manager Doug Mazurek and senior superintendent Al Abegglen as key in meeting those challenges. “A more aggressive approach to reduce the duration of construction to a maximum of three sequential phases on the two-floor renovation

was pivotal in reducing costs and allowing Karpinski’s designers to return to work with minimal interruptions.”

Helping matters, a tenant had vacated second-floor space, allowing construction to proceed first on that floor without displacing workers. Second-floor work stretched from May to August 2007 and when completed the front office, marketing and accounting functions moved in, freeing space on the third floor for phase two. Staff occupied one half of the third floor until early December 2007 when that portion of work completed, then moved to the new third-floor space while the area they had just

Proudly serving Cleveland for 100 years

Complete Pest Control Services
FHA/VA/HUD Termite
Inspections/Pretreatments
Residential - Commercial Industrial
Integrated Pest Management
Programs
Wild Animal/Bat Removal
Pre-Construction Animal Exclusion
Consulting
Industrial Weed Control
Sentricon™ Termite Colony
Elimination System

Cleveland Chemical Pest Control, Inc.

**Quality Pest Control Service
Since 1903**

**18400 S. Waterloo Road
Cleveland**

216-481-8400

Free Telephone Consultation

™-Trademark of Dow AgroSciences



**We are proud to provide preferred construction services
for Karpinski Engineering’s office renovation and to
be part of their 25th anniversary celebration.**

- ▲ Construction Management
- ▲ General Contracting
- ▲ Design/Build



The Krill Co., Inc.

1275 Main Avenue ▲ Cleveland, OH 44113-2329 ▲ 216-357-4777 ▲ www.krill.com

Complete Abatement & Environmental

Committed to Excellence...

- *Asbestos and Lead Abatement*
- *Environmental/Site Remediation*
- *Selective Demolition*
- *Indoor Air Quality*
- *Concrete Sawing and Drilling*
- *Floor Covering Removal*
- *Microbial Remediation*

Commercial • Industrial



Dedicated to quality and performance...

5500 Old Brecksville Road
Independence, Ohio 44131

Phone: (216) 642-6040
Fax: (216) 642-6041

Website: www.precision-env.com

Emergency Response Services Available



LEARNING SPACE A new resource library is meant to be a casual area where employees can meet, get coffee, conduct project meetings and access research material.

vacated was renovated as the final phase of the project.

Wanted: more conference space

“Prior to this renovation, we did not have a conference room where the entire Cleveland staff could meet,” says Wessel. “We would always go to the lobby of the building, where passersby on Euclid avenue could peer through the lobby glass. We needed to address that.”

Addressed it was as just off of the second-floor lobby a new 54-person-capacity conference room abuts a smaller conference room with sliding doors to allow for whole-company meetings and training sessions. The Superior – each conference room at the company takes its name from a Cleveland street – also boasts whiteboards and advanced communications capabilities that enable conferencing with the company’s satellite offices. Employees can meet with each other, clients, and vendors at other conference areas on the second and third floors. The third floor also houses a new resource library meant to be a casual area

where employees can meet, get coffee, conduct project meetings, and access research material and drawings.

LEED pursuit, brighter interior

With Karpinski Engineering working on a number of LEED projects for clients, the company felt it made sense to pursue LEED certification for its own project, according to Wessel.

“We decided that doing this will make a statement to our clients that are really going to walk the walk,” he says. LEED-influenced decisions include the use of

bamboo flooring as well as low-VOC paints, sealants and materials.

“The LEED certification was important to both Karpinski and Krill,” says Gliebe, “as each team participated in achieving required credits. Karpinski

is a pioneer in providing LEED design, and is recognized as an industry leader of certified projects. And we are pleased to be partnering with Karpinski on other LEED projects at this time.”

Another project must: Bring more natural light into the center of the building.

“We wanted to make the client’s space very open, including the use of relatively

“We decided that [pursuing LEED certification] will make a statement to our clients that we are really going to walk the walk.”

**Dennis Wessel
Karpinski Engineering**

Perspectus Architecture
congratulates

**KARPINSKI
ENGINEERING**

on its **25th** Anniversary
and Office Renovation

PROJECT ARCHITECTS:

Jim Wallis AIA

Dave Urbansky AIA

FOCUSING ON:

- *Healthcare*
- *Research*
- *Retail*
- *Educational*
- *Corporate*
- *Sports & Recreational Facilities*

PRINCIPALS

Bill Ayars, AIA NCARB

Larry Fischer, AIA NCARB

Peter Bohan, AIA

Michael Lipowski, AIA

13212 Shaker Square,
Suite 204
Cleveland, OH 44120

216.752.1800

www.perspectusarch.com

low cubicle partitions to take advantage of the natural light coming from the outside windows,” Wallis explains, noting that the lower partitions also facilitate employee interaction. “Also, many of the private offices have glass sidelights that allow window light to filter into the interior.”

A lighter color scheme, including light woodwork and wall colorings, accented with ‘Karpinski Red’ and blue, also help provide a more open feel.

“We moved into this building in 1989 and really had not done anything in the way of aesthetic upgrades since then,”

says Wessel, noting the institutional-gray walls as an example of what needed changing. “Everything was getting worn.

“Importantly, it is a lot lighter in here,” he continues. “While the dark gray colors we had before were not bad, we wanted to improve the brightness, and doing so has brought significant improvement in the aesthetic and the atmosphere of the work environment – it’s much more lively.”

Efforts also addressed ceiling height. “We normally would prefer a higher ceiling height but that was not possible here, so we took other measures,” Wallis says. “For example, In the lobby we created a lower ceiling plane over the reception desk, which besides adding importance to the reception area, made the space appear taller due the volume we left surrounding that ceiling plane.”

A major milestone

Twenty-five years in business is quite an accomplishment, and that is not lost on Wessel and the Karpinski team.

“This is a major milestone,” he says. “Firms of all types go into and out of business and I believe reaching 25 years is a testament not only to the quality of the work that we provide for our clients, but also to the way we’ve dealt with ownership transition over the years. Starting with our original two, Dale Bacik and Jim Karpinski, we brought in additional partners when I was made a partner in about 1989, brought in four younger partners seven years ago, and brought on two more last year – one running our Columbus office and the other here in Cleveland. I think we have done a great job maintaining our business, and bringing in talented employees, and I expect it to continue.”

With Kaiser Permanente as the company’s very first client to its current significant amount of work for the Cleveland Clinic, Karpinski Engineering is immersed in the healthcare industry, but has expanded into other areas as well.

“We are performing more higher-education and K-through-12 work,” says Wessel, “but also performing office-building and tenant-buildout work for corporate clients.”

The expansion into other markets has served the growing company well, and the renovated and expanded headquarters should do the same. **P**



**CONGRATULATIONS TO
KARPINSKI ENGINEERING
ON 25 YEARS OF EXCELLENCE**

STRANO
CONSTRUCTION CO.

Phone: 216-381-5548
Fax: 216-382-5547
591 Parkside Blvd.,
S. Euclid, OH 44143



Kahn Kleinman’s sophisticated real estate practice is what sets us apart. Don’t just take our word for it. Our attorneys are recognized by their peers and clients for numerous honorable distinctions, including:

- The Best Lawyers in America**
- Chambers USA American’s Leading Business Lawyers**
- Ohio Super Lawyers**
- Ohio Rising Stars**
- Leading Lawyers in Northeast Ohio**

Providing creative legal solutions since 1962.

*Your Firm for Growth*SM

KAHN KLEINMAN
Counselors at Law

www.kahnkleinman.com
p. 216.696.3311



special section:
Environmental Solutions.

