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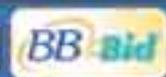
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Cover photo: Cleveland Clinic,
 by Scott Pease

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.

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KEN KRYCH

The Heart of the Matter

With the election behind us and the holidays and new year ahead of us, we must look forward to building and making progress for our region. This month, we take a look at several projects that do just that.

One of the pillars of our community, the Cleveland Clinic, has been busy and has recently opened three major new facilities with the Miller Family Pavilion Heart Center, Glickman Tower and the 89th Street Parking Garage and Service Center. The buildings are remarkable in their scope, both above and below ground, as we learned touring them with Clinic officials. A massive amount of thought and work went into the buildings – including ideas from the people who work for the Clinic, from nurses to surgeons, who walked through

and tested 3D mockups of the facilities during the planning phase and then provided feedback. We are proud to bring you this comprehensive feature on their fine work.

In addition, this month we feature a beautiful and unique building in Mayfield Heights that also came to be due to a group of doctors... dentists actually. Munsell Realty helped 11 dentists come together under one roof by developing and building a new facility with Vocon Design Inc. and The Krill Company that will serve as new, permanent, tenant-owned offices.

We are also happy to introduce you to the new Early Childhood Development Center addition at St. Rocco's parish, a project made possible by Doty & Miller Architects and Korfant & Mazzone

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Carpenters Hall (Philadelphia, PA)

While on a recent trip to Philadelphia I took this photo of Carpenters Hall, which was completed in 1774 and was the meeting place of a group of Philadelphia master builders known as the Carpenters Company. The Carpenters banded together to establish architectural standards, to set prices for work and to aid members' families in times of need.

It was in this building that the First Continental Congress gathered to air their grievances against Great Britain, which was the beginning of our Revolution and the formation of the United States of America. —Ken Krych

Construction, along with many contractors who donated time and skill to create this functional building which will educate many through the years.

In this issue, we also give a nod to the what I call “quiet companies” who make it all happen in the industry with their behind-the-scenes efforts: our special section devoted to Professional Services, including accountants, real estate lawyers, consultants and more.

Special Insert: Giambrone Companies

Our special thanks to Dave and Pat Giambrone for their cooperation on our special insert this month: a profile of Giambrone Companies. Their company has worked on many diverse buildings in the area since the early 1970s and we are happy to produce a piece that tells their story and accomplishments.

We hope you enjoy this issue and have a Happy Thanksgiving!

Positively,

Kenneth C. Krych
Owner/Publisher

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1



2



1



2



3



4



5

- 1 City officials gather for the groundbreaking.
- 2 Neighbors and area business owners celebrate the project's beginning.

Kamm's Corners Streetscape Phase II

Mayor Frank Jackson took part in the ceremonial groundbreaking of the Lorain Avenue Phase II Streetscape project recently, which will transform the area from West 165th Street to Fairview Hospital at Kamms Corners with new sidewalks, plantings, trees, retro-style "tear drop" light poles and decorative granite and art work. **P**

- 1 **John Miller** and **Dave Thomas** (Charles E. Phipps Company)
- 2 **Dawn Clark** (CES), **Bob Priest** (STERIS Corporation), **Kasey Tamosiunas** (ESA Automation Services, Inc.), **Meghan Donovan**, **Mary Galish**, **Lori Marlow** and **Tuwhanna Lewis** (CES)
- 3 **Mark Hutson** (Burgess & Niple Company)
- 4 **Donna McCaskey** (The E A Group)
- 5 **Dan Fisher**, **Kim Samartino** and **Karen Bialosky** (SE Blueprint)

2nd Annual Cleveland Engineering Society Fall Extravaganza

"Innovations in Sustainability: Engineering Solutions" was the theme of this year's Cleveland Engineering Society (CES) Fall Extravaganza, at LaCentre in Westlake, which was host to over 200 professionals and 45 exhibitors. The day-long event incorporated many breakout sessions on numerous green design and sustainability topics, along with a panel discussion from top experts in the field on green building practices and its challenges, benefits and practicality. Keynote speakers included Patrick Conway, who started the Great Lakes Brewing Company in Ohio City, and Christina Vernon Ayers, AIA, LEED, AP, who is the inaugural director of the Cleveland Clinic's Office for a Healthy Environment. **P**



1



2



3

Renewed Serbian Cultural Gardens Dedication Ceremony

A dedication ceremony was held recently to commemorate the restoration and renewal of the Serbian Gardens along Martin Luther King Boulevard in Cleveland. Extensive new plantings, marble terraces, walkways and new busts of historic Serbian figures such as St. Sava, the scientist Nikola Tesla, and King Peter I were created and installed at the site. The ceremony included speeches from Alex Machaskee, former president and publisher of *The Plain Dealer*, Cleveland Mayor Frank Jackson, Senator George V. Voinovich and Ward 8 Councilwoman Sabra Pierce Scott. **P**

- 1 Sculptor **Matt Rebrovic**, Mayor **Frank Jackson**, **Alex Machaskee** and **Marko Dimitrijevic** (Euro Stone), who donated labor and materials.
- 2 Sculpted bust of scientist Nikola Tesla
- 3 **Alex Machaskee** speaks at the dedication ceremony.



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Moody-Nolan Open House

Columbus-based Moody-Nolan Inc. recently held an open house to celebrate the expansion of its Cleveland office at 4415 Euclid Ave. The expansion included renovating and restoring the first floor of its new home along the Euclid Corridor. The firm intends to continue its growth with such projects as the Twinsburg Medical Center for University Hospitals Health System. **P**

- 1 The Moody-Nolan team
- 2 **Curt Moody** (Moody-Nolan), **Dominic Ozzane** (Ozzane Construction Company) and **Lester Cumberlander** (Moody-Nolan)
- 3 **Candice Harwell** welcomes visitors at the new reception area.
- 4 **Bill Miller** (Moody-Nolan), **Curt Moody** (Moody-Nolan), **Rory Turner** (Heery Associates) and **Lester Cumberlander** (Moody-Nolan)

Habitat for Humanity Open House

Habitat for Humanity recently celebrated its move to 2110 West 110th Street in Cleveland with staff and friends. The new space, converted from a lighting manufacturer's warehouse, is also home to ReStore, which sells recycled and reusable construction equipment, tools and materials. **P**

1 **Thomas Jorgensen** and **Jeffrey M. Bowen** (Habitat for Humanity)

2 The new offices of Habitat for Humanity

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Taking the Field

Cleveland Central Catholic breaks ground for new athletic complex

Cleveland Central Catholic High School in the city's Slavic Village neighborhood recently held a groundbreaking ceremony in celebration of the school's first-ever athletic field and track. Morgana Athletic Complex, at the corner of East 67th and Baxter Road, will be a state-of-the-art facility boasting a synthetic turf football field, an eight-lane 400-meter track and a discus, pole vault, high jump and shot put areas.

With construction scheduled to begin in early September, the new athletic complex will be home field to the Cleveland Central Catholic "Ironmen" in the fall of 2009. For this season, the school's teams are using Collinwood High School as their home field.

The project is a public/private partnership with the majority of funds being provided by the City of Cleveland. Early in 2006, Mayor Frank G. Jackson made the Morgana Athletic Complex a priority for his Administration.

"It is part of an overall strategy to provide first-class recreation amenities in our neighborhoods and provide high-quality facilities to our young athletes," says Mayor Jackson, who participated in the groundbreaking ceremony by throwing out the first pass to Central Catholic football player Kevin Cash.

Designed by City Commissioner of Architecture Kurt Wiebusch, Behke &



COME TOGETHER Gathered at the groundbreaking of the Morgana Athletic Complex are (from left) Cleveland City Councilwoman Phyllis Cleveland, J.D. of Ward 5, Paul Huml (Third Federal Savings & Loan), Bishop Anthony Pilla, student David Vasquez, Cleveland City Councilman Anthony Brancatelli of Ward 12, Marc Stefanski (Third Federal Savings & Loan), student Astrid Tres, Central Catholic President/Principal Karl Ertle, Cleveland Mayor Frank Jackson, Most Rev. Roger Gries, OSB, Auxiliary Bishop of the Cleveland Diocese, and faculty member Lin Sinclair.

Associates and Madison Architects, the project has been in the planning stages for more than four years. Former Ward 12 Councilman Edward Rybka and Paul Huml of Third Federal Savings & Loan conceived the project and used portions of the Ward funds and G.O. Bonds, as has current Councilman Anthony Brancatelli, who took up the baton for Rybka. Both have seen the develop-

ment of the park as a key part of the renaissance of the Slavic Village neighborhood. The new complex will be a city park that will be open from dawn until dusk for the neighborhood to use for recreation when not in use by the high school.

"This new athletic complex means everything to our school and our athletes," says Karl Ertle, president/

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principal of Cleveland Central Catholic High School. "While our main focus is on academics, a well-rounded offering includes athletics. In our 40-year history, we have not been able to host a home game or practice. What a wonderful gift for these students to have a state-of-the-art facility to share with the community. There is an unbelievable energy on our campus since announcing the project, and we will be forever grateful to the City of Cleveland and Third Federal for helping to make this dream a reality."

Local dignitaries, including Cleveland City Councilwoman Phyllis Cleveland of Ward 5 and Councilman Brancatelli, joined Mayor Jackson and the school community in the groundbreaking celebration, together with Most Rev. Roger Gries, OSB, auxiliary bishop of the Cleveland Diocese, who blessed the site. The Central Catholic Choir performed "God Bless America," and the school's cheerleaders rounded out the celebration.

"This new complex is another indication of the Church's commitment to the city and the education of students throughout our entire Diocese," says Most Reverend Richard G. Lennon, bishop of the Diocese of Cleveland. "It is my hope that what is happening here at Central Catholic will also benefit the wider community."

Since 2004, Ertle, lead administrator and primary Catholic faith leader for the Central Catholic community, has been responsible for expanding the present school campus and creating new channels for stakeholder involvement in the education of Cleveland's youth. With a student body of 560, the Diocesan high school was in danger of closing when enrollment dropped to 320 a few short years ago.

"Slavic Village has been beaten down and barbecued by the media, and this new development is huge for our community," says Ertle, who has been credited with the school's turnaround. "Cleveland Central Catholic is vibrant in the city, and our students are making great strides in academic growth and serving the neighborhood each and every day. The new athletic complex will be a gem for our neighborhood and provide great opportunities for our students to recreate and excel." **P**

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Helping Hands

Teamwork, generosity make St. Rocco's Early Childhood Development Center possible

By Mark Watt | Photos courtesy of Korfant & Mazzone

When St. Rocco's in Cleveland opened the doors to its newly constructed Early Childhood Center recently, Father Michael Contardi, O.de.M., the parish's pastor for the past 36 years, was a happy man. After two years of construction, the 12,000-square-foot facility at 3205 Fulton Rd. was successfully completed. What followed was a complete surprise. The parish announced it had named the new building in his honor: The Father Michael Contardi Early Childhood Learning Center.

Established in 1924 as an Italian Catholic Parish operated by the Mercedarian Order, St. Rocco's and its K-8 elementary school have served its surrounding neighborhood for decades. Standing as a testament to the parishioners' devotion, the present church and several of the buildings on St. Rocco's campus were actually built, brick by brick, by members of the church who donated their labor and materials years ago.

That devotion within the parish remains today. When the church elected to build a new daycare center to service the surrounding neighborhood and to house kindergarten and first grade classes for the school, members of the church stepped up to help. In fact, nearly a third of the project's materials and labor were donated by parishioners

and other volunteers during the construction of the \$1.1 million facility.

Guided by Father Contardi, the committee consisted of Bruno Berardi, Chairman, and fellow members Nick Mazzone, Ray Comforto, Sr. Judith Wulk, O.Ss.T., School Director Lori Lunder and Mark Mazzone. Many of the committee members are lifelong parishioners. Korfant and Mazzone, Inc. served as construction manager for the

project balancing a combination of contractors and volunteers.

"The generosity of some of the contractors was amazing," says Lunder, estimating that the donated materials and labor amounted to approximately \$300,000.

The single-story, wood-framed building with a brick and stone façade was designed by Bill Doty, of Doty Miller Architects, who sought to make it blend

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HOT SEAT The center is heated by a radiant floor system, which "makes it comfortable for kids sitting on floors," according to Lori Lunder, the school's director.

Proud to be part of the team with Korfant & Mazzone for St. Rocco's



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into the surrounding residential neighborhood, while complimenting other buildings on the property. Functionality and simplicity are key components to the design of the center, which consists of daycare center rooms, classrooms, offices, a conference room, library, kitchen, student cafeteria, teacher's lounge and utility garage.

Wherever possible, green building materials and techniques were incorporated into the project, Doty says.

"We wanted to reduce energy consumption, ensure indoor air quality and make the building as comfortable as possible," he says, noting that for cost reasons the church didn't want to go through the process of applying for LEED certification (the United States Green Building Council's Leadership in Energy and Environmental Design

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JOY & GENEROSITY Nearly a third of the materials and labor for the project, including a playground area outside, was donated by parishioners and local companies.

rating system). “The parish received the maximum advantage of green building techniques, but without the actual LEED certification. The building would be on track for LEED Silver certification.”

Among the high performance aspects of the building are Low-E argon-filled glass windows, R-30 insulation in walls, R-50 insulation in the roof, nontoxic paint, and high-recycled-content furnishings and materials. Skylights provide natural light and reduce artificial lighting needs. Carpet tiles used in the project were from a previous installation that didn’t work for the customer; they were removed, stored and reserved for St. Rocco’s use by Interfaceflor, LLC, and then incorporated into the plans for the building. Additionally, the center is heated by a radiant floor system with a small boiler used to heat floor slabs.

“The [radiant heating system] makes it comfortable for kids sitting on floors, which is great” says Lori Lunder. “Our



kids spend very little time sitting in chairs. They spend their day on the floor.”

Outside, light-colored concrete was used for a new parking lot to reduce the heat island effect and bioswales are utilized to reduce flooding and pollution.

Also located outside is a playground area, which utilizes a recycled rubber play surface and shredded recycled rubber mulch.