- 60 Dispelling Environmental Myths: A closer look at issues surrounding potentially hazardous materials
- 63 Covered for the Future: Properly designed carpet maintenance plans pay big dividends
- 65 Green Roof Trends and Benefits: Sustainable garden rooftops grow in popularity
- 69 Clearing a Path for Development: HzW Environmental Consultants assists buyers in understanding risks
- 70 Green Comes Clean: Key elements of effective, sustainable janitorial programs



Dispelling Environmental Myths

A closer look at issues surrounding potentially hazardous materials

By David Meyer

More and more frequently, CTG Environmental, LLC receives inquiries from building owners, property managers and residential customers who have been misinformed by the media, remediation contractors or even other consultants about environmental issues they may be facing. These issues typically involve asbestos, lead-based paint, microbial issues, employee exposure, and Phase 1 Environmental Site Assessments. The information obtained from the media is typically slanted to an extreme perspective to show a worst-case scenario that grabs the reader's interest, however is not always factual and almost never the norm.

Contractors sometimes steer potential clients toward remediation, when it is not always necessary. Sometimes other consultants that specialize in other environmental areas provide information that is not specific. The following information discusses common misnomers and technical issues that are becoming more common.

Asbestos

Asbestos is a group of minerals with long, thin fibrous crystals. Any material that contains greater than 1% asbestos is considered an asbestos-containing material (ACM), as defined by the Occupational Safety and Health Administration (OSHA). Once a material is determined to contain greater

than 1% asbestos through polarized light microscopy (PLM) laboratory analysis, certain regulatory requirements are applicable. A homeowner performing work on his own primary residence is not required to comply with the Environmental Protection Agency (EPA), OSHA or Ohio Department of Health (ODH) asbestos regulations, however it is cer-

Sustainable Solutions

SE Skopet, Inc. is committed to reducing the amount of paper waste produced in our high-volume operations. In 2007, SE Skopet drastically reduced landfill waste by recycling approximately 2 tons of recyclable materials each month. Along with recycling, we have adapted the in-house use of Environmental Bond, a high quality material made from 100% post-consumer recycled content. The use of Environmental Bond provides a great opportunity for engineers, architects, and design professionals to further pursue LEED accreditation as more state and local building initiatives are mandating the participation of LEED Accredited Professionals. At SE Skopet we are eager to find sustainable solutions that reduce our impact on the environment. With this new initiative, we take care in knowing that we are serving our clients with the quality products they expect while staying true to the well-being of our environment.

Cleveland | 2825 Hamilton Ave. | Cleveland, Ohio 44114
phone: 216.391.2200 fax: 216.391.2076

Atlanta | 540 S. State St. Suite 211 | Atlanta, Ohio 44071
phone: 330.376.1666 fax: 330.376.2071

www.seksopet.com

tainly not advised to disturb an ACM without training, personal protection, and the correct equipment and techniques in order not to contaminate your residence and expose yourself to asbestos fibers. Building owners must test all suspect ACMs prior to disturbance for renovation and demolition projects performed at their buildings, no matter how small the renovation or demolition activity is and what the age of the material or building is, unless it has been previously tested or the owner has written documentation that the materials involved do not contain asbestos from the architect or engineer who specified the original construction. This is required, because only some ACMs are banned in the United States – *not all*.

Lead

Most building owners only need to be concerned about the OSHA Lead

in Construction Regulation (29 CFR 1926.62) and General Industry Standard for Lead (29 CFR 1910.1025). These regulations require them to notify building employees of sources of lead that

Contractors sometimes
steer potential clients
toward remediation,
when it is not always
necessary.

may be disturbed during renovation and maintenance activities. In addition, building owners and operators should notify outside contractors of sources of

lead so they can adequately protect their employees. These regulations do not specify a lead-based paint (LBP) (>0.5% lead), but any amount or concentration of lead that triggers a determination that lead is present and the potential for occupational exposure exists.

The LBP regulations issued by the ODH only apply to residential structures, daycares and schools with children under six years of age. The regulations issued by the Department of Housing and Urban Development (HUD) only apply to residential structures and properties owned, managed or receiving money from HUD or another federal agency. These requirements mandate occupant notification, and possibly an inspection, risk assessment, interim



The Road to Cleanliness Starts Here

CALL FOR A NO COST PARKING AREA ASSESSMENT

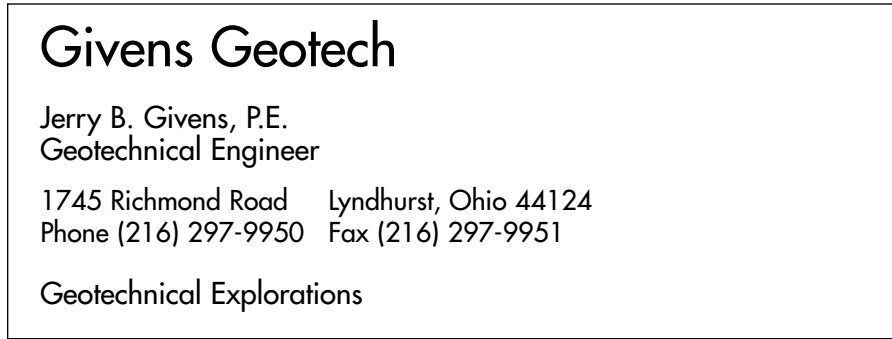
- Sweeping
- Pressure Washing
- Scrubbing
- Pavement Repairs
- Striping
- Salting
- Snow Plowing
- Construction Sites
- Parking Lots
- Parking Decks
- Warehouses
- Special Events

BUCKEYE SWEEPING
Commercial & Industrial

Since 1990

330-798-9200

www.buckeyesweeping.com



Givens Geotech

Jerry B. Givens, P.E.
Geotechnical Engineer

1745 Richmond Road Lyndhurst, Ohio 44124
Phone (216) 297-9950 Fax (216) 297-9951

Geotechnical Explorations



**Building Green • LEED
Daylighting • Lower Energy Cost**

Specialty Films for Window Applications

Providing decorative, security & energy-saving sun control glass coating solutions in the commercial & residential marketplace for over 19 years.

For a free estimate, call **216.738.7070** or toll free **800.295.TINT**

Sunray
WINDOW FILMS, LLC
Protective Film Coatings

3M
Authorized Window Film Dealer
Prestige Dealer Network

5005 Rockside Road, Suite 600 • Cleveland, Ohio 44131 • www.sunrayfilms.com

controls, and even abatement depending on the age of the structure, extent of renovation (cost), and if any children have been lead poisoned.

“LBP Abatement” is specifically defined by the State of Ohio as “a measure or set of measures, designed for the single purpose of permanently eliminating lead hazards.” Lead abatement includes all the following:

- Removal of lead-based paint and lead-contaminated dust
- Permanent enclosure or encapsulation of LBP
- Replacement of surfaces or fixtures painted with LBP
- Removal or permanent covering of lead-contaminated soil
- Preparation, cleanup and disposal activities associated with the abatement.

If LBP abatement is performed, the ODH requires the use of a licensed lead abatement contractor and a final clearance evaluation and dust wipe sampling. The dust wipe sampling can only be performed once the final visual evaluation has been completed successfully.

A complete visual inspection requires that all painted surfaces, not just LBP, throughout the property are in good condition.

Mold

Building owners and residential clients usually call and state that they may have a mold issue and need some sampling. We usually get the client to backtrack and identify what his water or moisture problem was, which helps define if there is a microbial issue. The four components necessary for microbial growth are mold spores, a food source, the correct temperature and moisture. The component that is usually easiest to remove from the equation is moisture. Mold cannot grow without moisture, whether it is in the form of free liquid or water vapor. The first course of action is to typically correct the moisture issue and then address the possible mold problem.