The playground was one of the noteworthy contributions. Materials were supplied by one devoted parishioner and a local company, which also donated the playground equipment and the assembly. Playground construction was furnished by numerous parish volunteers. (Of course, no volunteer day is complete in the parish without the ladies serving



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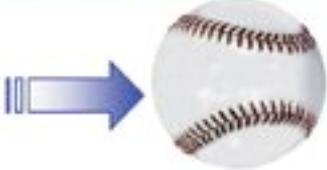
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meals throughout the day for hungry helpers, Lunder says.)

Donations also included generous contributions of both product and labor from members. All the sitework was provided by Independence Excavating, Cleveland Cement Contractors furnished concrete and labor, and landscaping surrounding the building was supplied by Petitti Garden Center. The Northeast Ohio Italian-American Foundation (NOIA) provided financial assistance to the project. Even a mural at the school's entrance was beautifully painted at the entrance by Caroline Scerbin of Ranger Electric

The construction of the project began in the fall of 2006 and was completed in August of this year. Although the construction process took a little longer than anticipated, due to waiting for donations and acquiring donated materials, the building was finished and dedicated.

As part of the process, several houses were removed from the property to accommodate the new center. Additionally, a small, 3,000-square-foot, two-room facility, formerly used for the kindergarten and first grade classes, was demolished.

Now in the new facility, schoolchildren and teachers are enjoying their new learning environment, according to Sister Judith Wulk, principal of St. Rocco's School.

"Everyone is marveling over the new facility," Sr. Judith says, noting that there are currently 48 children registered between St. Rocco's' school-age and pre-school programs.

Sr. Judith's involvement has been critical to the growth of the school over the years. She assisted Father Michael Contardi, the church's pastor, with planning the new center's academic requirements and physical needs "long before pen was put to paper."

Many dedicated individuals were important to the project, including those who donated time, labor and materials, as well as the approximately 1,200 families within the parish who helped raise money for the project.

Doty says he's pleased to have been involved in the project as well, especially as it fills important needs within the community.

"People really put their heart and souls into this building and I'm happy I was able to be part of that whole process," Doty says. **P**

September Construction Drops 5 Percent

New construction starts fell 5% in September to a seasonally adjusted annual rate of \$529.9 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. Decreased activity was reported for both nonresidential building and nonbuilding construction, while residential building managed a slight gain from a very low amount.

Through the first nine months of 2008, total construction on an unadjusted basis came in at \$433.8 billion, down 14% from a year ago. If residential building is excluded, new construction starts during the January-September period of 2008 would be up 3% relative to last year.

The September statistics lowered the Dodge Index to 112 (2000=100), compared to 118 for August.

"The September declines for nonresidential building and nonbuilding construction are consistent with the broad trends expected through the end of 2008 and into 2009," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "The construction industry has been defined by the steep correction for homebuilding, and on a year-to-date basis nonresidential building and nonbuilding construction have held up reasonably well so far in 2008. However, the commercial structure types have shown a loss of momentum as 2008 has progressed. In addition, the turmoil in the financial markets is affecting not just commercial development, but it's also contributing to erosion in the fiscal position of states, which will dampen activity for the institutional and public works sectors going forward."

Nonresidential building

Nonresidential building in September fell 8% to \$240.8 billion (annual rate). The previous month had included the start of a massive steel plant and a large hotel project, lifting the manufacturing and hotel structure types. Both categories did not receive the same support in September, contributing to these steep declines – manufacturing buildings, down 56%; and hotels, down 41%.

September's manufacturing total did include the start of a \$1.6 billion addition to an oil refinery in Port Arthur, Texas, but this was smaller in scope than

September Construction Contracts for Cleveland Area

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

	2008	2007	Percent Change
Nonresidential	\$99,940,000	\$66,533,000	+50
Residential	\$94,616,000	\$93,047,000	+2
Total Building	\$194,556,000	\$159,580,000	+22

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

	2008	2007	Percent Change
Nonresidential	\$1,149,982,000	\$896,751,000	+28
Residential	\$511,994,000	\$770,998,000	-34
Total Building	\$1,661,976,000	\$1,667,749,000	0

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

Source: McGraw-Hill Construction

the \$3.5 billion steel plant reported as an August start. September also showed reduced contracting for warehouses, down 8%.

A number of nonresidential categories were able to show steady contracting or growth in September.

Office construction jumped 37%, reflecting the start of a \$500 million data center in West Des Moines, Iowa and a \$250 million office building in Houston, Texas. Store construction was unchanged, stabilizing for the moment while its general direction remains downward. School construction edged up 2%, including groundbreaking for ten high schools valued each at \$50 million or more. Healthcare facilities also improved 2%, with the start of a \$225 million hospital project in New Hyde Park, New York.

The smaller institutional categories registered September gains – public buildings, up 2%; transportation ter-

minals, up 9%; churches, up 20%; and amusement-related projects, up 48%. The amusement category reflected the start of a \$287 million events center in Orlando, Florida, plus two indoor sports arenas located in Louisville, Kentucky (\$228 million) and Pittsburgh, Pennsylvania (\$225 million).

For the first nine months of 2008, nonresidential building was up 3% relative to last year. The start of four massive oil refinery additions which totaled a combined \$14.3 billion helped to lift this year's nonresidential building year-to-date would be down 4%.

The largest declines in the January-September period were registered by warehouses, down 31%; and stores, down 26%. Office construction during this time slipped a modest 2%, while hotel construction still showed expansion, rising 17%. For the institutional categories, the January-September

period included gains for healthcare facilities, up 12%; public buildings, up 9%; and schools, up 7%; while amusement related projects were unchanged. Losing momentum relative to last year were transportation terminals, down 12%; and churches, down 17%.

Nonbuilding construction

Nonbuilding construction at \$129 billion (annual rate), dropped 9% in September. After a robust August, electric utility construction fell back 31%. September's pace for electric utilities was still strong by recent standards, up 52% compared to this project type's monthly average for 2007. Large electric utility projects that were entered as September starts included a \$1.0 billion power plant in Texas, a \$500 million power plant in California, and a \$310 million wind power facility in Maine.

With regard to the public works categories, weaker contracting in September was reported for site work, down 9%; sewers, down 10%; water

supply systems, down 17%; and river/harbor development, down 18%. Gains were reported for highways, up 11%; and bridges, up 6%; with the bridge category including the start of a \$97 million renovation project on the Throgs Neck Bridge in New York, New York.

During the first nine months of 2008, nonbuilding construction maintained a 2% lead over last year. Much of the

“The September declines for nonresidential building and nonbuilding construction are consistent with the broad trends expected through the end of 2008 and into 2009.”

Robert A. Murray
McGraw-Hill Construction

increase was due to the strength shown by electric utilities, up 46%. At the same time, only one public works category registered a year-to-date gain – river/harbor development, up 20%.

Losing momentum during the January-September period were highways and

bridges, with respective declines of 2% and 10%, dampened by the tighter fiscal climate and the diminished balance in the Highway Trust Fund. Also showing year-to-date declines were water supply systems, down 1%; sewers, down 9%; and site work, down 10%.

Residential building

Residential building in September grew 2% to \$160.1 billion (annual rate). The push came from a 25% increase for multifamily housing, which included the start of a \$132 million apartment tower in Chicago, Illinois and a \$99 million retirement community in Exton, Pennsylvania.

“Multifamily housing has trended downward during 2008, although the descent has been uneven on occasion, as a few large projects are still reaching groundbreaking,” Murray says.

At the same time, single family housing continued its extended slide, falling 4% in September, as eight out of the first nine months of 2008 have seen declines.

For the first nine months of 2008, residential building fell 38% from a year ago. Single family housing was down 38% in dollar terms, with year-to-date retrenchment across the five major regions – the West, down 47%; the South Atlantic, down 39%; the Midwest, down 37%; the South Central, down 30%; and the Northeast, down 25%. Multifamily family housing showed a similar slide in the January-September period, dropping 40%.

The regional pattern for multifamily housing showed the largest retreat in the Midwest, down 56% from a 2007 that included the start of the huge Chicago Spire project. Substantial reductions were also reported in the West, down 44%; the South Atlantic, down 41%; the Northeast, down 29%; and the South Central, down 25%.

The 14% shortfall for U.S. total construction during the first nine months of 2008 was the result of large declines for the West, down 27%; and the South Atlantic, down 26%; while smaller declines were registered by the Midwest, down 9%; and the Northeast, down 1%. The South Central posted a 2% gain for total construction during the January-September period. **P**

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“[Associations] combine the strength of the individual members to achieve the common good of the collective organization.”

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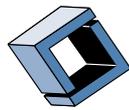
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Healthy Progress

Cleveland Clinic expands presence, capabilities with Miller Family Pavilion, Glickman Tower and 89th Street Garage & Service Center

By John Elliott | Photos by Scott Pease

The Cleveland Clinic continues to expand, building the city's international reputation for modern medical care. The recent opening of the Sydell and Arnold Miller Family Pavilion and Glickman Tower marked completion of 1.3 million square feet of new hospital space. The style, elegance and sophistication of these massive glass-covered structures speak to a future of high technology and a clear direction upward.

Viewed from above, the two buildings at the corner of East 93rd Street (renamed Cleveland Clinic Boulevard) and Euclid Avenue place a majestic, modernist presence over the entire block from Chester to Euclid Avenues, amidst a tree-lined boulevard containing six rock-lined, reflective pools. The \$630 million project ushers in a new era of advanced, patient-centered health care, representing the most significant expansion in the Cleveland Clinic's history.

The dramatic glass exteriors of the two new buildings, 12 and 10 stories

high, symbolize the Clinic's commitment to a future that demands new technology in health care and a more efficient use of resources. The new buildings represent the fulfillment of a strategic plan that called on the best minds of a community dedicated to meeting the challenges of change.

"Cleveland Clinic has entered an era characterized by growth, innovation and patient-centered care," says Delos M. "Toby" Cosgrove, M.D., CEO and president, Cleveland Clinic. "The opening of the Miller Family Pavilion and

Glickman Tower is a transformational event for our health system. Together, these structures will revolutionize the delivery of medical care for patients and clinicians alike, placing the needs of patients and their families at the center and providing the most state-of-the-art healthcare experience possible."

While the local population is declining, the Clinic realizes that health care demand will continue to climb as people are living longer and medical capabilities continue to improve. The plan employed architectural features designed to improve

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patient recovery, including increased use of natural light. The new buildings, characterized by their modernity and open and soothing spaces, provide the latest in medical technology coupled with the most advanced healing environment.

Every aspect of this immense medical complex was designed with patients' needs in mind, from the most basic to the most complex.

Together, the Miller Family Pavilion and Glickman Tower house the most technologically advanced heart and urological care in the world, including advanced three-dimensional imaging, robotic interventional surgical devices, and a fully computerized communications system. Designed with the input of countless physicians, nurses and other key constituencies, the buildings create the most effective and innovative clinical environment possible.

"By integrating state-of-the-art clinical facilities, patient accommodations, public areas with breathtaking views and artwork throughout, the Miller Family Pavilion and Glickman Tower will provide a healing environment intended to maximize the patient experience," says Bridget M. Duffy, M.D., chief experience officer for Cleveland Clinic. "The most important thing visitors and patients will notice when they walk through the doors is the competent and compassionate care provided to every patient or family member."

Patients began moving at the end of September and the process should be completed at the beginning of November.

More centralized care

The buildings allow for the centralization of all the heart, urology and kidney care available to patients, eliminating the need for patients to travel to various locations throughout campus and allowing for greater collaboration among physicians. This is an example of Clinic's new institute model, which calls for the delivery of medical care to be organized around organ and disease systems, rather than physician-specific departments.

The two new buildings mark the continuation of a planning process that began in 2000 following the formation of the Cleveland Clinic Health System in the mid-1990s. Upon analyzing current space at its main campus, the Clinic chose the site formerly occupied by its

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main parking deck. As a result of this decision, a new parking deck needed to be constructed to replace the one that would be demolished to accommodate the new heart center.

The construction manager is Cleveland-based Whiting-Turner Contracting Co.

While the Miller and Glickman buildings are not LEED (Leadership in Energy and Environmental Design) certified, there are sustainable aspects. Special attention was paid to volatile organic compound (VOC) values in most of the paint and glass.

Historic concrete pour

Donley's Inc. was responsible for the new facility's cast-in-place concrete structure, including nine elevator/stair tower cores, 210,000 square feet of flat plate structural decks, and more than 114,000 square feet of flat slab decks.

Covering a 120,000-square-foot footprint, the project utilized almost 30,000 cubic yards of concrete.

The project marks one of the largest concrete structures in Cleveland, utilizing approximately 92,000 cubic



Photo courtesy of Cleveland Clinic

WIDE VIEW The new building projects mark the continuation of a planning process that began in 2000 following the formation of the Cleveland Clinic Health System in the mid-1990s.

yards of concrete. In comparison, Jacobs Field required only 55,000 cubic yards of concrete.

In May 2007, Donley's performed one of the largest concrete pours in Cleveland history for the structure's hydraulic slab. The pour required 415

truckloads of concrete with four concrete pump trucks pouring more than 4,000 cubic yards of concrete, covering 33,000 square feet, but only 15% of the total building footprint area.

In June 2007, three more large pours occurred – totaling 10,700 cubic yards of

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concrete – to complete the hydraulic slab over the entire building area.

On par with the Terminal Tower and Jacobs Field, the project required the removal of 180,000 cubic yards of soil – enough to fill approximately 2,770 coal cars, creating a train that would stretch more than 26 miles in length. In fact, the volume of the excavated site would hold over 36 million gallons of water.

Fulfilling two CEOs’ visions

Doug Parris, partner with NBBJ, the Columbus-based architect for the two new buildings, says the curved building massing and the reflective glass exteriors project both a welcoming entry to the clinic’s front door and the high technology of the health care environment within the seriousness of the patient care they perform. This was consistent with the visions of both CEOs involved in the planning, Dr. Floyd Loop and his successor, Dr. Cosgrove. “They had a tremendous positive impact on this transformational design,” Parris says.

The exteriors also contain the granite that has characterized Clinic



Photo courtesy of Cleveland Clinic

COOL CAST LED lights are utilized to minimize heat in operating rooms.

buildings. The frosted glass in muted grey and wood tone colors achieve a calmness that is intended for patients and visitors.