Surface testing of the mold to identify the genus/species does not provide an indication of personal exposure. Surface testing should be performed if air sampling is being done to determine if the identified microbial growth is having an effect on the indoor environment of the building or if remediation is planned.

If mold can be visually identified, then steps should be taken to remove or control the contaminated areas. No microbial growth within a structure is a desirable condition, no matter what species or genus is present.

If remediation is performed, the best but typically most costly solution is component replacement. Porous surfaces, such as wood, drywall and concrete, can never be completely cleaned of all spores. These types of surfaces should be cleaned, treated and encapsulated in situations where component replacement is not an option in areas like crawlspaces and attics. Currently there are no regulations governing microbial remediation in the State of Ohio, which would establish cleanliness criteria, remediation requirement and licensing. **P**

CTG is a full service environmental/industrial hygiene consulting firm located in Cleveland. For more information, visit www.ctgenvironmental.com or call 216.661.6696.

CTG ENVIRONMENTAL, LLC

Professional Consulting Services

CTG is a full service environmental consulting firm, which has specialized in environmental, safety, & industrial hygiene issues since 1981.

4904 Pearl Rd., Cleveland 44109

P 216-661-6696

F 216-661-5269

- Environmental Investigations
- Sampling & Quantification
- Sample Analysis
- Contamination Assessments
- Remediation Design
- Health & Safety Plans
- Abatement Specifications
- Cost Estimation
- Remediation Oversight
- Operations/Maintenance Planning
- Training

Cleveland's Steel Headquarters

STEEL JOISTS

STRUCTURAL IRON

METAL ROOF DECK

STEEL STAIRS & RAILS

STEEL ERECTION

Columbia Building Products

25961 ELM STREET • CLEVELAND 44138

440-235-3363

fax 440-235-3372

Covered for the Future

Properly designed carpet maintenance plans pay big dividends

By Christopher Buchannan

If you've selected carpeting with sustainability principles in mind, you've planned for the day when the manufacturer or an independent recycler will reclaim and recycle the carpet, keeping the material out of landfills. You've made the environmentally responsible choice of a quality product that will yield years of service – if properly maintained. Replacing the carpeting in your facility is a major investment, so once it is installed you will want to keep it in good condition for as long as possible.

Carpet care is far more than scheduling a cleaning when the carpet looks dirty. Physical damage has already been done if embedded gritty particles abrade the fabric. Stains should be treated promptly for best results. For overall carpet longevity, a maintenance plan is the way to go.

There is a significant difference between cleaning carpet and maintaining carpet. Cleaning is the removal of apparent soil, which most often takes place on an irregular basis. Maintenance is a scheduled, ongoing process of soil removal designed to maintain a carpet's daily appearance at a consistent level of cleanliness.

Creating a plan

Mapping out an effective plan begins when a carpet care professional takes measurements and evaluates traffic patterns. Areas sustaining heavy foot traffic will need cleaning most often. Walk-off mats at building entrances can minimize tracked in dirt and allergens. A customized plan for your facility will take into account your facility's unique needs and goals.

Facilities that cut corners on maintenance overlook the fact that replacing a floor covering simply because it appears worn and dirty costs many times more than cleaning it properly in the first place. A regular maintenance program extends the life and appearance of the carpet, potentially doubling its useful life.

Choose a low-moisture method

The primary objective of any carpet cleaning process is to counteract sticky/

binder soils. Some of the most effective cleaning technologies, such as the encapsulation polymers used by FiberBrite Systems, of Brooklyn Heights, use minimal water. No sticky chemical residue is left behind, so the carpet stays clean longer between treatments. With a dry time of only an hour, the carpet is back in service quickly. The key to low-moisture carpet cleaning is to reduce the freestanding moisture in the carpet, enhancing the carpet's ability to dry very evenly and very quickly. Choose a company with knowledgeable service technicians trained to use products and equipment to best advantage. The use of low-moisture carpet cleaning systems can increase the performance and appearance of the carpet, extend its useful life, allow scheduling flexibility through fast dry times, and minimize overall downtime.

Go green

Look for a company using Green Seal products. The Green Seal virtually-dry polymers manufactured by Whittaker and utilized by FiberBrite are endorsed by Tandus, Interface, Shaw and other major

carpet companies. Green Seal products meet EPP (Environmentally Preferable Purchasing) criteria. All Whittaker products are approved for stain-resistant fibers. Their "green" formulations use no hazardous chemicals, leave no residues, and are phosphate and butyl free.

The Whittaker process uses 30 times less water than some wet cleaning methods and exceeds water conservation standards outlined by the U.S. Green Building Council. Additional benefits include better indoor air quality and lower microbial activity than wet methods.

Leading Green Programs go beyond product selection and focus on entire systems benefiting the building and the external environment. Green processes and systems include tools, equipment, product application methods, and waste handling guidelines.

Go LEED

Green cleaning – of which floor care is an important part – plays an important role in the U.S. Green Building Council's LEED rating system. In LEED for New Construction, an innovation credit can be earned for a green cleaning

DO NOT LET DEBT GET YOU DOWN!

**AVOID THE STRESS & APPLY FOR A
DEBT CONSOLIDATION LOAN NOW**

1-866-644-3950

WE ARE WAITING TO HELP YOU

ALPHONSO & SON, INC.

Specializing in Preventative Maintenance

25057 Broadway Avenue, Cleveland, Ohio 44146

Phone: 440-232-1418 • Fax: (440) 439-2863 • alphonsoandson@aol.com

When Quality Counts, Count on Delta.



DELTA

INDUSTRIAL SERVICES, INC.
INDUSTRIAL PAINTING CO., INC.

**Providing Industrial Cleaning, Painting & Maintenance
with Quality & Service that is Second to None.**

INDUSTRIAL CLEANING & MAINTENANCE

- Hot pressure / steam cleaning
- Waterproofing and sealing
- Parking deck cleaning, painting, and striping
- Overhead cleaning / painting
- Exterior and interior building cleaning
- Industrial oven cleaning
- Dust collector cleaning
- Pigeon / bat excrement removal
- Graffiti removal
- Roof fan and ventilator cleaning
- Industrial exhaust system cooling and heating coil cleaning
- Kitchen exhaust system and kitchen equipment cleaning
- Machinery cleaning / painting
- Welding exhaust cleaning
- Construction clean-up or restoration of property for sale and leasing

INDOOR AIR QUALITY

- HVAC system cleaning & sanitizing
- Air duct cleaning
- Mold remediation

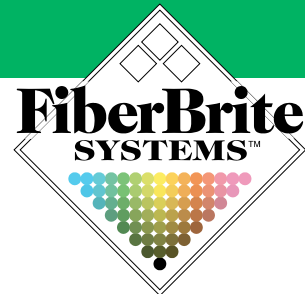
Contact Delta Industrial today!

216-281-8700 5201 DENISON AVE., CLEVELAND OHIO 44102

program. In LEED for Existing Buildings, the points are even greater. Points can be garnered from the chemicals used (GS-37 and GS-40 certified), from entryway practices and from equipment used.

As writer Daniel Daggett explains in the February 2007 issue *ICS Magazine*, facilities throughout the U.S. increasingly opt for LEED certification because it not only demonstrates environmental stewardship, but it also enhances the well-being and productivity of building occupants, and results in savings to the bottom line. There's no doubt about it: the right carpet maintenance plan pays dividends. **P**

Christopher Buchannan is operations for FiberBrite Systems Carpet Care, a subsidiary of Jantech Inc., a division of The Rosby Companies. Other divisions include Rosby Resource Recycling, an area leader in LEED C&DD recycling services. The Rosby Companies is located in Brooklyn Heights. Call Joe Rettman, Ph: 216.739-2220 x424 for further information, or e-mail at jrettman@rosbycompanies.com.



Commercial Carpet Care

*Comprehensive Maintenance
Programs & Carpet Cleaning*



- Virtually dry process
- No residue
- 1 hour dry time
- Advanced polymers

www.fiberbritesystems.com

4963 Schaaf Lane, Brooklyn Hts., OH 44131

*Endorsed by Tandus,
Interface, and Shaw*

Call **216.739-2220**

Christopher Buchannan
cbuchan@fiberbritesystems.com

Green Roof Trends and Benefits

Sustainable garden rooftops grow in popularity

By Robert Kravitz

Ohio, like other states, is starting to get the “green roof” bug. In 2002, the state had only one green roof project: a 1,250-square-foot green roof in Chagrin Falls. Three years later, a small, 800-square-foot green roof was installed on a building in Dayton’s Wegerzyn Gardens Metro Park. However, by 2007, there were six such projects completed or underway.

This momentum has been reported by various green roof manufacturers as well. Some report that their business has quite literally blossomed in just the past couple of years. One Maryland manufacturer reports that it is seeing its business “grow by about 50% without even trying” each year. And one of the companies that installed three of Ohio’s green roofs,

GreenGrid® green roofs, reports that it installed as many green roofs in July of 2007 as it did in all of 2006.

Apparently, there must be something to this green roof phenomenon occurring across the United States. From very humble beginnings just a few years ago, today more than eight million square feet of green roofing has been installed in the United States, with some experts projecting that figure to double relatively soon.

A closer examination of what a green roof is, the types of green roofs and their many potential or expected benefits should help explain why this movement is happening. To do this, we must travel overseas to the green roof capital of the world: Germany.

German know-how

For more than 40 years, German architects and contractors have been installing lightweight, low-maintenance vegetation atop both commercial and residential buildings. These vegetative roofs typically use a minimal amount of soil and hearty plants such as sedum grasses and succulents. Early on, German policy makers liked that these roofs helped limit the amount of stormwater runoff, and thus decreased the amount of water that had to be treated by local water treatment centers, and their ability to reduce the urban heat island effect and “cool” central city areas.

As a result, they instituted a number of incentives to promote the installation of green roofs. Soon other European



>> In 2008 JACCO & Associates is celebrating 40 years of serving the HVAC market with innovative products and solutions.

40 years also marks a renewed focus on supplying the industry with leading technologies such as radiant cooling, desiccant dehumidification, and variable refrigerant flow systems.

Contact JACCO today to find out how your application can benefit from our experience!
www.jacco.com

61 Milford Dr.
Hudson, OH 44236
Phone: 330.463.0100
Fax: 330.463.0101

**ENVIRONMENTAL CONSULTING
THAT MAKES SENSE**

Providing environmental and geologic consulting services, including:

- Phase I & II Env. Site Assessments
- Underground Storage Tanks
- Environmental Compliance
- Landfill permitting
- Groundwater monitoring
- Remediation
- Brownfields
- Vibration monitoring/assessments



300 E210TH ST.
EUCLID, OH 44123
(216) 410-3422 (V)
(216) 481-8278 (F)
FHAMILTON@EARTHCONSULTING.ORG

WWW.EARTHCONSULTING.ORG

WINDOW CLEANING

Div. of
KOZLOVICH ENTERPRISES

SPECIALISTS

CONSTRUCTION CLEANING SPECIALISTS

COMPLETE FINAL CONSTRUCTION
CLEANING

FROM FLOORS TO SKYLIGHTS

WE CAN HANDLE ANY SIZE PROJECTS

4067 Erie Street, Willoughby, Ohio 44094

Phone: (440) 946-3700 • Akron Phone: (330) 376-7272

Fax: (440) 946-8803

1-888-4WCSWCS



Quality Building through Partnerships

One Project at a Time



Construction Management, General
Contracting & Pre-Construction Planning

SERVICING:

Commercial, Healthcare, Education,
Public Works & Retail Construction Markets

18440 Cranwood Parkway • Warrensville Heights, Ohio 44128

216-663-3777 Phone • 216-663-3778 Fax

www.infinityconstruction.com

countries, including France, followed suit, and by the late 1990s the green roof industry was dominated by a few major players located in these two countries.

Although a 76,000-square-foot green roof had been installed atop New York's Rockefeller Center as early as 1936, adoption of the technology in the United States didn't take off, and there were few new installations until the 1990s. One reason for this may be that there were few studies published discussing the benefits of green roofs, and the few that were out there were usually written in German and difficult to understand and required considerable time to translate.

Turning point

One of the big turning points for the U.S. green roof industry occurred in 2001 when a green roof was installed on top of Chicago's City Hall.

"There were a number of challenges installing that green roof," says Jim Lindell, a marketing professional associate at GreenGrid, which was involved with the project. "What evolved was an entirely new way of installing green roofs using a new system now called modular technology."

Historically, green roofs had been installed directly on top of an existing roof using a system referred to as "built-in-place." In this kind of system, several workers first prepare the roof by installing waterproofing membranes, drainage systems and other components to help protect the roof. Then, similar to building a backyard garden, the soil (known as the soil media) is hauled up to the roof where workers spread it over the roof and then follow by planting the growth media or vegetation.

The modular system requires less rooftop preparation and protection because the soil and growth media are pre-planted in 100% recycled modules. The modules are then laid out on the roof one after another.

"The entire process tends to be much faster and less labor intensive than a built-in-place system," Lindell says. "This has helped cut costs, one reason

Project Delays?

Don't let this happen to your project...

ID	Task Name	Duration	Start	Aug '07	Sep '07	Oct '07	Nov '07	Dec '07	Jan '08	Feb '08
1	Scheduled Demolition	23 days	Tue 9/18/07		9/18	10/18				
2	Emergency Hazardous Materials Assessment	14 days	Tue 9/18/07		9/18	10/5				
3	Agency Notification	14 days	Mon 10/8/07		10/8	10/25				
4	Asbestos & Hazardous Materials Abatement	14 days	Fri 10/26/07			10/26	11/14			
5	Environmental Site Clearance	7 days	Thur 11/15/07				11/15	11/23		
6	Revised Demolition	30 days	Mon 11/26/07				11/26	1/7		

Put **EA Group** on your project team from the start to avoid environmental emergencies that can delay your project and create unexpected costs and liabilities.



EA Group has been providing Hazardous Materials Assessment and management services to the construction industry for the past 25 years. We have the experienced consultants and certified laboratory to evaluate your site, prepare abatement plans and monitor the remediation work.

EA Group provides:

- Pre-construction Hazardous Materials Surveys
- Abatement Design & Management
- Air Monitoring and Exposure Assessment
- Mold Remediation Management



EA GROUP
Consultants/Laboratories

Call **EA Group** with your project needs. Our account representatives will work with you one-on-one to schedule a site evaluation to determine the appropriate plan of action for your project.

7118 Industrial Park Boulevard, Mentor, Ohio 44060-5314
(440) 951-3514 or (800) 875-3514
www.eagroup-ohio.com

more U.S. facilities are now installing green roofs.”

And with more North American installations, more research has been conducted and studies and case studies have been published detailing the benefits of green roof technology. Along with reducing stormwater runoff and the urban heat island effect, green roofs provide many “big picture” benefits, such as the ability to reduce air pollution, to release oxygen into the atmosphere, and to provide a habitat for insects, birds, and other living things.



TOP CHOICE Along with reducing stormwater runoff and the urban heat island effect, green roofs provide many “big picture” benefits, such as the ability to reduce air pollution.