The extensive green space introduced to the campus was one of Cosgrove’s themes, Parris notes. The landscape architect is Peter Walker and Partners of

Berkeley, Calif., a firm that has received many honors and awards and has won numerous design competitions, including the World Trade Center Memorial in New York City.

“Even in dense urban campuses like the Clinic, there is this respite from noise, a ‘positive distraction,’ treated



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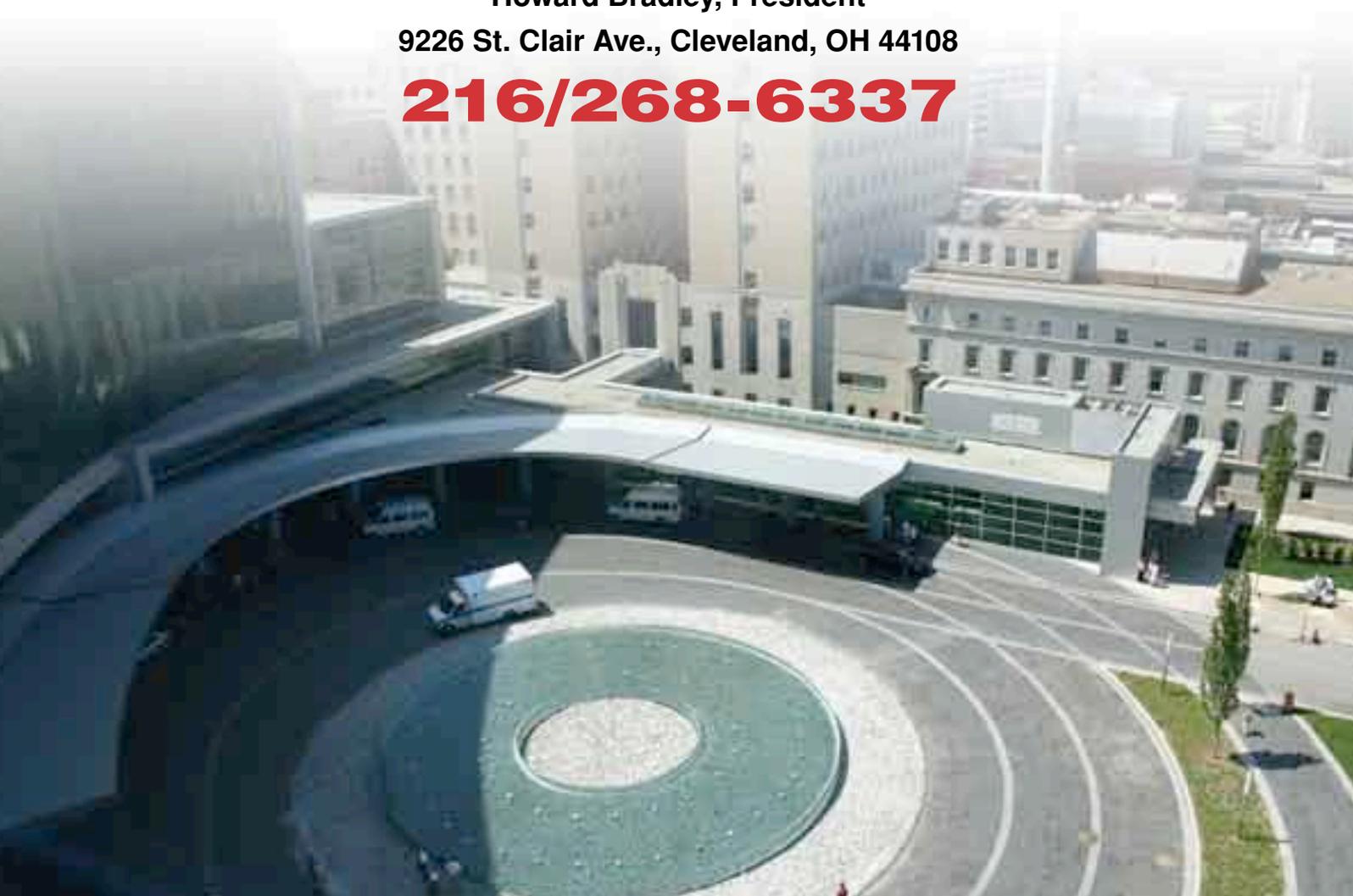
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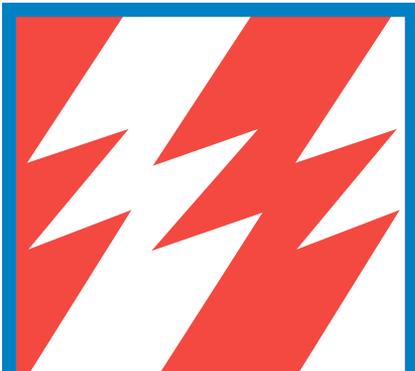
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by gardens, green space and water,” Parris says.

Cosgrove, who is well traveled in medical institutions, believes in crisp, clean designs that reflect the high level of knowledge that modern healing involves, Parris says.

“He is very knowledgeable in the principles and philosophies of architecture and design,” Parris says.

Challenging construction

Constructing the new buildings close to the existing structures was challenging, notes Nicholas Constantine, partner with Columbus-based Korda Nemeth Engineering Inc., the structural designer. “There were existing buildings located on three of four sides for both of the new buildings. We had to do careful coordination between existing and new buildings, so that the interior space, of the new and the existing buildings work as one,” Constantine says.

“This coordination led to the demolition of a corner of an existing elevator tower to make room for a column of the new building. In another case, an existing column had to be removed and new framing designed because it was in the middle of a new corridor connecting the new and the existing building,” he adds. “We had to be very careful so that we didn’t affect the integrity of the existing structures.”

“They wanted to have the best technology,” notes Kurt Scheeren, principal with Watertown, Massachusetts-based Bard Rao Athanas Consulting Engineers, which did the mechanical and electrical work for the two new buildings. In addition to the need to be familiar with medical technology, it was necessary for the mechanical and electrical teams to have the necessary utilities available to support this equipment.



Photo courtesy of Cleveland Clinic

CENTER OF OPERATIONS The \$506 million Miller Family Pavilion serves as the new home of Cleveland Clinic’s No. 1-ranked Heart & Vascular Institute.

“A lot of this equipment generates a fair amount of heat,” Scheeren says.

The glass façade mandated paying special attention to temperature control inside the building, Scheeren says. In the atrium, it was necessary to consider the location of exhaust intake points.

Strongsville-based Wulk Engineering Group designed the technology infrastructure for the new buildings, including access control, the nurses’ call system, paging, video surveillance, and data voice systems. Tony Wulk, owner, notes that the size of the project and the length of time involved presented challenges, given the fact that technology changes quickly.

“This job was all about change,” notes Wulk. He noted that early on in the project, his group considered introducing wireless communication in exam rooms in order to facilitate the examina-

tion process. His company worked with a software and hardware provider on a patient tracking system that interacts with the nurse’s call center.

That system, Wulk notes, is currently being tested in the Glickman Tower and will eventually be introduced to the Miller Pavilion.

Miller Pavilion: Gateway to wellness

The nearly one-million-square-foot Miller Family Pavilion now serves as the main entrance to Cleveland Clinic and the new home of the Heart & Vascular Institute, ranked No. 1 in the nation for heart care by *U.S. News & World Report* since 1995.

The Miller Family Pavilion cost approximately \$506 million, including medical equipment and construction.

The Miller Family Pavilion consists of a large outpatient facility, a hospital tower and a state-of-the-art technology building. The project comprises the most advanced practices and technologies in the prevention, diagnosis and treatment of heart disease and will serve as the new gateway to the Clinic’s health and wellness programs. In addition to the Heart Center, the grand edifice will house other institutes and programs including radiology and imaging.

The hospital tower houses 278 beds for inpatients, the vast majority in private rooms, and will focus on amenities that promote the Clinic’s “healing hos-

ABOUT THE CLEVELAND CLINIC

The Cleveland Clinic Foundation, located in Cleveland, Ohio, is a not-for-profit multispecialty academic medical center that integrates clinical and hospital care with research and education. The Cleveland Clinic was founded in 1921 by four renowned physicians with a vision of providing outstanding patient care based upon the principles of cooperation, compassion and innovation. *U.S. News & World Report* consistently names The Cleveland Clinic as one of the nation’s best hospitals in its annual “America’s Best Hospitals” survey.

Approximately 1,500 full-time salaried physicians at The Cleveland Clinic and Cleveland Clinic Florida represent more than 100 medical specialties and subspecialties. In 2004, patients came for treatment from every state and 100 countries. The Cleveland Clinic website address is www.clevelandclinic.org. —JE

pitality” concept for patient care. The tower will also house a fully equipped conference center, enabling doctors from around the world to meet, confer and share their knowledge.

The building has facilities where cardiologists and surgeons can perform complex and highly technical procedures and areas where patients will receive around-the-clock intensive care. Procedural areas include cardiothoracic operating rooms, cardiac catheterization labs, and electrophysiology labs, as well as cardiac radiology and nuclear medicine facilities. Patient areas include a recovery unit for same-day procedures and specialized intensive care units, featuring a coronary intensive care unit, a heart failure intensive care unit, and two surgical intensive care units.

An advancement for medicine

“This is truly an exciting advance in the overall future of Cleveland Clinic’s Heart & Vascular Institute and in the treatment of cardiovascular disease,” says Bruce Lytle, M.D., chairman, Heart & Vascular Institute. “This is also a true testament of how Cleveland is establishing itself as a destination for exceptional



Photo courtesy of Cleveland Clinic

BUILT TO EMBRACE Curved building massing and reflective glass exteriors project a welcoming entry to the clinic’s front door.

healthcare, delivering the highest quality patient care in a world-class facility.”

“All the cardiovascular services can all come together as one,” says William M. Peacock III, executive director of operational support and services at the Clinic. “We’ll be seeing some new synergies.”

The pavilion provides a much needed avenue for growth to accommodate the Clinic’s extensive medical resources and growing patient demand. The portion of the project dedicated to the Clinic’s cardiac program alone includes 128 exam rooms, 79 procedure rooms and 155 physician offices in addition to 16 operating rooms, 12 catheterization labs, 12 nuclear medicine rooms, 278 private inpatient rooms, four of which will be “VIP” rooms, and 110 intensive care beds.

The pavilion also includes a winter-garden atrium, restaurants, gallery space, gift shops, a pharmacy and a patient resource center.

A fully equipped conference center with telemedicine, satellite video and digital imaging capabilities is also planned.

The rooftop offers an expansive view of the circular pond in the center of a big, stone-covered bed in front of the main entrance, as well as much of the downtown and University Circle. There is a 6,000-square-foot indoor section with wall length windows, and a 4,000-square-foot outdoor section with protective glass rails and cushioned

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SERENE SCENES "Even in dense urban campuses like the Clinic, there is this respite from noise, a 'positive distraction,' treated by gardens, green space and water," says Architect Doug Parris.

furniture. Foodservice will also be available, complete with a prep kitchen for rooftop catering.

Observation deck overcame challenges

"The enclosed observation deck was added after the structural design of the Heart Center was completed," says Nicholas Constantine, head of the structural engineering department for Columbus-based Korda Nemeth Engineering Inc., the structural designer for the two new buildings. "The existing frame and deep foundations were checked and certain members were reinforced to be able to support the added load of the observation deck.

"Another challenge was the design and the construction of a cantilever wing wall on the northeast corner of the observation deck. It is the extension of the north wall of the building that extends about 20 feet away from the building. Being 24 feet wide and 120 feet tall, acts as a large sail that catches a lot of wind. It required careful design and erection planning to assure that its vertical and horizontal movements were within the required tolerances. Granite was the finish material at both sides of the wall."

Enhanced mechanical functions

The ninth floor of the Miller Family Pavilion houses mechanical functions.

"The amount of services you need for a hospital is significant compared to a commercial building," notes Penrose Wolf, a senior owner's representative. "We substantially increased our power capacity on campus."

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He says all critical care units have emergency power backup.

A \$19 million, state-of-the-art central plant facility was built in 2005 to support the new buildings. The 18,000-square-foot, three-story central plant significantly enhanced heating and cooling and emergency power capacity, producing 1000,000 pounds of steam per hour, 8,800 tons of chilled water per hour and 7,250 kilowatts of emergency power.

The fifth, sixth, seventh and eight floors have patient rooms.

Wolf points out that a comprehensive Clinic team was involved in all aspects of the interior design, including the labs, intensive care rooms and patient rooms.

"This is a custom hospital for the Cleveland Clinic," he says. The rooms were mocked up to full-scale models,

"The most important thing visitors and patients will notice when they walk through the doors is the competent and compassionate care provided to every patient or family member," says Bridget M. Duffy, M.D., chief experience officer for Cleveland Clinic.

he says. This process helped determine things like the best location for outlets for gas feeds and electricity. Many outlets are concealed behind cabinets.

Custom-built patient rooms

Natural wood-accented surfaces encase wall-mounted trash receptacles in the patient rooms.

"When [the nurse or patient] is not using it, no one has to see the trash," Wolf says. The rooms also include sinks (besides those in the bathrooms) where nurses can wash hands. "It really encourages all the staff to continually wash their hands," Wolf says.

Patient rooms have custom-built benches that fold out as beds for visitors.

Each of the 12 "VIP" suites has one room with a bed and another for sitting with a television, along with racks for mounting equipment that allow the sitting room to transform into another bedroom.

The fifth and sixth floors contain the cardiovascular units – open bed areas where patients recover from surgery before moving to a patient room. There are 76 intensive care cardiovascular beds.

These patient rooms have sliding glass doors, allowing faster entry and full visibility to staff from the hallway. Toilet seats contain cushioned tops, allowing them to double as chairs. A curtain allows toilets to be sectioned off for privacy.

Portable columns support monitors for medical screenings. An intravenous

transport system can attach to any individual bed, speeding the IV care. There is a refrigerated area for storing blood.

Fourth floor for cardiac surgery

The fourth floor houses 14 operating rooms with space for two more rooms, all customized for cardiac surgery. The rooms use LED lights to minimize heat. A sterilized hallway adjacent to these rooms contains the scrub sink for staff to prepare for surgery.

The fourth floor was designed separately by Cleveland-based Bostwick

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Design Partnership. Robert Bostwick, president of the company, says that the design of cardiothoracic surgery rooms is a specialty that his firm has mastered over the years working with the Cleveland Clinic.

"The [operating rooms] are highly customized to the way the Clinic does their heart procedures," he says.

This includes intimate details of technical infrastructure that support the operating equipment, such as special surgery lights made by Mentor-based

Steris Corp. that use LED technology for illumination. "They're much more suitable for the operating theater in that they minimize heat," he said.

In developing the plan for the fourth floor, Bostwick coordinated input from doctors, clinical engineers, nurses, technicians, administrators and others. This involved formal work sessions that reviewed full-scale mock ups of the operating rooms. The team reviewed things like the positioning of cabinets, power switches, lights and monitors.

"These were intense work sessions in as much as they were highly interactive, not formal presentations," Bostwick says. "There were countless meetings, refinements, mock ups, revisions and adoptions of new technology that necessitated design changes."

The second floor contains 10 catheterization labs located near the open heart surgical room. "I think it's going to enhance cardiac care," Peacock says.

The open heart imaging room contains some of the most advanced medical technology, including a robotic device resembling a giant microscope that can change positions quickly. There are 10 digital screens throughout the room that allow staff to view X-rays and other images.

One piece of equipment, a "cyclotron," had to be installed before the building was complete due to its bulk.

The first through fourth floors all contain the outpatient departments. The outpatient areas have public waiting rooms facing the front entrance. Many of the walls in these areas have black slate accents to help navigate through the massive building.

Atrium separates the two buildings

A four-story, glass curtain walled atrium separates the Miller Family Pavilion from The Glickman Tower and features commissioned art pieces, including a 90-foot long, geometric mural. The atrium has a chapel and an Islamic prayer room.

The curtainwall glass and granite exteriors of the new buildings are uniform. "It all ties together, yet you can distinguish one building from the other," says Ron Lawson, a senior owner's representative.

Glickman enhances urology care

The 330,000-square-foot, 12-story Glickman Tower, the new home to the Glickman Urological & Kidney Institute, offers advanced clinical technology, a rooftop helipad (the Clinic's second helipad) for critically ill and injured patients, and a new dialysis unit with picturesque views, as well as a sky-lit great hall. The Glickman Tower alone cost \$128 million.

The first floor in the Glickman Tower has an electronic medical library, making all medical resources available to patients and families.

Congratulations to Whiting-Turner Contracting Co. and Cleveland Clinic on the new Glickman Tower. Acme Arsenia is proud to have been a part of this project.



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The dialysis unit transports 1,000 drums of chemicals daily to be mixed on site, maximizing labor and resources.

“Anything to do with kidneys, urology, dialysis is housed on these floors,” explains Russ Saghy, another senior owner’s rep.

The sixth floor in Glickman Tower houses a blood bank, from which blood can be transported anywhere on campus within 21 minutes via a network of pneumatic tubes.

“Building information modeling technology was employed in the design of the Glickman Tower to achieve the best possible coordination between the architecture and the engineering systems,” says Nicholas Constantine of Korda Nemeth Engineering Inc. “Once the architectural, structural and MEP models were combined into one, a virtual 3D Glickman Tower was created, and conflicts between systems were uncovered and corrected before the project went to construction.”

“For the Glickman Urological & Kidney Institute, our new building rep-



Photo courtesy of Cleveland Clinic

ON THE RISE The 330,000-square-foot, 12-story Glickman Tower serves as the new home to Cleveland Clinic’s Glickman Urological & Kidney Institute,

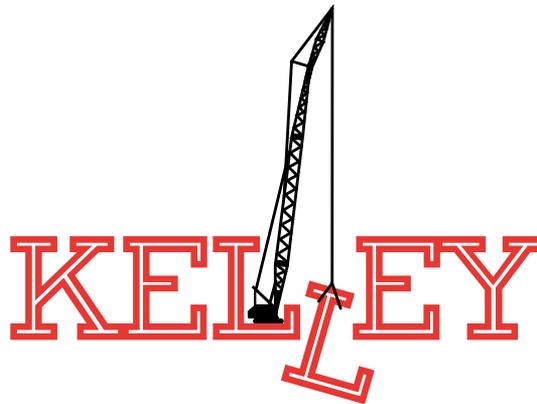
resents the history of innovation we’ve contributed to the field and the vastness of the contributions we are poised to lead in the future,” says Andrew C. Novick, M.D., chairman, Glickman Urological & Kidney Institute.

“The space allows for us to continue our momentum in pioneering new surgical techniques, incorporating the latest

technology, and, most importantly, continuously improving outcomes for our patients,” Novick adds.

New service center supports campus

The basements in both the Miller and Glickman buildings lead to an underground service center. Designed by Bostwick Design Partnership, the under-



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ground service center is one of the largest projects currently under construction in Northeast Ohio, encompassing more than 1.5 million square feet and having a footprint approximately the size of three football fields placed side by side.

The Clinic has long desired a centrally located service center capable of supporting its entire expanding campus in downtown Cleveland. With the addition of the Miller Pavilion and the Glickman Tower, that desire became a necessity.

Previously, the facilities for departments such as materials management, waste management, food storage and prep, central sterile supply, and linen storage were spread throughout the campus, making coordination between any of them difficult. In addition, they were not large enough to support the campus's major additions.

The new 227,000-square-foot underground service center provides ample space for all of these functions in the heart of the Clinic's main campus. An automated transport system and a warehouse management/order fulfillment system are designed to create improved efficiencies in material distribution.



CONNECTING CORRIDORS A 500-foot underground service tunnel allows for greater efficiency on the Clinic's main campus, as automated guided vehicles use it to transport materials between the service center and the campus buildings.

The service center includes space for the offices and support facilities for the information technology department's on-campus staff and vendors in a 12,000-square-foot office building constructed adjacent to the parking deck.

A one-story information technologies department building and mezzanine in the adjacent service center house a

communications room for a cable TV system, as well as a communications hub that serves the entire campus.

"There's nothing like it for a health care facility," Bostwick says of the new service center. As with the cardiothoracic surgery facilities in the Miller Family Pavilion, Bostwick formed a team of consultants with expertise in materials handling and

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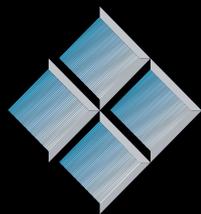
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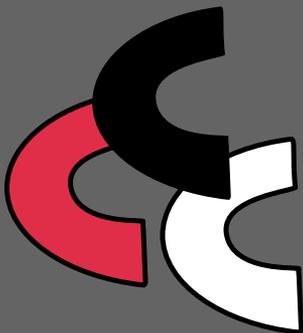
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Photo by Ken Kyrch



HIGH-TECH TRANSPORT Robotic devices are used to move materials along a magnetic roadway throughout the the Clinic's underground corridor system.

health care delivery to oversee the planning of this service center. This team also included Clinic personnel in addition to outside experts.

"The service center utilizes sophisticated materials handling technology that is more commonly employed in the packaging and order fulfillment industries than the healthcare trade," Bostwick says. "It's the application to the health care environment on such a large scale that makes this project revolutionary."

This advisory group consisted of about 20 people who held regular weekly meetings.

The design process continued after the groundbreaking in order to compress the construction schedule, Bostwick says.

"It allowed us to continue some of the detailed work even as caissons were being drilled," he says.

The service center is linked to the existing service corridors and distribution centers in the basements of various campus buildings, including the Miller Pavilion and Glickman Tower, by an underground service tunnel. This 500-foot tunnel allows for greater efficiency on the Clinic's main campus, as automated guided vehicles use it to transport materials between the service center and the campus buildings.

Jay Waddell, project manager for Cleveland-based Donley's Inc., says a lot of highly sophisticated robotic transport equipment had to be brought in on a tight schedule. Some of this equipment was sourced from overseas and had to be installed by foreign technicians.

"Each one of these machines has to travel to every possible destination; they

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have to program all of that into the software,” Waddell says.

Green service center

Bostwick is particularly proud of the fact that the service center and the East 89th Street garage that sits above it are registered to be LEED certified. Typically, such projects are not built for LEED certification.

“Many of the things about the building contributed to smart green architecture,” Bostwick says.

LEED certification was not part of the original plan. Bostwick remembers getting a call from Dr. Cosgrove after the construction began.

“It was a memorable phone call, and a significant challenge,” Bostwick says. “We were surprised how far we could go with the project as it was designed. We soon discovered there were many, many characteristics of the building that were already eligible for LEED credits that would contribute to certification. We were quick to move on that and totally surprised we could make progress even as the design was in place.”

Several of the LEED points came from recycled content from local sources, says Donley’s Waddell.

Parking expands

The on-site parking capacity on the Clinic’s urban campus was insufficient to support its major new additions. The new facility will alleviate that problem: it includes a 1,275,000-square-foot parking deck that provides space for 4,000 vehicles on eight levels. The deck extends the full block from Euclid to Chester.



Photo courtesy of Cleveland Clinic

SIZEABLE SPACE The Clinic’s new underground service center encompasses more than 1.5 million square feet with a footprint approximately the size of three football fields placed side by side.

In April 2006, Cleveland-based Donley’s Inc., serving as construction manager, began constructing the service center and parking garage at East 89th Street and Carnegie Ave.

There are two new parking decks. The JJ Garage, which runs between Euclid and Chester along the Clinic Avenue, and the East 89th Street Parking Garage and Service Center which is on Carnegie and 89th Street.

Donley’s Inc. was also the construction manager for the East 93rd Street Office Building and Parking Deck, known as the JJ Building, which was completed in two phases, in 2005 and 2007. Located across the street from the new heart center complex, the JJ Building provides 131,000 square feet of office space for cardiovascular research and administration functions. The facility also houses a pharmacy and the operations command center for the entire main campus, as well as 420,000 square feet of parking.

Located on Clinic Avenue, formerly East 93rd Street, between Euclid and Chester, the new parking deck has been designed to accommodate patient/visitor parking in addition to employee parking.

In addition to Donley’s responsibilities as construction manager, Donley’s also handled the structural concrete construction on the project.

“In addition to being one of the largest concrete projects in Cleveland history, the JJ Parking Garage project is also one of the city’s top three excavation projects ever,” Bostwick says.

The expansion includes a 364,000-square-foot, seven-level parking deck that accommodates an additional 1,224 vehicles, as well as 117,850 square feet of office space on six floors.

Construction finishes ahead of schedule

Despite a very aggressive 10-month schedule, the firm completed its work two weeks ahead of schedule.

The designs were reviewed by the city planning commission as part of the building permit process, notes Robert Brown, director of the commission.

“It’s a project that’s very important to the city of Cleveland,” Brown says, particularly in terms of providing health care and employment. “The project went through very much as proposed.”

“The collaboration of the entire team – owners, designers and contractors – on a project this large is the thing I’m most proud of,” says Parris, the architect. **P**

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County Fire Protection Expands Into New Facility

County Fire Protection, Inc. announced it is moving to a new 12,000-square-foot facility in Brimfield this month. The company was founded by John Lubinski in 1999 and has expanded to serve commercial and industrial customers in Cleveland, Akron, Columbus and Toledo.

County Fire, a three-time Weatherhead 100 recipient, has recently added sprinkler service capabilities to its list of services, which includes fire extinguisher service, Halon 1301/FM-200/CO2 fire suppression service, sprinkler/fire pump testing and service, fire alarm service, exit and emergency light service, fire extinguisher training, SCBA/Air Pak service, and restaurant/kitchen fire suppression system service.



County Fire Protection's New Brimfield Facility

R.E. Warner & Associates, Inc. Hires Add'l Staff

R.E. Warner & Associates, Inc., a multi-discipline consulting engineering, architectural and surveying firm headquartered in Westlake, has recently expanded its professional staff.

Anagha Y. Dharmadhikari has joined the Mechanical/Process Department as a process engineer. She has a Bachelor of Science in Chemical Engineering and a Master

of Science in Engineering Management from Case Western Reserve University.

Jared S. Perry joins R.E. Warner's Structural Department as a design engineer. He has a Bachelor of Science in Civil Engineering from Ohio University.

Robert B. Garrett joins as an electrical engineer and has 35 years of experience in electrical design, estimating, construction and project management including over 30 years in design of electrical

systems for petro-chemical electrical, steel, automotive, and food industries.

Ryan J. Pinter joins as an electrical technician with three years experience in layout/design of electrical transformer cabinets and fixtures.

Cynthia I. Smith joins as structural designer and has more than 15 years of structural steel design, drafting and detailing experience. Her experience includes steel, aluminum, automotive, process and commercial projects.

Lastly, Jerry J. Chapman, James P. Dew and Michael G. Gusley join as piping designers for the firm's Mechanical/Process Department.

HSB Architects + Engineers Announces New Hires

HSB Architects + Engineers, a leading provider of architectural and engineering services, has added several professionals to its growing Cleveland headquarters office, as well as to its new Phoenix, Ariz. office.

Joining as a project manager is Susann Geithner. A LEED-accredited design professional, Susann oversees the firm's green building projects, as well as overall building design responsibilities.

Ben Gingrich, in his role as designer, is charged with developing schematic design proposals and construction documents. Specific areas of expertise include digital renderings and graphics. He received his Bachelor Science of Architecture from Kent State University and a Master of Architecture with a con-



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Joining as a project architect is George Gatta, who will be responsible for implementing design work for a variety of firm projects, including Cigna and Key Bank. He specializes in corporate office work and camp architecture. He received his Bachelors of Architecture from the School of Architecture and Environmental Design at Kent State University and serves as an Adjunct Faculty member teaching Interior Design at the Cleveland Institute of Art.

Lastly, Alden Neufeld joins as a project manager. Based in HSB's Phoenix office, Neufeld is responsible for overseeing

a variety of projects for the firm's growing scope of operations in Phoenix.