Finding the “green” in green roofs?

Many facilities report that installing a green roof has helped reduce energy costs, especially cooling costs. Additionally, recent studies indicate that the life span of the existing roof can double when a green roof tops it, a significant cost savings.

For instance, using the Chicago City Hall roof as an example, the city estimates it is saving approximately \$4,000 annually because of this green roof and has been able to cut energy consumption

by 720 megawatts, enough electricity for about 750,000 residential customers. And a study by the University of Michigan determined that if the university installed green roofs atop key campus buildings, it could save as much as \$200,000 in roof repair and replacement costs over a 40-year period.

Roof repair is reduced because green roofs help moderate the temperature swings of the existing roof, which cause it to expand and contract and can damage the roof. A study by the National Research Council of Canada

found that on a summer day, the temperature of an existing roof under a green roof remained at about 20 degrees Celsius (about 68 degrees Fahrenheit) throughout the day. This was compared to a roof not topped by a green roof, which saw its temperature swing from about 10 degrees Celsius (about 50 degrees Fahrenheit) in the early morning to more than 60 degrees Celsius, or about 140 degrees Fahrenheit, during peak heat periods of the day.

Care and maintenance

Property owners considering a green roof in Ohio should also be aware that green roofs will require some care and maintenance once installed.

“Maintenance is minimal as long as the installation has been completed properly and the right soil and growth media have been selected for the climate,” Lindell says. “Green roofs usually require the most attention the first two to six months after installation and then just need to be ‘patrolled’ thereafter.”

According to Lindell, once the green roof has been installed it may need to be irrigated regularly to help the vegetation grow and take root. Some weeding may also be required as well as removing paper and other items that may get trapped in the vegetation. Patrolling the green roof means checking it from time to time, maybe once per month at most, to make sure it is doing well.

“In some cases, birds can be a problem,” Lindell says. “They may eat or harm the plants. However, there are products available that can safely discourage birds from landing on or harming the vegetation. So really, all the building owner has to do in time is just enjoy the benefits of having a green roof.” **P**

One Company, One Call



psi Information
To Build On
Engineering • Consulting • Testing

216.447.1335

www.psiusa.com

Geotechnical Engineering
Environmental Consulting
Construction Materials Testing & Engineering
Industrial Hygiene Services
Facilities & Roof Consulting
Specialty Engineering & Testing Services
Special Inspections

Clearing a Path for Development

HzW Environmental Consultants assists buyers in understanding risks

What should you expect if you want to purchase a commercial or industrial site, or if you want to purchase a greenfield for development? Prior to investing in real estate, a potential buyer should perform due diligence to understand potential environmental liabilities on the property of interest.

HzW Environmental Consultants, LLC (HzW), based in Mentor, has extensive experience in assisting potential buyers understand the risks associated with a property transaction. For developed and undeveloped properties, a potential buyer should anticipate conducting a Phase I Environmental Site Assessment (ESA) in accordance with ASTM Designation E 1527-05. A Phase I ESA assesses the likelihood of environmental contamination based on the presence of a past or existing release of hazardous substances or petroleum products at a property. Should the Phase I ESA identify the likely presence of environmental contamination, a Phase II ESA, which consists of sampling soil and/or groundwater, will be necessary in order to quantify risk and/or to satisfy lending institutions requirements. This process will likely be initiated by your lending institution and/or real estate attorney as part of the “due diligence” process.

An optional avenue for investigating a commercial or industrial property is to enter the Ohio Environmental Protection Agency’s (EPA’s) Voluntary Action Program (VAP). The VAP was instituted to assess for potential environmental contamination at a property, to remediate any environmental contamination and receive assurance from the State of Ohio that no additional clean-up at the property will be necessary. This assurance comes in the form of a Covenant Not to Sue from Ohio EPA. Since inception of the Ohio EPA’s VAP in 1994, HzW has issued 21 No Further Action letters and received 15 Covenants Not to Sue from the Ohio EPA. HzW has the distinction of having obtained for its clients the first two

“Covenants Not to Sue” issued by the Ohio EPA under the VAP. HzW continues to be a leader in assessing properties through the Ohio EPA’s VAP.

Additionally, for undeveloped properties, a potential buyer should conduct

An optional avenue for investigating a commercial or industrial property is to enter the Ohio Environmental Protection Agency’s Voluntary Action Program

a wetlands delineation to determine if wetlands and/or regulated streams exist on the property. HzW recommends that a delineation be completed as part of the due diligence process because the presence of wetlands and/or streams can

significantly impact the future development options for the property, including placement of buildings and roads, costs for permitting and the amount of lead time that is necessary before site preparation and development can be begin. If wetlands are present on the property, and the builder anticipates impacting greater than 0.5 acres of wetlands, both the United States Army Corps of Engineers and the Ohio EPA will be involved with the permitting process. HzW has extensive experience and an excellent working relationship with both agencies, which are important elements in a successful permitting outcome for the property owner. **P**

For more info, contact HzW Environmental Consultants LLC at 440.357.1260 or visit the company online at www.hzwenv.com.



HzW Environmental Consultants, LLC

Our staff includes geologists, biologists, chemists, industrial hygienists, environmental specialists and support staff with the technical expertise and experience to address a wide range of environmental situations:

- environmental compliance
- geological services
- industrial hygiene services
- voluntary action programs
- wetlands/ecological services

www.hzwenv.com

ph 440.357.1260
fx 440.357.1510
6105 Heisley Road
Mentor, Ohio 44060

Green Comes Clean

Key elements of effective, sustainable janitorial programs

Cleaning can play a major role in the health and safety of a building. Does your cleaning service contribute to your green program? If not, you might want to consider its benefits. Janitorial Services, Inc. (JSI), a commercial cleaning company based in the Cleveland area has been providing cleaning services to Ohio's most prestigious businesses for over 35 years – and has had success with its green cleaning initiative.

JSI strives to explore every option to reduce the risks associated with cleaning, constantly seeking safer and more cost effective solutions to traditional cleaning.

The idea?

To utilize cleaning products, procedures and methods that promote safety, minimize health concerns and focus on environmental sustainability.

JSI continually updates its program as it encounters new environments, providing custom solutions for its customers and even assisting with LEEDS points when applicable.

Following are just a few examples of what JSI incorporates into their green cleaning program – and what you should look for when seeking an effective green cleaning solution:

Use Green Seal-approved cleaning chemicals

Perhaps the most critical aspect of green cleaning is using environmentally safe chemicals. It is important to use the least aggressive product for the cleaning task and limit exposure to toxic chemicals. Oxygen and bio-based products that fit the Green Seal standard criteria take into consideration the overall tox-

WE'RE GREEN BUILDING EXPERTS—ASK US!



Material Reclamation Facility

- Roll-off containers 10, 20, 30, 40 & 60 yds
- Construction/demolition recycling
- Accepting comingled materials
- Erosion control • Excess soil removal
- LEED materials and resources documentation

- Recycled content, regional materials available for sale:
 - #411 screenings
 - Compactable fill material
 - 4 x 8's, foundry sand
 - Road base
 - Crushed concrete
 - 100% genuine brick chips

...and more!

We're diverting 80-90% from disposal like no other recycling facility in the area!

"LEED" JOBS PROCESSED DAILY WITH OUR MRF!



Kurtz Bros., Inc.

Call today!

(216) 986-9000

KURTZ BROS., INC. • 6415 Granger Road • Independence, OH 44131 • www.kurtz-bros.com

To view our Material Reclamation Facility in action, visit: <http://youtube.com/watch?v=jHQL68Wq6U>

Members of: US Green Building Council, Entrepreneurs for Sustainability, Cleveland Green Building Coalition, Home Builders Association — Build Green, Earn LEED Points!