Reliable Snow Plowing Addresses Salt Shortage Problem

The current salt shortage situation in the U.S., caused in part by hurricanes Ike and Gustav and subsequent flooding from those storms, will have a serious effect on commercial and municipal snow removal services during the coming winter months, according to Norm Detrick, president of Reliable Snow Plowing Specialists. In essence, only two of five major salt mines will sell their salt in the Cleveland and Northeast Ohio market;

the other three will not serve us at all. Demand will certainly exceed supply and all of the available salt has been sold to existing customers, Detrick says.

Reliable Snow Plowing Specialists has prepared for this by stocking up early by securing 12,000 tons of salt – guaranteeing enough salt in place for even a record-breaking year – and expanding its stockpiling capacity in Macedonia by 50%

In addition, the company is launching a new liquid program that will make salt work at much lower temperatures and use less salt to obtain the same result. Applying liquid melting agents or pre-wetted salt can prevent or clear ice more quickly than solid

salt. This process uses a salt brine accelerator to wet the salt prior to being spread on the pavement.

Marous Brothers Named as One of the Safest Companies in America

Occupational Hazards, a national safety, health and loss prevention trade magazine, recently announced that Marous Brothers Construction is one of 18 companies that have been named to the 2008 list of America's Safest Companies. Together, these companies provide a safe working environment for nearly 275,000 employees.

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their awards at a champagne reception hosted in Anaheim, California. Scott Marous, COO of Marous Brothers Construction attended the event.

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Ohio Historical Society Honors Richard L. Bowen + Associates

The Ohio Historical Society recently presented Richard L. Bowen + Associates with an Ohio Historic Preservation Office Award for the rehabilitation design and adaptive reuse of the Alumni House of Case Western Reserve University in Cleveland's University Circle. The award presentation took place at a recent luncheon in downtown Columbus. Also honored were Case Western Reserve and Marous Brothers Construction, which did the rebuilding.

The University chose Bowen in early 2007 to oversee this initial \$2.5-million

rehabilitation phase of the University's first Alumni House, which serves as a home-away-from-home for the University's more than 100,000 living alumni.

Built in 1911 by the Chamberlain family, the three-story brick Alumni House was purchased by the University in 1953 and used in various ways over the years, most notably as the home of the Music Department and later the design studios for the Department Architecture until its dissolution in 1972. The house is on Juniper Road next to Arabica Coffeehouse and nearby the Glidden House Hotel in the heart of the campus. Determined to respect the historic traditions of the home, Bowen

+ Associates took considerable effort to refurbish the priceless architectural details. Interior work included adding new plumbing and electric wiring, restoring woodwork, uncovering hidden architectural details, and refinishing the first-floor wood flooring.

Other significant infrastructure work included the addition of a four-story elevator and the rehabilitation of the first-floor lobby, parlor, library, living room, and kitchen. The second floor features a business center for alumni, and both the second and third floors hold alumni relations offices.

Bowen's lead architect, Ken Emling, also added new landscaping. Moreover, the redesign called for dismantling

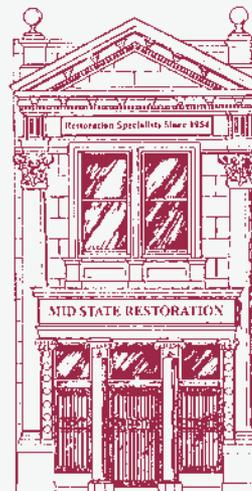
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the slate roof and cleaning and replacing the many pieces and adding new copper gutters and downspouts. New porches were added at the front entrance along with a special needs ramp, as well as a rear porch and patio. Windows were installed that are true to the structure's historical architecture.

Bay Mechanical & Electrical Earns Top Honors at ABC Awards

For the second time in four years, Lorain-based Bay Mechanical and Electrical was awarded the Chairman's Cup by Associated Builders and Contractors (ABC) at its annual Excellence in Construction Awards gala, which recognizes the

top construction project in northern Ohio. This year's awards presentation was held at the Metropolitan Grand Ballroom, which sits atop the Huntington Building in downtown Cleveland.

Independent judges, representing a cross-section of construction industry experts, found Bay's \$6.4 million project at Cleveland State University the best project of 2008.

Bay Mechanical and Electrical not only won the Chairman's Cup, but also won one of three Diamond Safety Awards presented by Chad Keeper from the Safety Controls Technology and 2009 ABC National Chairman Jerry Gorski for outstanding commitment to



Bay Mechanical's award-winning project at Cleveland State University

safety and insistence on a safe jobsite. This was the third consecutive year Bay earned the Diamond Safety Award.

The two additional Diamond Safety Awards were presented to Janotta and Herner of Monroeville in the General Contractor category and Campbell Construction of Wooster in

the Construction Manager category.

Merit Awards were awarded to Workman Industries (Kent), Whitehouse Construction (Bedford Heights), R.J. Martin Electrical (Bedford Heights) and Northeast Structural (Mount Eaton) for their impressive projects.

Additional Excellence Awards were earned by R.J. Martin Electrical (Bedford Heights), Knoch Corporation (North Canton), two awards to Clouse Construction (New Reigel), two awards to Janotta & Herner, Inc. (Monroeville), two awards to M.W. Mielke, Inc. (Medina), and Preferred LLC (Cleveland). **P**

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ALEC J. PACELLA

The Usual Suspects

Similar to most industries, the real estate sector supports a whole host of professions covering a wide range of activities, from leasing to sales to development to property management. In this column, the monthly focus is typically on issues and concepts specific to buyers and sellers of investment real estate. But there are also whole host of others that are along for the ride during this process. This month, we are going to discuss the cast of characters most likely to throw in their \$0.02 during the sale process, including just what is motivating their \$0.02 and who ultimately ends up paying for this \$0.02.

The Lender

While some buyers will pay all cash for a property, most will use a loan to pay for a portion of the sale price. A lender provides this loan and is an independent third party governed with its own interests. But in many ways, lenders can also be thought of as the buyer's partner,

as once the deal closes, the buyer and the lender are in it together. So a lender is not only concerned with the fundamentals of the actual real estate but also with the credit-worthiness of the buyer. Lenders will use a variety of measures to evaluate both and, assuming that everything meets their criteria, will do what

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LOSING ITS RELIGION? The St. Jude campus, located on Richmond Road in Warrensville Heights, is in the process of being sold and redeveloped into an office park. Encompassing 14 acres, this site is visible from I-271 and US 422. —AP

they do best – provide a loan. Lenders are compensated by the buyer, primarily via the collection of interest on the money borrowed over the course of the loan, although they also charge various fees up front to help cover the costs related to setting up the loan.

The Appraiser

During a sale process, there is often the need for an independent expert to determine fair market value for a property. This is most commonly required by the lender. They need to make certain that the purchase price makes sense not only to the buyer but to them as well, as they will be in the same boat once the deal closes. We covered the appraisal process in this column a few months ago so I won't rehash that here. A buyer or a seller can also engage an appraiser to develop fair market value for them. But lenders usually prefer to engage an appraiser directly, regardless of other appraisals that may exist. The appraiser is paid by whoever hired them, be it the lender, the buyer or the seller.

The Title Company

Title insurance is basically protection from any loss that may result from defects in a property's title. It is needed because there are no government entities that play any role in determining who actually owns the title, any deficiencies that may affect the title or the validity of instruments that are involved in the transfer. Title insurance companies will step in and provide an insurance policy against these types of issues. The insurer will usually produce two types of policies, one for the owner and one for the lender, as each has slightly different needs and requirements. The title company can also facilitate the actual closing of the sale by acting as an intermediary. In this function, they will hold escrow accounts, receive and disburse funds and record the various documents involved with the change in ownership. The cost associated with the title company's



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services can be handled in various ways but the most common approach in this market is to have the cost split equally between the buyer and seller.

The Attorney

A sale transaction does need attorneys included in order to proceed. But trust me, it goes much smoother if they are. Typically, both buyer and seller will at least consult with their own legal council, primarily because a sale contract is a legally binding document. But beyond this, attorneys can provide numerous services during the sale process, including review of documentation, review of title work, preparation of deed and review of the closing statement. The attorney's fees are typically paid by whoever is hiring them, with the buyer paying their attorney and the seller paying for theirs.

The Third-Party Experts

In larger, more complex sales, there are a whole host of experts often called upon to assist either the buyer or the seller. These can include environmental consultants, engineering consultants, surveyors and contractors, among others. The information that these professionals provide can be critical but who pays for what can be a little gray. Generally, it's similar to the attorneys – whoever is hiring the third party pays for them. But be aware that a seller can sometimes engage and pay for a study or report and then turn it over to the buyer.

The Broker

A broker's role and how they are compensated are unique as compared to the rest of the crew. Ohio has strict rules on what is called "agency relationships" or the role and responsibilities of a real estate agent. An agent can represent the seller, represent the buyer or represent both (called dual agency). The role that the agent is taking in a transaction must be disclosed to and acknowledged by all of the parties via state-provided forms. But unlike attorneys and third party experts, payment of the brokerage fee is usually the sole responsibility of the seller, including any portion that is owed to a broker representing the buyer. **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.

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Ohio Supreme Court Clarifies Ohio Regulatory Takings Jurisprudence



JOHN P. SLAGTER, ESQ.



ANTHONY R. VACANTI, ESQ.

Recently, the Ohio Supreme Court clarified regulatory takings law in Ohio. In *The State ex rel. Gilmour Realty, Inc. v. City of Mayfield Heights, et al.* (2008), 119 Ohio St.3d 11, the Ohio Supreme Court adopted federal law, and provided property owners with additional means to challenge the constitutionality of a zoning designation to property.

Sometimes, governments impose burdensome regulations, such as zoning restrictions, on real property that severely hinder the feasibility of developing property. The law provides for several remedies to property owners in such cases. Generally, in response to burdensome zoning regulations, a property owner may file a lawsuit seeking: 1) the court to declare the zoning regulation (or other regulation) unconstitutional, and invalidate the regulation; and/or 2) the court to declare a regulatory taking, and provide the property owner with compensation for the loss of the property owner's property rights by issuing a writ of mandamus.

Typically, both claims are brought in the same lawsuit.

Under the Ohio and United States Constitutions, when a zoning restriction does not substantially advance a legitimate governmental interest, then the zoning restriction may be invalidated. Moreover, under the Ohio and United States Constitutions, when a zoning

restriction (or any other governmental regulation) goes "too far" in burdening the use and value of property, a regulatory taking by the government occurs, entitling the property owner to "just compensation."

The facts in the *Gilmour Realty* case follows a complicated, yet familiar pattern. The owner of commercial land, *Gilmour Realty, Inc.* ("*Gilmour*") purchased surrounding property in order to expand its business. Prior to each purchase, *Gilmour* confirmed with the city that the property was zoned to permit commercial uses. After the purchase, the city approved a site plan to convert the properties for office use. Nevertheless, less than a year later, the city's planning commission recommended that the city rezone the subject property from commercial to residential single family. Such ordinance was adopted, resulting in a subsequent lawsuit.

Just prior to the city council rezoning the subject property to single family, *Gilmour* filed suit against the City of



Mayfield Heights, Ohio (“City”), the mayor, and the members of city council seeking a declaratory judgment that the proposed rezoning constituted an unlawful taking of Gilmour’s property without just compensation. Additionally, the suit included a request for injunctive relief preventing the city from enacting the rezoning ordinance. Gilmour then filed a separate writ of mandamus with the court of appeals. Upon reviewing the case, the Ohio Supreme Court confirmed that a property owner may file a separate mandamus action requesting the court to compel the government to institute appropriation proceedings to determine compensation for involuntary regulatory takings of private property. In fact, property owners may file such an action in either the common pleas court, the court of appeals, or directly with the Ohio Supreme Court.

The Ohio Supreme Court allowed Gilmour to file a separate mandamus claim with the court of appeals, even though Gilmour already had a pending declaratory and injunctive relief claims in the common pleas court, which sought invalidation of the zoning restriction and a declaration that the zoning did not substantially advance legitimate governmental interests. The Ohio Supreme Court noted that the foregoing claims in the common pleas court did not provide Gilmour with a complete remedy because those types of actions could not compel the city to commence appropriation proceedings to compensate Gilmour for the property rights taken.

Additionally, the Ohio Supreme Court incorporated the United States Supreme Court’s ruling in *Lingle v. Chevron USA, Inc.* (2005), 544 U.S. 528, which confirmed that the test of whether a governmental regulatory action substantially advances a legitimate government interest is no longer an appropriate test to evaluate constitutional takings claims. Under the *Lingle* decision, the “substantially advances” test may only be used if the property owner is seeking invalidation of the

zoning regulation, not compensation for the burden imposed by such zoning regulation. Prior to *Lingle*, property owners could establish their right to compensation for regulatory takings by either establishing that a zoning regulation has gone “too far” in burdening property rights, or by establishing that the zoning regulation does not substantially advance legitimate government interests.

Prior to the *Gilmour* decision, the Ohio Supreme Court had yet to incorporate such ruling under the Ohio Constitution. Consequently, it appears that the Ohio Supreme Court has now aligned itself with the United States Supreme Court, and the “substantial advances” test is no longer applicable to determine whether a property owner is entitled to compensation, but only applicable to determine whether a zoning regulation is invalid.

Under the Ohio and United States Constitutions, when a zoning restriction does not substantially advance a legitimate governmental interest, then the zoning restriction may be invalidated.

In sum, the *Gilmour* decision affects property owners that desire to challenge governmental regulations applying to their properties in two practical ways. First, the decision clarifies Ohio law

on the matter, and clearly indicates that there are two related, but separate routes to take when challenging a zoning restriction that goes “too far” in burdening property: invalidation of the zoning restriction or compensation for loss of value due to the zoning restriction. Additionally, the decision allows a property owner to file an action seeking invalidation of the zoning restriction in the common pleas court, while simultaneously filing an action seeking compensation for the zoning restriction in the common pleas court, the court or appeals, or directly with the Ohio Supreme Court. **P**

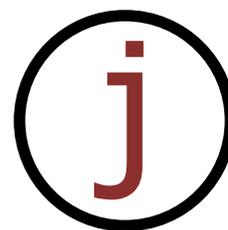
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Realtors Urge Passage of Housing Stimulus Plan



HOWARD LICHTIG

The National Association of Realtors (NAR) will offer a four-point legislative plan to reinvigorate the housing market, calling on Congress to act during a lame-duck session. NAR believes the plan will give a boost to the economy and help to calm jittery potential homebuyers.

The plan features such consumer-driven provisions as eliminating the repayment of the first-time homebuyer tax credit and expanding it to all homebuyers, making higher mortgage loan limits permanent, pushing banks to extend credit to Main Street, and prohibiting banks from entering into real estate.

Housing has always lifted the economy out of downturns, and it is imperative to get the housing market moving forward as quickly as possible. NAR believes it is important for Congress to address the

concerns and fears of America's families, much in the way it has addressed Wall Street turbulence.

NAR recommends Congress pass new housing stimulus legislation that includes the following priorities:

1. Remove the requirement in the current law that first-time homebuyers repay the \$7,500 tax credit, and expand the tax credit to apply not only to first-time buyers but also to all buyers of a primary residence.
2. Revise the FHA, Fannie Mae and Freddie Mac 2008 stimulus loan limit increases to make them permanent. The Economic Stabilization Act, enacted in February, made loan limit increases temporary, and subsequent legislation reduced the loan limits and made them permanent. This has

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broad implication for homebuyers in high cost areas.

- Urge the government to use a portion of the allotted \$700 billion that was provided to purchase mortgage-backed securities from banks to provide price stabilization for housing. The Treasury department should be required to use the newly enacted Troubled Assets Relief Program to push banks to: extend credit down to Main Street, making credit more available to consumers and small businesses; expedite the process for short sales; and expedite the resolution of banks' real estate owned (REOs) properties.
- Make permanent the prohibition against banks entering real estate brokerage and management, further protecting consumers and the economy.

NAR will strongly pursue these proposals before the completion of this current Congress. **P**

Howard Lichtig is 2009 chairman of the board for the Cleveland Area Board of Realtors (CABOR).

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Filling a Need

Modern amenities, contemporary design give tenants reason to smile at Landerbrook Dental Office Building

By Linda Bloom | Photos by Scott Pease

Winning on any level is exhilarating. In this case, the victory was the completion of the new Landerbrook Dental Office Building. The “dream team” was comprised of Munsell Realty Advisors, Inc., The Krill Co., Inc., and Vocon, Inc. Their collaboration resulted in a two-story medical office building in Mayfield Heights. The 30,400-square-foot building, on a 2.56 acre site, was completed in January 2008, at a cost of \$3.2 million for the building shell and site improvements. The project is a novel approach to a medical building, grouping 11 solo dental practices in their own facility.

The design was developed from a focused approach to the building aspects, a careful study of the relationship of the materials and how each element became a part of the formal presentation, according to Michael Christ, project architect with Vocon, Inc. The goal was to maximize the building size, per city guidelines and host a group of 11 dental practices, he says, adding that in addition to his

own work, other Vocon staffers were involved in varying degrees, including Julie Trott, Matt Heisey, Angela Rosati, Stephanie Swarner, and Jean Currier.

“I have not seen another building on this scale with the number of dental practices being in one building,” Christ says.

The site is bordered on three sides by access drives to adjacent properties and the main office park road. The

ultimate square footage of the building was determined by the site and its subsequent parking count. The building displays several design elements into the complete composition including a curtain wall, two different types of masonry, metal panels, an entry canopy and reflective glass throughout.

“We were trying not to make it like a typical office building,” Christ says. “We were trying to use some of the more



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modern materials like the metal panels, and the large expanses of glass. I think they are the most striking features of the project with great visual impact.”

The building’s center is the tallest and most prominent portion of the project. It also possesses the most immediate visual element of the building, a vertical spine of red metal panels, which extend higher than its adjacent parapets. The metal panels are framed on its sides by a 38-foot-high glass curtain wall and cream-colored burnished block masonry. This entire ensemble translates across the top of the building to the rear, on the north face. This central area, on the south side, is the main entry and meets the site with a steel-framed, glass canopy. The left side of the main elevation, encompassing the entire southwest corner, is a two-story aluminum and glass curtain wall, topped with an aluminum sunshade. The panels of glass are vertically butt-glazed, with horizontal, clear anodized mullions.

The remainder of the main façade, at the east end, consists of two levels of 20-foot-long glass panels within a 32-foot-high mocha-colored brick wall. Darker bands of the masonry are located in lines concurrent with the window mullions. At the far right is another masonry projection with punched openings in the cream-colored burnished block masonry. This formation is mirrored on the rear of the building to the north. The northwest portion of the building is formed of the mocha-colored brick, with punched openings and some cream-colored block banding.

“[The project] was educational, trying at times,” Chris says. “In the end everyone has been pleased with the final product. The owner and tenants are pleased with the building. I’ve heard nothing but good things.”

Mark R. Munsell is president and sole owner of Munsell Realty Advisors, Inc. and the authorized managing partner of Landerbrook Dental, LLC, which was responsible for construction of the project, construction of tenant improvements, negotiation of construction and permanent loan documents, daily management of the project, and asset management.

Munsell was approached by three dentists, Dr. Anthony Bastulli, and practice partners Drs. Alperin and Fried about buying a building or pos-



FORWARD FORMS “We were trying not to make it like a typical office building,” says Michael Christ, project architect with Vocon. “We were trying to use some of the more modern materials like the metal panels, and the large expanses of glass.”

sibly developing a building. Well aware of Munsell’s expertise in medical and dental office building development and management, the dentists asked him to find a piece of land and come up with a development plan, which he did. They showed it to their colleagues who also had interest in a building in which they would have an ownership interest. A condition of the deal was that each practice that came in had to be a participant in the equity. Some dentists would need to move in quickly, due to their lease terms expiring in their existing locations.

“I knew of the land in Landerbrook Corporate Park, because I had built two

other buildings in the park,” Munsell says. “It was one of the few available parcels that was large enough to contain the 30,000 square feet we felt we needed to build. It was strategic. A number of the dentists were previously located in Mayfield Heights and wanted to stay close geographically to where they were. It would result in less patient disturbance. The Park is recognized as a growth and business area, and it was logical to locate in a business environment.”

Munsell and the parcel owners agreed to terms in several weeks and entered into a purchase agreement. Munsell told them that they needed to close within three to four months,

because the project needed to get up and running, and he then engaged Vocon as the architect.

"I trust the Vocon people, and I trust Paul [Voinovich, the firm's principal]," Munsell says.

He told Voinovich that he needed Vocon to design a building that maximizes the square footage precluding variances from the City of Mayfield Heights.

The City of Mayfield Heights was very receptive to the project, and they approved it at the initial Planning and Zoning Committee meeting and at the next City Council meeting. Final approval occurred two weeks later.

"Within three months time, I had a design, site plan approval and City Council approval," Munsell says. "I



Photo by Ken Kruch

PIECE OF PROPERTY Each of the 11 dentists has an ownership interest in the new facility, which is a unique arrangement in the medical field, according to Mark Munsell, of Munsell Realty Advisors.

brought the dentists in and explained the financial model, showed them what their returns were going to be, what the rent was, which was less than what

they were paying at their existing locations in which they had no ownership interest. I was able to do all of this in a very short period of time."

Construction began four months later with The Krill Co. acting as construction manager and was delivered 12 months after that.

"We've got a great building and a great investment for everybody involved," Munsell says, noting that a common goal for the dentists from the beginning was to have all new modern facilities and to invest in the building for their own long-term financial benefit. "Each dental tenant is pleased,

happy and excited to be in such a wonderfully designed building with all of the amenities and technology they need to run their practices in the 21st century."

A tour of the various suites reflects the wide spectrum of personalities in the building. Dr. Anthony Bastulli's suite, decorated in earth tones, sports fresh flowers every two weeks. Dr. Marie Calabrese's suite, with interior decor executed by Vocon, is full of color.

We congratulate Landerbrook Dental Clinic and The Krill Co. on a job well done!

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“It’s wonderful to be in this building,” Calabrese says. “There is much more light, and everything is open and new. We were offered the opportunity to be in an all-dental building and to be part owners. It’s a good feeling to know that in the future there will be some security.”

Munsell notes that a spirit of cooperation made the project run smoothly.

“It is unusual to pool 11 distinct practices together with 11 distinct personalities in each practice and to be able to get them to work together and cooperate for a common goal,” he says.

From the construction manager’s standpoint, it was a very successful project: the job was completed on time and under budget, says Dan Audia, project manager for The Krill Co., Inc.

“Starting this project at the right time of the year, in late spring, really set the project off on the right tone,” Audia says. “We completed the pre-construction process in three months, so the construction start was in April, which was ideal.”

As many Northeast Ohio owners know, time of year has a lot to do with minimizing potential winter condition challenges, according to Audia.

“It’s a real cost, and starting at the right time of the year can minimize a lot of that,” Audia says. “We stayed proac-



NEW VIEW Mark Munsell, of Munsell Realty Advisors, says each dental tenant is “pleased, happy and excited to be in such a wonderfully designed building with all of the amenities and technology they need to run their practices in the 21st century.”

...tive with the procurement of materials on the job focusing on the building skin, roofing, and the mechanical system. In doing that, we were able to enclose the building, and more importantly, utilize the permanent building conditioning system to minimize temporary winter condition costs. If we did not have the systems operational, we would have had

to provide heat in the form of temporary heater units and temporary fuel that can be costly in today’s market.”

Audia says about the construction process, “There was great communication and a great team effort among construction manager, architect/engineer of record, and the owner. There were timely answers to questions. Everyone just worked well together. If we had a question and needed an immediate answer, we got it. That’s a sign that everyone on the team is participating.”

Krill Vice Chairman Jeff Gliebe says about the Landerbrook Dental Office Building, “Mark Munsell entrusted The Krill Company to orchestrate and manage this project, and that to me is a very high compliment. If everyone goes in with an open mind, the project not only goes smoothly, but also there also usually cost and schedule benefits. Krill and Vocon had a past relationship, and this project elevated our interest to continue to partner with Vocon on future projects. In working together you

create a bond, teamwork, a framework where there are no personal objectives. The collaborative approach is for the benefit of the project, which ultimately relates to success. Everyone is working together and not on a personal agenda, for the benefit of one, in this case, Munsell Realty Advisors, Inc.” **P**

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Robert A. Hager

Bob Hager serves as Chair of Buckingham’s Real Estate & Construction (“RE-CON”) Practice Group and has over 20 years of experience representing developers, owners, general contractors, subcontractors and design professionals in construction law matters. He has counseled publicly-traded and privately-owned companies on projects including hospitals, nursing homes, wastewater treatment plants, industrial equipment systems, steel plants, highway projects, churches, synagogues, schools, libraries, condominiums, commercial and residential buildings. Hager has extensive experience drafting AIA and other construction contracts. He regularly represents clients at mediation, arbitration and litigation proceedings.



John P. Slagter

John Slagter is Vice President of Buckingham’s Board of Managers, is the former Cleveland office Managing Partner, and former leader of the RE-CON Group. For over 17 years, Slagter has represented owners, developers, contractors and governments in all facets of residential, commercial and industrial real estate, and has assisted clients in complex real estate transactions and challenging governmental real property tax valuations, resulting in significant tax savings. John has extensive experience defending eminent domain lawsuits and challenging burdensome zoning and land use restrictions. John also advises several localities on land use and zoning matters.



David W. Woodburn

David Woodburn serves as Chair of Buckingham’s Trust & Estates Practice Group while also serving as a member of the firm’s RE-CON Group. As part of this dual practice, David specializes in working with developers and owners of significant real estate holdings. A core part of his practice focuses on structuring the various entities that will be involved in complex real estate deals, so as to operate efficiently from both an income and estate tax perspective, while also providing optimal asset protection for the owner. David’s expertise within both the real estate and estate planning fields allows him to view transactions in a manner that combines the individual’s estate planning goals with a multitude of real estate considerations.

Today the real estate and construction industries face continual changes in technology, methodology, financing, competition and law. Whether the project is large or small and whether a client is a buyer or seller of property or services, the attorneys at Buckingham can provide practical and timely advice necessary when addressing real estate and construction issues. **P**

For more information on Buckingham, Doolittle & Burroughs, LLP, visit the firm online at www.bdbl.com or call 800.686.2825.

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Remaining Stable in These Unstable Times

Creative strategies to survive – and thrive – in tough economic times

By Jim Komos, CPA



JIM KOMOS, CPA

As a tax CPA, I have my own unique twist on what real estate professionals can do to help them survive, and maybe even grow, in this tough economic time. Hopefully, you

can gain a few insights that can help you and your business.

Communicating with your partners

Your bank

Now is not the time to avoid your banker. You should keep the lines of communication open with the bank. You need to know as soon as possible if you are going to have a problem with the bank renewing a line of credit or refinancing a loan. You also need to communicate with your banker that

you have things under control. This includes sharing the bad news with him. But let him know how you plan on working through your setbacks.

Your investors

If you have outside investors, keep them informed. They understand that the industry is enduring tough times. Now is the time to let them know that you are in control. Don't let their imaginations exaggerate your problems. This can be very rewarding for you when times get better.

Your tenants

Keeping in touch with your tenants can pay dividends and avoid unpleasant surprises. Don't let tenants delay rent payments without a follow-up from your office. You don't want to become their bank if you can avoid it. When leases are coming due, you want

to have a strong relationship in place to help in the negotiation process.

Reducing expenditures

Cost cutting

Take a close look at your expenditures. If you have not already done so, now is the time to trim the fat. How deep you need to cut may depend on your current financial condition.

Real estate taxes

One of your major expenditures is your real estate tax bill. Use the fact that property valuations have dropped to your advantage. Request an adjustment to your properties' real estate tax appraisals. But be prepared to support your position. The county and the school districts are fighting these re-appraisals.

Cost segregation studies

For existing properties, this can be like an interest-free loan from the IRS. You can change your depreciation method now in order to obtain an income tax refund based on accelerated depreciation methods. This refund, or loan, is repaid over time through reduced future depreciation. The refund is based on cumulative depreciation taken in prior years versus what is permitted under the revised depreciation methods.