YOUR GREEN CLEANING SPECIALISTS!

Providing quality cleaning services for over 35 years

● ● ● ● ● ● ● ● ● ●

5795 Canal Road
Valley View, Ohio 44125
Phone: 216.341.8601
Fax: 216.341.8554
Web: www.jsijanitorial.com

Going... going... green!



eBlueprint - The "GREEN" Printer

eBlueprint produces less hard copy waste:

- Drawings and specs are available for instant online reference
- Uploading files eliminates the need for plotting originals
- In-house check sets can be printed at 1/2 size
- The entire design and construction team has the ability to order partial sets, 1/2 size sets, and electronic CDs

Fuel and Energy Savings:

- Eliminate the pick up of drawings and specs by uploading directly to eBlueprint
- Eradicate shipping needs by collaborating the entire design team to upload electronic files to your specific eBlueprint projects
- Reduce the need for deliveries by downloading electronic files

Think Green: call or visit
www.eblueprint.com today!

Headquarters

3666 Carnegie Avenue
Cleveland, OH 44115
toll free: 888-443-2583
phone: 216-281-1234

Westside Branch

29225 Center Ridge Rd.
Westlake, OH 44145
phone: 440-835-2343

Eastside Branch

4949 Galaxy Pkwy
Cleveland, OH 44128
phone: 216-831-1111

Warehouse District

700 West St. Clair Ave. B25
Cleveland, OH 44113
phone: 216-522-0911

Akron Office

1915 West Market Street
Akron, OH 44313
phone: 330-865-4800

eBlueprint®

A division of **ARC**

icity, combustibility, animal testing and packaging, among other factors.

In addition to this, it is crucial for employees to be properly educated matching the product with the need, as well as minimizing product use where applicable. They must also ensure that chemical dispensing systems are functioning properly, and that personal protective equipment is always used.

Utilize microfiber cloths for dusting

This method effectively cleans surfaces, rather than stirring up dust particles into the air.

Frequent floor program

Preventative floor maintenance strategies reduce the frequencies of stripping and re-coating procedures, which can possibly have a harmful impact on the environment.

Enhanced carpet cleaning program

Low moisture carpet cleaning and proper ventilation decrease the amount of moisture, as well as the possibility for harmful mold and bacteria growth.

Recycling

Recycling of paper, plastic, aluminum, cardboard, and electronics are a critical aspect of sustainability. A

successful waste reduction/recycling program lessens the burden on solid waste disposal sites.

JSI works closely with customers to carry out their recycling programs on a day-to-day basis and its employees undergo training on how to locate bins, how to separate, and how to properly allocate the collected recyclables to the designated areas. The company ensures

Touch-less restroom dispensers significantly reduce the amount of waste in a facility. These dispensers should contain the highest post-consumer recycled content possible.

that guidelines are met and there are also procedures for monitoring results and participation rates.

Use of battery-operated equipment

Maximizing the use of energy and labor efficient products is an important environmental consideration. Battery-operated machinery can reduce energy consumption.

Backpack vacuums with HEPA filtration

This type of equipment leads to improved indoor air quality, contributing to lower health concerns. The HEPA filters trap contaminants so that they do not become airborne.

Touch-less restroom dispensers & post-consumer recycled paper products

Touch-less restroom dispensers significantly reduce the amount of waste in a facility. These dispensers should contain the highest post-consumer recycled content possible.

In closing, environmental responsibility should be considered in all aspects of cleaning.

Finding the safest, most efficient and most "green" way to clean a facility has a positive effect on the health and productivity of the building occupants, as well

as the environment. **P**

Janitorial Services, Inc. is located at 5795 Canal Rd. in Valley View and provides cleaning services at a variety of facilities, including Class A buildings, corporate headquarters, medical/surgical offices, industrial, manufacturing, colleges and government offices. For more information, visit www.jsijanitorial.com or call 216.341.8601.

EDUCATIONAL EQUIPMENT ■

Serving Cleveland and Northeast Ohio Since 1936

We are specialists in:

- Operable Panel Partitions • Accordion Doors • Chalk/Marker Boards
- Bulletin Boards • Trophy & Display Cases • Signage • Directories

SALES

INSTALLATION

SERVICE

845 Overholt Rd., P.O. Box 154, Kent, Ohio 44240 — Phone (330) 673-4881 Fax ((330) 673-4915)

SPACE COMFORT CO.

HVAC / Pollution Control • Design • Build Services

Space Building Systems

- Managers
- Consultants
- Contractors

Space Environmental Group

- Design
- Build
- Installation

DUST-HOG®
DUST COLLECTION SYSTEMS

SMOG-HOG®
ELECTROSTATIC PRECIPITATOR SYSTEMS

216-281-2000 • 800-203-9645

Fax: 216-281-8420

5201 Clark Avenue • Cleveland, Ohio 44102

WARREN ROOFING & INSULATING CO.



Commercial/Industrial Roofing and Sheet Metal

CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-T0109057

HOSPITAL EXPANSION - ICU/ED

Wadsworth, OH (Medina Co.)

ESTIMATED AMOUNT: \$7,500,000

CONTRACTING METHOD: To Be Announced

UPDATE: Project is on hold.

OWNER: Wadsworth-Rittman Hospital

195 Wadsworth Road
Wadsworth, OH 44281
(330) 334-1504

ARCHITECT: Mann Architects Inc.

3660 Embassy Parkway
Akron, OH 44333
www.mann-architects.com
(330) 666-5770 FAX (330) 666-8812

DETAILS: Two-story, 18,000 SF addition is planned to house the intensive care unit and an expansion of emergency room facilities; when completed the ICU will be relocated from within the main hospital to the new addition; the area now used for the ICU will be converted to expand the existing surgical unit.

PN-T0519075

NEW ADMINISTRATION BUILDING

Green, OH (Summit Co.)

CONTRACTING METHOD: Public Bids

STATUS: Owner is seeking approvals; planning is preliminary.

OWNER: Green Local Schools

1900 Greensburg Road
Green, OH 44232
green.summit.k12.oh.us
(330) 896-7500

DETAILS: SF to be determined; sitework; fencing; electrical; lighting; wood and plastics;

toilet and bathroom accessories; HVAC; floor coverings; painting; plumbing; drywall; insulation; doors and hardware; glass and glazing; fire protection; masonry; finishes.

PN-T0218054

COURTHOUSE RENOVATIONS/EXPANSION

Medina, OH (Medina Co.)

ESTIMATED AMOUNT: \$255,000

CONTRACTING METHOD: Public Bids

UPDATE: Architectural/Engineering Services RFQs due June 13, 2008 at 5:00 PM (To Owner) Chris Jakeb, Medina County Administrator

OWNER: Medina County Commissioners

144 N. Broadway
Medina, OH 44256
www.co.medina.oh.us
(330) 722-9208 FAX (330) 722-9206

OWNER: City of Medina

132 N. Elmwood Avenue
Medina, OH 44256
www.medinaoh.org
(330) 725-8861

DETAILS: Combine the city municipal courts and the county courts; need additional 60,000 - 70,000 SF and as many as 625 parking spaces.

PN-T0416087

DISTRICT IMPROVEMENTS

Wadsworth, OH (Medina Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Construction Management Services RFQs due June 12, 2008 at 1:00 PM (To Owner) Attn: Daniel Bowman, Business Manager

OWNER: Wadsworth Board of Education

360 College Street
Wadsworth, OH 44281
www.wadsworth.k12.oh.us
(330) 336-3571

DETAILS: Plan A: Demolishing five schools - Central Intermediate, Isham Elementary, Overlook Elementary, Valley View Elementary and Wadsworth High and updating the district's other three schools - Franklin Elementary, Lincoln Elementary and Wadsworth Middle. It would involve building two new elementary schools, and a new high school, and a new elementary/middle school. \$122,000,000. Plan B: Demolishing three schools - Overlook, Valley View and Wadsworth High and renovating the remaining five schools - Central Intermediate, Franklin, Isham, Lincoln and Wadsworth Middle. The middle school also would require additions. This plan would involve the construction of two new elementary schools and a new high school. \$118,000,000

PN-T0501095

NASA OFFICE/WAREHOUSE

Cleveland, OH (Cuyahoga Co.) 21000 Brookpark Road

CONTRACTING METHOD: Public Bids

UPDATE: Architectural/Engineering Services due Tuesday, May 20, 2008 at 4:30 PM (To Owner); ext. from May 16, 2008.

OWNER: NASA Glenn Research Center

21000 Brookpark Road
Cleveland, OH 44135
(216) 433-4000 FAX (216) 433-5489



YOUR NEXT SUCCESS STORY STARTS HERE. SM

EXTEND YOUR REACH TO LOCAL AND NATIONAL BUSINESS OWNERS.

At www.cityfeet.com/cleveland, we help you reach the largest audience of local and national business owners. Whether you're a local business looking to find commercial property to buy or rent, or looking to promote your own commercial property to rent or sell, www.cityfeet.com/cleveland has your solution.

Learn how we can help you meet your business goals. Visit www.cityfeet.com/cleveland today or contact Shawn Gibeault at 216.515.1175.



Everything Cleveland

cleveland.com is the online home of *The Plain Dealer* and *Sun News*.



Erick N. Lupson, Contracting Officer (216) 433-6538, fax (216) 433-5489, email: Erick.N.Lupson@grc.nasa.gov

DETAILS: SOL No. 3-A-E-Services-Office-Building-Warehouse. New 75,000 to 90,000 SF office building and a new 20,000 SF warehouse; foundations; steel and concrete; sitework and pavements (roads, side walks and parking lots); HVAC; plumbing; fire detection and suppression systems. The new office building shall require a minimum LEED Certification of Silver by the U. S. Green Building Council. In addition, the new office building shall be designed in accordance with federal standards for the design of high performance, sustainable buildings.

PN-T0520075

BED, BATH & BEYOND STORE

Plaza at Southpark

Strongsville, OH (Cuyahoga Co.) SR 82 & I-71

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

STATUS: Planning is preliminary; no plans have been submitted; bid schedule to be determined.

OWNER: Bed, Bath & Beyond
650 Liberty Avenue
Union, NJ 07083
(908) 688-0888

DEVELOPER: Visconsi Development
30050 Chagrin Boulevard
Cleveland, OH 44124
www.visconsi.com/index.asp
(216) 464-5550 FAX (216) 464-7219

DETAILS: Approx. 26,006 SF; site and building including water, sewer, storm drainage, paving, stripping, landscape, site lighting and site electrical, site clearing and grading, building shell and interior build-out; cast-in-place concrete; masonry and brick veneer; structural steel, metal joists and decking, metal fabrication; wood and metal framing; millwork and cabinets; thermal and moisture protection; EIFS; preformed metal roof panels, roofing system; steel doors and frames; finishes; specialties; mechanical; plumbing; electrical.

PN-S1226040

CHURCH EXPANSION

North Olmsted, OH (Cuyahoga Co.) 25200 Lorain Road

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

UPDATE: No formal plans have been submitted; project is preliminary; project could move forward in 2009.

OWNER: John Knox Presbyterian Church
25200 Lorain Road
North Olmsted, OH 44070
(440) 777-3744

DETAILS: Addition to the upper level of the youth education wing; thermal and moisture protection; electrical; plumbing; HVAC; mechanical; windows and doors; wood and plastics; metals; masonry; specific details to be determined.

PN-T0121038

OFFICE PARK

Boston Heights, OH (Summit Co.) 124 E. Hines Hill Road

CONTRACTING METHOD: Developer Subcontracts

STATUS: No formal plans have been submitted; project is preliminary; bid schedule to be determined.

DEVELOPER: Geis Companies

10020 Aurora-Hudson Rd.
Streetsboro, OH 44241

(330) 528-3500 FAX (330) 528-0008

DETAILS: 23 acres; SF to be determined; sitework; concrete; foundation; thermal and moisture protection; windows and doors; wood and plastics; finishes; specialties; flooring; carpentry; HVAC; mechanical; plumbing; electrical; specialties; specific details to be announced.

PN-S0725058

AUSTIN HALL OF SCIENCE RENOVATION

Painesville, OH (Lake Co.) W. Washington Street

B&B Appliance sells retail or builder at the best prices and more. Others may match our price but they will never match our service.



Frigidaire



EUCLID

2400 Southland Blvd.
Exit Off I-90
(440) 61-5600

MIDDLEBURG HTS.

6800 Peabody Blvd.
Opp. Southland Shopping Center
(440) 841-5600

Open Daily 10 to 9 • Saturday 9 to 6 • Sunday 11 to 5 • bbappliance.com



**OHIO
CONCRETE
SAWING and
DRILLING**



Bringing Solutions To Your Concrete Problems

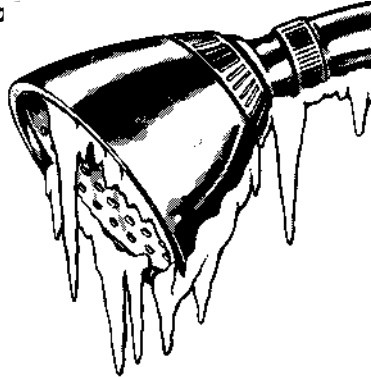
TOM WHITE
330-633-5104
CELL: 330-352-7618

1100 Evans Ave.
Akron, Ohio 44305
Fax: 330-633-5150
www.ohioconcrete.com



www.woodhillsupp

**Is that nice
hot shower
leaving you
cold lately?**



Maybe it's your Water Heater's way of letting you know it should be replaced. Or that it's too small to handle your Hot Water needs. Woodhill carries a complete line of A.O. Smith Commercial and Residential Water Heaters. Whatever your needs, Woodhill can supply the right A.O. Smith Water Heater

A.O. SMITH
Water Heaters

Call Woodhill Supply today for more info

440.269.1100

4665 Beidler Rd., Willoughby 44094

216.229.3900

1862 E. 123rd St., Cleveland 44106

CONTRACTING METHOD: To Be Determined

UPDATE: Owner has received approval; bid schedule to be determined; completion of project possible 2010.

OWNER: Lake Erie College
391 W. Washington Street
Painesville, OH 44077
www.lakeerie.edu
(440) 352-3361

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

DETAILS: Interior and exterior renovations; new equipment; state of the art classrooms, laboratories, and lounge areas; latest computer technology; sitework; thermal and moisture protection; foundations; concrete; windows and doors; wood and plastics; finishes; specialties; HVAC; electrical; plumbing; mechanical; additional details to be determined.

PN-S0308006

FRENCH CREEK YMCA

Avon, OH (Lorain Co.) Route 611 & Interstate 90

ESTIMATED AMOUNT: \$14,200,000

CONTRACTING METHOD: Public Bids

UPDATE: Announcing adjusted estimated amount; adjusted SF.