Like-kind exchanges and involuntary conversions

If you are selling property for a gain, make sure you consider these two important tax deferral techniques. They can defer considerable tax outlays. But don't let the vision of saving a few tax dollars currently talk you into buying something that you may be sorry you bought later.

Deducting business losses

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Jim Komos
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avoid the problem of not being able to currently deduct those losses. Besides the passive activity loss rules, there are other potential traps for the unwary. For example, the debt basis rules can limit deductible losses for partners with negative capital accounts. S corporation shareholders have even tougher basis restrictions.

Debt management

We are all aware that the credit markets are tightening up on the industry. Survival and future growth may depend on proper debt management. Planning, including realistic projections of future cash needs, is an important part of getting through these tough times.

Special situations

Cancellation of indebtedness income

If you are restructuring your debt, this may involve reducing the amount owed. This generally results in recognition of

taxable income. But, there may be relief under the cancellation of indebtedness rules. Planning in this area may result in huge benefits.

Timing your gains and losses

This year may provide you with some interesting choices related to timing of capital gains. Should you sell a highly appreciated asset this year or next year? If you have realized stock losses, should you recognize these losses this year? The combination of decreasing real estate and stock values combined with the potential for higher future capital gains rates makes for some difficult year-end decisions.

Property transfers

Current low real estate values may open the door for some long overdue estate planning or for a key employee incentive program. Lower values allow you to maximize the amount that can

be transferred under current tax laws. Whether it is annual exclusion gifts to the children or estate planning using complex estate planning techniques, the current market conditions may allow you to accomplish significantly more.

Overall, these economic times require planning and communication. You must make the time to look at the big picture and plan accordingly. Communicate with not only your tenants and vendors, but also your banker, attorney and accountant. Together, you can work through these times, and prepare your business for the better times ahead. **P**

James Komos is the partner-in-charge of the tax department at Ciuni & Panich, Inc and leads the Real Estate Services Group. For more information, email him at cpainfo@cp-advisors.com or call him at 216-831-7171.



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Surviving a Tenant's Lease Auction in Bankruptcy

By Stuart L. Larsen



STUART L. LARSEN

Current statistics confirm what landlords doing business in the current credit climate already know. Credit defaults have increased dramatically among retailers. What can landlords expect in future retail bankruptcies? Unfortunately, landlords can expect a lease auction coming to a shopping center near them.

In the past few years, Chapter 11 debtors have increasingly decided to auction their interests in commercial leases that are no longer useful in ongoing operations. From the perspective of bankruptcy debtors and liquidators, lease auctions provide a flexible mechanism for capturing the value of a leasehold interest for the bankruptcy estate. They may also help minimize the amount of any respective landlord's lease rejection damages claim. ("Rejection" of a lease represents a court-approved breach of the lease and surrender of the premises to the landlord. The landlord may file a claim for its damages with the bankruptcy court.)

The enactment of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 ("BAPCPA") has accelerated the trend toward lease auctions by limiting the debtor's options. BAPCPA requires Chapter 11 debtors to decide whether to assume, assign or reject leases within 210 days after the bankruptcy filing. After this 210-day period, the lease may be automatically surrendered to the landlord by operation of law.

Some landlords have become familiar with the lease auction process based on their experience in large retail bankruptcies. They recognize the need for quick action to protect their rights in auctions that proceed on a fast track.

However, to a landlord inexperienced with the process, bankruptcy can be a confusing "paper blizzard." Inattention to an auction scenario can produce harsh consequences. Landlords run the risk of being compelled to accept a replacement tenant that is thoroughly incompatible with other tenants. In addition, landlords may forfeit rents by failing to take timely action. Finally, landlords eager to regain control over space with below market rent may lose an opportunity to enter into a lease termination agreement with the debtor.

Step One: The Court Establishes Auction Procedures

Landlords should be aware that their rights may be forfeited if they do not take timely action in response to a motion to conduct a lease auction. Among other things, a motion for a lease auction typically requests that the court fix a date for submitting written bids before conducting a scheduled lease auction. The debtor may also request court approval of a standard form of lease assignment agreement.

Beware of the "cure claims" bar date. As part of the auction process, the debtor requests that the court determine "cure amounts." "Cure amounts" are the past due amounts owed by the debtor to provide for the cure of any defaults under the debtor's lease. Under the Bankruptcy Code, such cure is a pre-condition of any assignment of a lease.

In most cases, the court will set a "cure claims bar date." The debtor will advise the court of the amount it believes to be owed. Landlords then have an opportunity to object to the cure amount. The court will then determine the cure amount for each lease either prior to or shortly after the lease auction. Absent an objection by the landlord, the debtor's cure claim amount is binding on the landlord. It cannot seek to collect

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past due amounts in excess of the cure amount at a later date.

Typical lease auction procedures require that bidders “pre-qualify” for the lease auction and that they submit certain “required bid documents.” Among other things, bidders must submit written evidence of their ability to consummate a lease assumption transaction, evidence of their ability to perform future obligations under the lease (such as a current audited financial statement or bank account statement), and information related to the proposed business to be conducted at the premises.

Step Two: The Debtor Conducts the Auction.

If the debtor receives more than one bid for a lease prior to the bid deadline, it will hold a lease auction. The debtor posts a minimum bid and auctions the lease among interested bidders. The debtor typically reserves the right to determine the highest and best bid, the right to withdraw any bid from the auction, and the right to determine whether to reject any bid.

If the debtor receives only one bid for a particular lease and it determines that the bid is sufficient, the debtor will propose to assign the lease to that bidder without holding an auction.

Landlords may be permitted to “credit bid” the amounts owed to them. They may also propose that the debtor enter into a lease termination agreement. A lease termination agreement can represent an important strategic option for a landlord seeking to regain control of its space. If the landlord is the winning

From the perspective of bankruptcy debtors and liquidators, lease auctions provide a flexible mechanism for capturing the value of a leasehold interest for the bankruptcy estate.

bidder, the lease will be terminated and the space surrendered to the landlord.

Step Three: The Debtor Attempts to Confirm the Assignment of the Lease to the Winning Bidder.

Landlords must beware of the debtor’s attempts to assign a lease to an unwanted tenant. After the debtor holds the lease auction, it must provide the landlord with an opportunity to object to any proposed assignment of the lease. The court must approve the assignment of the lease. (Some courts have not required that a bidder be

“pre-qualified” before permitting it to bid at a lease auction. *Four B. Corp. v. Food Barn Stores, Inc.* [In re Food Barn Stores, Inc.], 107 F.3d 558, 562-63 [8th Cir. 1997]).

Significantly, the court’s order governing the auction process may only provide the landlord a few days to object to the proposed assignment of its lease. A more legitimate and customary procedure would be as follows: (i) the debtor holds an auction, (ii) the debtor provides notice of the proposed assignee to the respective landlord, along with all evidence of adequate assurance of future performance, (iii) the landlord is provided with a reasonable opportunity to evaluate the proposed assignee and evidence of adequate assurance of future performance (at least one week); (iv) the landlord is given an opportunity to file and serve an objection, if necessary, setting forth the specific reasons why the proposed assignee is unacceptable; and (v) an evidentiary hearing is scheduled if necessary to resolve any dispute.

The landlord may also be required to appear in court within a few days after the auction for a hearing on its objection. The debtor will typically propose expedited post-auction procedures aimed at achieving a speedy closing of



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any lease assignment transaction after the court approves the assignment.

The landlord must take advantage of its right to object to a proposed assignment of the lease. The debtor must establish that an assignee of the lease will provide adequate assurance of future performance under the lease. This is in addition to the requirement that the debtor cure any defaults.

Debtors typically meet the “adequate assurance” standard by providing financial information for the proposed assignee. They must also show that the proposed successor tenant’s use is permitted by the lease. A landlord with concerns as to the proposed assignee of a lease should request “adequate assurance” information from the debtor, its sales agent and/or its attorney as soon as possible after the conclusion of the auction.

If necessary, the landlord will be required to appear in court and present evidence to block the assignment. Absent a timely objection, the landlord will be stuck with the proposed assignee of the lease.

Shopping center landlords receive special protection. The Bankruptcy Code requires Chapter 11 debtors to provide additional “adequate assurance of future performance” for a shopping center lease. This includes adequate assurance that:

- the financial condition and operating performance of the proposed assignee and its guarantors, if any, will be similar to the financial condition and operating performance of the debtor and its guarantors, if any, as of the time the debtor became the lessee under the lease;
- any percentage rent due under the lease will not decline substantially;
- assignment of the lease is subject to all of the provisions in the lease, including (but not limited to) provisions such as a radius, location, use or exclusivity provision;

- assignment of the lease will not breach any radius, location, use or exclusivity provision contained in any other lease, financing agreement, or master agreement relating to the shopping center; and
- assignment of the lease will not disrupt any tenant mix or balance in the shopping center. (11 U.S.C. §365[b][3].)

These requirements provide strong ammunition for a shopping center landlord seeking to object to a proposed assignment. Nevertheless, the landlord

must timely object on these grounds to preserve its rights.

In conclusion, landlords must pay careful attention to proposed lease auctions by bankrupt tenants to ensure that they do not forego back rent. Further, they must carefully monitor the lease auction process to control the identity of any replacement tenant. Lastly, landlords must take timely action if they wish to terminate the lease for a space with below market rent. **P**

Stuart L. Larsen is a Member of Day Ketterer Ltd., a law firm in Northeast Ohio, and Chair of its Bankruptcy & Corporate Restructuring Law Group.

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How to Save Money on Your Real Estate in Today's Economy

By Julie White

The economy. It's the topic of everyone's conversation these days. What will happen in the future? Will this happen again? Can we fix the issues at hand? We have all seen how this can affect our family's bank accounts. From the gas pump to the grocery store, we are feeling the pain. But how does this affect your small business? How can you save money on your real estate in this economy?

Five years ago, when you signed your lease, we were in a very different time and place. The war in Iraq had just begun and the government hadn't yet racked up our hefty \$10 billion a month tab. Gas prices were still lingering around \$1.90. The lending industry was handing out mortgages and loans to anyone who could sign their name correctly. The vacancy rates in Cleveland had gone from a healthy 9% in 2001 to a very scary 15% in 2008. You're probably thinking, "Great, what can I do about it now?" Nothing, right? Wrong! I am going to walk you through a few simple steps that may help retrieve some savings you didn't think you could before. Whether you are in a current lease or you are looking to possibly relocate, these steps will help you make the right decisions, which may put dollars back into your pocket.



If you are currently in a lease situation, hire a real estate professional to do a lease audit for you. Real estate professionals are the hidden secret to your savings. A good tenant representative will be able to analyze your current lease obligations and help you figure out creative ways to possibly save money or improve on your business terms. For example, if you are a year or less away from your lease expiration and you already know you want

to stay where you are, why not renegotiate now? Your representative should be able to approach your landlord and, by using the tools and knowledge they have of the current market conditions, negotiate a new lease with favorable terms for both of you. You have to understand; it is much easier for a landlord to keep a

quality tenant than to find a new one. If you have been a good-paying tenant, why not use this to your advantage? If you have decided that your current location is no longer ideal for you, have your representative research any additional opportunities. It is possible for you to move into a new location and negotiate free rent from your new landlord until your old lease expires. This offers a smooth transition into your new space and a savings immediately upon the start of your new lease. I recommend this method for any tenant who has decided to downsize their office space. Additionally, a good tenant representative realizes a strong lease isn't always about the money, but also about flexibility in the language. Remember, real estate professionals are paid a commission for their service, almost always by the property owner. Even if you have to pay a consulting fee, it is most likely still going to save you money than if you



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didn't take a proactive approach to your real estate.

If you are looking to relocate your business, now would be the time to do so. When you look at real estate, you have to look at the bigger picture. It's not just asking how much these walls are going to cost. You also have to consider the costs to build your new space, the cost to set up your phones, Internet, stationary, furniture and moving expenses. Take this opportunity to negotiate every one of your costs associated with your move.

Cost one: The actual expense of your lease/purchase

Again, I am going to recommend hiring a real estate professional to identify options for you and allow them to negotiate on your behalf. Unless you are in the real estate business and practice every day, reading this magazine or the business section of the newspaper does not make you an expert! Yes, anyone can most likely understand where the market rents or cap rates are right now. But again, it's not just about the walls. Take this time to run your business and allow the professionals to do their jobs. A few months ago, I was approached by a client who explained to me that they were in a lease that expired in eight months. The space was no longer efficient for their needs and they were low on capital. They said they knew it was a stretch calling me, but didn't know what else to do. The final result was a reduction in their rent, an allowance to reconfigure their space, a termination option if the company changed again and the new rent to begin immediately.

Cost two: Furniture, construction, stationary, phones and Internet

Here is where you have to be a little creative. If you are reading this magazine and keeping up with the times, then it is safe to say that you know that many financial firms and banks are going under. Yes, this is a shame, but take advantage of this situation! Find out to whom they are planning on selling their furniture to and then try to

purchase high-end furniture yourself for a discounted rate! Order your own stationary on the Internet. Most sites allow you to design your logo and offer free shipping. Research companies who provide phones, cabling and wiring all in one place. Also, make sure you are looking into buildings or properties that already have access to a T1 line for high-speed Internet. If they don't have this already, ask the owner/seller to install this at their expense. Take a look at the cost of the construction. Yes, it may be nice to have crown moldings and multi-color carpet patterns, but does that make enough of a difference to sacrifice more glass panels to let in more natural light, which will save you money on your electric bill and help to motivate your staff? Are you taking into account future growth? Are you looking into any "green" options that can also help you save in the long run?

Revaluating your real estate cannot only help to save you money, but it can

also help you make money. Moving into a new space or redesigning your current space can be a re-energizer. Your staff becomes more motivated and they actually enjoy the time they spend at the office. They work harder and smarter and you can see better results coming in.

Put aside the painful thoughts of all the cash going out and take a few minutes to consider the cash that can come back in. Take the time to speak with a real estate professional.

Imagine, actually saving money on your real estate in today's economy! **P**

Julie White is a commercial real estate agent specializing in office leasing and sales with Kowitz & Passov Real Estate Group located in Cleveland. Kowitz & Passov Real Estate Group handles acquisition, land sales, landlord representation, tenant representation, property management, development and shopping center leasing.