WAVE
LANDSCAPE
DEVELOPMENT
COMPANY

Commercial landscape
construction installation and
maintenance services

216-376-3700

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

OWNER: YMCA of Greater Cleveland
2200 Prospect Avenue
Cleveland, OH 44115
(216) 344-0095

ARCHITECT: Doty & Miller Architects
600 Broadway Avenue
Bedford, OH 44146
www.dotyandmiller.com
contact@dotyandmiller.com
(440) 399-4100 FAX (440) 399-4111

ENGINEER: Bramhall Engineering & Surveying Co.
801 Moore Road
Avon, OH 44011
www.bramhall-engineering.com
(440) 934-7878 FAX (440) 934-7879

DETAILS: Eight acres; 66,527 SF; indoor soccer facility; indoor hockey rink; competitive swimming pool; exercise facilities; locker rooms; meeting rooms; two outdoor soccer fields; two youth soccer fields; little league field; softball field; red brick with white accents; concrete; masonry; structural and misc. steel; metals; doors and hardware; electrical; painting; plumbing; HVAC; glass and glazing; wood and plastics; floor coverings; finishes; lighting;

roofing; mechanical; drywall; insulation; paving.

PN-T0317115

BMW DEALERSHIP

Solon, OH (Cuyahoga Co.) Kruse Drive & Rt. 91

ESTIMATED AMOUNT: \$10,000,000

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

STATUS: Developer seeking approvals; bidding possible shortly.

DEVELOPER: Davis Development
32000 Solon Road
Solon, OH 44139
(440) 248-7770

ARCHITECT: Architectural Alliance

165 North Fifth Street
Columbus, OH 43215
(614) 469-7500 FAX (614) 469-0500

DETAILS: 74,000 SF; sitework; concrete; masonry; glass & glazing; doors & windows; lighting; roofing; flooring; drywall; painting; landscaping.

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



Solving Leak and Masonry Deterioration Issues Since 1994

COMPLETE EXTERIOR REPAIR & RESTORATION

17727 SOUTH MILES ROAD
CLEVELAND, OHIO 44128
216-587-4249



Carpet Mask®



Floorliner®



Floor Mask®

Carpet Mask®, Floorliner® and Floor Mask® are available from your local flooring retailer

Distributed by **SOBOL** Sobol Sales Company

Coming in July



Medina County Libraries

Gateway Hospitality Group Headquarters

Akron Health & Wellness Center North

Annual Interior Design Special Section

& much more...

Interested in advertising? Call *Properties* today and an account representative can help you address your advertising needs:

216.251.0035 / 888.641.4241



www.propertiesmag.com
The 2008 Media Planner is now available as a downloadable PDF. Visit us online today!

ADVERTISER INDEX

Aberdeen Mechanical, Inc.....	78	J L Taylor, Co. Inc.....	13
Absolute Roofing Inc.....	10	J.V. Janitorial Services, Inc.....	7
Advanced Funding Company.....	38	JACCO & Associates Inc.....	65
AIA.....	22	Jamieson Ricca Co.....	39
All Erection Crane.....	2	Jance Construction, LLC.....	39
Alphonso & Sons, Inc.....	64	Janitorial Services, Inc.....	70
Anderson Industrial Construction Co.....	28	Kahn Kleinman, LPA.....	58
Art Window Shade & Drapery Co.....	41	Karpinski Engineering.....	54
Asphalt Paving Services, Inc.....	45	Korfant & Mazzone Construction.....	11
Atwell-Hicks.....	80	Krill Company, Inc.....	55
B & B Appliance Company.....	75	KS Associates Inc.....	31
BOMA Greater Cleveland.....	36	Kurtz Bros.....	70
Bowen, Richard L. + Associates, Inc.....	4	Lisco Heating & Cooling, Inc.....	47
Brennan & Associates.....	11	Lucky Sand & Gravel Co.....	49
Bright Idea Marketing.....	51	Martinet, Martinet & Recchia.....	33
Britton Gallagher & Associates Inc.....	48	Mason Structural Steel, Inc.....	32
Bruder Building Materials, Inc.....	22	McCarthy, Lebit, Crystal & Liffman LPA.....	50
Buckeye Sweeping, Inc.....	61	McConnell Excavating, Ltd.....	41
Burns & Scalo Roofing Company.....	35	McGraw-Hill Construction Network.....	29
Carey Roofing Corporation.....	46	Meyer Design Inc.....	25
Carron Asphalt Paving, Inc.....	79	Mid State Restoration, Inc.....	41
CertaPro Painters.....	29	Mulle & Associates, Inc.....	21
Chagrin Valley Steel Erectors.....	40	Nelson Contracting.....	11
Chas. E Phipps Company, The.....	42	Neptune Plumbing & Heating Company.....	22
Cleveland Chemical Pest Control, Inc.....	55	North Coast Concrete, Inc.....	51
Cleveland Quarries.....	6	North Coast Paving.....	9
Cleveland.com.....	74	Ohio Concrete Sawing & Drilling.....	76
CNC Construction News Corp.....	43	Pease Photography.....	54
Columbia Building Products.....	62	Perspectus Architects.....	51
Construction Employers Association.....	3	Pete & Pete Container Service, Inc.....	34
County Fire Protection Inc.....	37	PlanCycle.com/SE Blueprint, Inc.....	60
Courtad Inc.....	44	Precision Environmental Co.....	56
Crowley Group, The.....	7	Pring Roofing.....	24
CTG Environmental.....	62	PSI Engineering, Consulting & Testing.....	68
Cunningham Paving Inc.....	42	RAF Building Maintenance.....	20
Damschroder Construction, LLC.....	37	RAM Construction Services/Western Water Proofing.....	7
D-A-S Construction.....	26	Reliable Construction Heaters.....	16
Delta Industrial Services, Inc.....	64	RoofTEC.....	42
Designer Accents.....	30	S.A. Comunale Company.....	13
Dunlop & Johnston, Inc.....	47	Safeway Lending.....	63
E Blueprint.....	71	Salle, Frank Photography.....	49
EA Group.....	67	Schulz, Charles Building Company.....	16
Eagle Fabricators & Erectors, Inc.....	32	Sobol Sales Co.....	77
Earth Consulting Ltd.....	65	Space Comfort Co.....	73
Educational Equipment.....	72	Spectra Contract Flooring.....	15
FiberBrite Systems.....	64	Stark Group, The.....	12
Frost Building Maintenance Inc.....	77	Stout, R.B. Inc.....	31
Giambrone Masonry, Inc.....	25	Strano Construction Co.....	58
Givens Geotech.....	61	Structural Steel Works.....	20
Green Source Products.....	29	Sunray Window Films LLC.....	61
GSK, Inc.....	18	Suntrol Co.....	23
Gualtieri Construction, Co.....	20	Warren Roofing & Insulating Co.....	73
H Leff Electric.....	32	Wave Landscape Development, Co.....	76
HMH Restoration Ltd.....	25	Window Cleaning Specialists.....	66
HZW Environmental Consultants, Inc.....	69	Woodhill Supply, Inc.....	76
Infinity Construction.....	66	Zinner & Co. LLP.....	14
IREM Institute of Real Estate Management.....	54		

Specializing in Commercial, Industrial & Retail HVAC

ABERDEEN
MECHANICAL INC.



1931 E. 61st Street, Cleveland, Ohio 44103
216-426-1842



Put our four decades of experience to work for you!



1968

1978

1988

1998

2008



Carron

asphalt paving, inc.

440-439-6464
www.carronasphalt.com

7615 Bond Street, Solon, Ohio 44139



Experience Hole-in-One Consulting.

Atwell-Hicks provides full-service solutions to the real estate and land development communities.

Civil Engineering

Land Planning

Surveying

Water Resources

Water/Wastewater

Environmental

Ecological

Urban Design

**Landscape
Architecture**



ATWELL-HICKS

DEVELOPMENT CONSULTANTS

440.349.2000 • www.atwell-hicks.com