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The Client and Environmental Consultant Relationship

By Fraser K Hamilton, PG

When I was a young consultant, the concept of the “client-consultant relationship” was drilled into me, both obviously and in a subliminal manner. As an older consultant with subordinates, I tried to develop the concept by example – and probably by sometimes cursing about some client when I got off the phone or back from a meeting. As an older-yet consultant, I still struggle with the concept and making it work with all my clients.

In the days long ago, before I was a young consultant, I started accumulating Social Security credits working in a grocery store. There we were taught that the “customer is always right.” I learned early on that this is not always the best axiom to apply to a professional client-consultant relationship. More important, the client hired a consultant because there was need for some technical expertise. In the environmental consulting world, that expertise might be some specialized technical knowledge or it might just be because the client is located in Houston and the problem is in Cleveland and the rules are different. Regardless, this typically means that the consultant has some knowledge that client does not. In some instances it might mean that the client has developed just enough knowledge that their perception of the

solution is flawed. It is in these instances that the consultant must tread carefully and tactfully, and explain to the client that he is wrong.

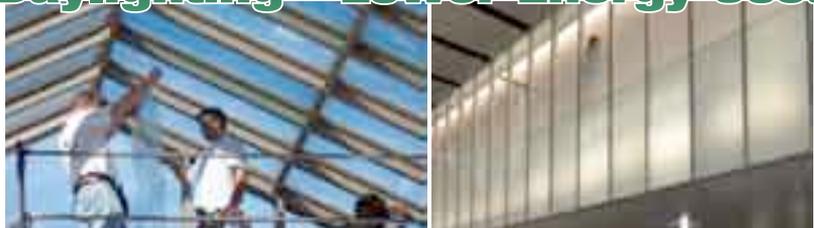
So how is the client-consultant relationship best developed and maintained, and why does it fail sometimes. It has been my experience that it fails when expectations are not met. This means that the consultant has to first understand the client’s expectations. And even before discussing budget and schedule, the consultant has to understand the technical problem to be solved and how the client expects it to be solved. This can only happen after honest discussion between the client and the consultant. And the consultant should feel no shame in walking away from an assignment if the expectations are unattainable. If the consultant decides to tackle the

challenge, they should then strive to “under-promise and over-deliver,” both from a budget and schedule standpoint.

Environmental consultants are sometimes treated like the soil they sample. Oftentimes environmental regulations are seen as a necessary evil and the goal of the client is to meet the bare minimum regulatory requirements as cheaply as possible. This can be a shortsighted approach. Like your other business consultants (attorneys, accountants, etc.) your environmental consultant should be a trusted business ally. The environmental consultant has developed, over his years of experience, a relationship with the regulators and knowledge of the regulations that none of your other consultants enjoys. Your environmental consultant therefore can help you tailor a response to the regulations that maximizes your investment in the environmental bologna (in the interest of the children reading this...), while minimizing your risk and exposure to the consequences of noncompliance and while protecting human health and the environment.

As you, the client, seek out consulting help consider these two examples. First is a client that manages environmental affairs as part of a hundred other things for a multi-million dollar enterprise. This client knows what regulations they have to comply with and has a general sense of how to get it done, but do not have the time, manpower, relationships or detailed technical expertise to get it done. They have a consultant who can help fill in those gaps. They have developed a relationship with the consultant, one where the consultant is welcome to roam the facility and point out little things that might be done better. The consultant charges the client a fair price (the client

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knows this because they once in a while get proposals from other consultants) and gets the work done when it is needed. The client knows they do not have all the answers and reaches out to the consultant when there is a need. The consultant knows that the client does not have unlimited resources and tries to come up with workable solutions. In short, there is trust between the client and the consultant, and it is a rewarding relationship for all parties.

Now consider the instance when a real estate developer discovers there is an environmental issue with a property that would be a financially lucrative development. The developer has never had to deal with these types of issues before and quickly starts to refer to the regulations as some "product of socialism" or the "biggest pile of crap with which they have ever had to deal." Quickly it becomes clear that financing is going to depend on resolving

these matters, the cost of negotiating the purchase contract goes up as specialized environmental attorneys are brought in and environmental consulting costs (to sort out exactly what the problem is) start to add up. This all equals rising ire on the

Oftentimes environmental regulations are seen as a necessary evil and the goal of the client is to meet the bare minimum regulatory requirements as cheaply as possible. This can be a shortsighted approach.

part of the client. Then the deal closes and the clean-up starts. The now-owner, who is sort of learning on the quick what exactly the EPA does, becomes more and more frustrated at every turn. While a piece of equipment showing up late to excavate a basement might be tolerable, it is completely unacceptable if the hole to be dug has contaminated soil in it. Everything the consultant does is seen

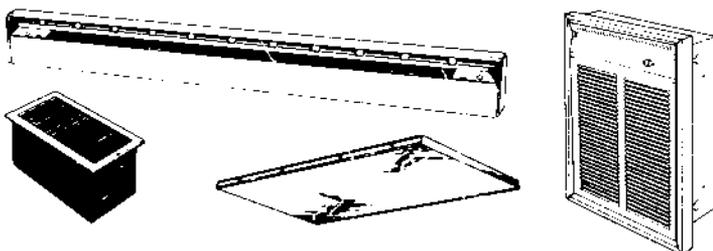
as delaying the project and therefore the developer's payday. This is completely understandable. Regardless, frustration mounts. The consultant gets in the mode of "just get it done and get out of there" as the owner is telling the consultant how to do his job and questioning his every move. Because the owner is convinced that this is all unneeded government intervention he has never really developed a level of trust with the consultant (after all, he is part of the problem, isn't he?). The consultant, having worked with these types of clients before, also proceeds without complete trust, sensing if someone with a better story or better price comes along it has all been for naught. The relationship never works out. The client is no better for it and the consultant has probably lost money.

The lesson in these two stories is that the client-consultant relationship has to be based on, among other things, mutual trust. The client has to trust that he is not being asked to do more than is needed to meet his expectations and that those expectations are going to be met in a cost-effective and timely manner. And the client has to trust that the consultant understands that there is often no financial return on environmental dollars and appreciates that this is money "down the drain." At the same time, the consultant has to trust that his advice has value to the client. The consultant also has to trust that his services are not going to be terminated at any time because someone else offered to do it a little cheaper, someone who has not invested the upfront time and effort to develop the relationship. In the end, the client-consultant relationship has to be based on trust that all expectations and needs are understood and will be met. This requires two willing parties. **P**

Fraser K Hamilton, Sr. PG is the owner and principal scientist at EARTH Consulting, Ltd. He has nearly 20 years of environmental consulting experience, working with clients ranging from residential property owners to mayors and service directors to boards of multinational firms. He has worked on 800-acre soybean fields, a small corner gas station and one of the oldest petroleum refineries in the world.



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CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-T0915034

OARDC - ANIMAL & PLANT BIOLOGY LEVEL 3 ISOLATE FACILITY

Wooster, OH (Wayne Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Construction Management Services RFQs have been received; award to be announced.

OWNER: OSU - Facilities Operations & Development
2009 Millikin Road
4th Floor, Central Classroom Building
Columbus, OH 43210
www.fod.osu.edu
(614) 292-4458 FAX (614) 292-2539
Gary Collier, Project Manager, collier.26@osu.edu

DETAILS: Project No. 315-2000-125
The BSL3Ag Isolate Facility is for the research of biological agents and pathogens in animals. This facility will be approximately 23,110 GSF and will serve the Food and Animal Research Department in the Ohio Agricultural Research and Development Center (OARDC) located in Wooster Ohio. The project is beginning the Design Development phase.

PN-T0915023

ATI - HORTICULTURE OPERATIONS CENTER

Wooster, OH (Wayne Co.)

ESTIMATED AMOUNT: \$8,400,000

CONTRACTING METHOD: Public Bids

UPDATE: Architectural/Engineering Design Services RFQs have been received; award to be announced.

OWNER: OSU - Facilities Operations & Development
2009 Millikin Road
4th Floor, Central Classroom Building
Columbus, OH 43210
www.fod.osu.edu
(614) 292-4458 FAX (614) 292-2539
Marjory Trishman, Project Manager trishman.2@osu.edu

DETAILS: OSU-080801
New Horticultural Operations center on the ATI campus in Wooster, Ohio. The Center will include classroom, laboratory and office space for the horticulture programs, including the Plant Materials, Turf Science, Landscape Design, Nursery Operations and Floral Operations programs. The building is anticipated to be approximately 38,500 GSF. The project may pursue LEED certification through the USGBC.

PN-S1211131

LAGOONS NATURE PRESERVE & MARINA IMPROVEMENTS

Mentor, OH (Lake Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Announcing Architect; bidding to advance spring 2009.

OWNER: City of Mentor
8500 Civic Center Boulevard
Mentor, OH 44060
www.cityofmentor.com
(440) 255-1100

ARCHITECT: CT Consultants - Willoughby
35000 Kaiser Court
Willoughby, OH 44094

www.ctconsultants.com
(440) 951-9000 FAX (440) 951-7487

DETAILS: New restrooms; council members post-poned indefinitely the nature center; security fencing; new restaurant; hand-capped accessible boardwalks and observation decks; new entrance off Lake Shore Boulevard; removal of nonnative invasive vegetation.

PN-Q1111003

LIBRARY EXPANSION

Vermilion, OH (Lorain Co.) Liberty Avenue

CONTRACTING METHOD: Public Bids

UPDATE: Phase 1 Bid Pack 2A Annex Building Demolition are due November 6, 2008 at 1:30 PM (To Owner); remainder of trades will bid mid/late December 2008.

OWNER: Ritter Public Library
5680 Liberty Avenue
Vermilion, OH 44089
(440) 967-3798

ARCHITECT: CBLH Design Inc.
7850 Freeway Circle
Middleburg Heights, OH 44130

www.cblhdesign.com
info@cblhdesign.com
(440) 243-2000 FAX (440) 243-3305

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5885 Landerbrook Drive #110
Cleveland, OH 44124-4031
www.rpcarbone.com
(440) 449-6750 FAX (440) 449-5717
Tim Rini, Project Manager, trini@rpcarbone.com

DETAILS: Demolition of a 7,395 SF former car dealership located next to library; 15,000 SF addition to existing building; community

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room, teen room, technology space; site-work; demolition; concrete; brick exterior; glass and glazing; steel; plumbing; electrical; HVAC; finishes.

PN-T0806033

CREDIT BUILDING

Westlake, OH (Cuyahoga Co.) Bradley & Clemens Road

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

UPDATE: Architectural Services RFPs due ASAP (To Owner).

OWNER: Cuyahoga Community College
700 Carnegie Avenue
Cleveland, OH 44115
www.tri-c.edu

(216) 987-4781 FAX (216) 987-4758

DETAILS: SF to be determined; sitework; concrete; masonry; mechanical; electrical; plumbing; HVAC; lighting; roofing; flooring; doors & windows; wood & plastics; bathroom accessories; drywall; painting; landscaping.

PN-T1009058

BAKER'S UNION POLICE RELOCATION

Cleveland, OH (Cuyahoga Co.)

ESTIMATED AMOUNT: \$1,595,000

CONTRACTING METHOD: Public Bids

STATUS: Architectural/Engineering Services RFQs due October 28, 2008 at 4:30 PM (To Owner)

OWNER: Cleveland State University Architect
1802 E. 25th Street
Cleveland, OH 44114

www.csuohio.edu/architect

(216) 687-5121 FAX (216) 687-9227

DETAILS: CLS-06030A

Baker's Union is located on the campus of Cleveland State University in downtown Cleveland, Ohio. The nearest intersection is at Chester Avenue & East 18th Street. It is a 2 story w/ basement unoccupied former Baker's Union Hall Building. The building is 8,133 SF per floor for a gross floor area of 24, 399 SF. The building is composed of an original structure and 2 building additions. The original structure

is a masonry, steel frame and wood floors. The additions are masonry, steel frame, bar joists and steel concrete slab flooring. The scope of the project will consist of upgrading and renovating the existing basement and first floor to accommodate the relocation of Cleveland State University Police department. The existing second floor will not be in the scope of work. Per ADA requirements, the project will be adding 2 ramps and a new elevator. The building has an existing small freight elevator which will be removed and a new hole-less hydro elevator shall be added. Existing building HVAC systems will be reused. Plumbing systems will be

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renovated and upgraded. A fire protection system is not required by code. Electrical and fiber systems will be upgraded. An emergency generator will be required. Paging, fire alarm & security systems will be included. The building has its own fenced parking lot.

PN-T1009057

DISTRICT IMPROVEMENTS

Akron, OH (Summit Co.)

CONTRACTING METHOD: Public Bids

STATUS: Architectural Services RFQs due November 4, 2008 at 12:00 PM (To Owner) Attn: William Stauffer

OWNER: Springfield Local Schools - Akron
2960 Sanitarium Road
Akron, OH 44312

scs.summit.k12.oh.us/springfield
(330) 798-1111

DETAILS: Renovations, additions or new school buildings for the district.

PN-T0620066

HEALTH & WELLNESS CENTER EXPANSION

Bath Township, OH (Summit Co.) SR 18

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

STATUS: Announcing G.C. and contracting method.

OWNER: Akron General Health System

400 Wabash Avenue
Akron, OH 44307
(330) 384-6000

ARCHITECT: T.C. Architects Incorporated
755 White Pond Drive
Suite 401

Akron, OH 44320
www.tcarchitects.com

(330) 867-1093 FAX (330) 867-4198

G.C.: Krumroy Construction
380 W. Exchange Street
Akron, OH 44302

(330) 376-4136 FAX (330) 376-8681

DETAILS: New 18- bed adult and pediatric emergency department addition; specific details to be determined.

PN-T0408039

SUNNY LAKE

Aurora, OH (Portage Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Announcing Engineer for sanitary sewer portion of project; bidding for construction of sanitary sewer portion possible late fall 2008.

OWNER: City of Aurora
130 S. Chillicothe Road
Aurora, OH 44202
www.auroraoh.com
(330) 995-4427

ENGINEER: Michael Benza & Associates
6860 West Snowville Road

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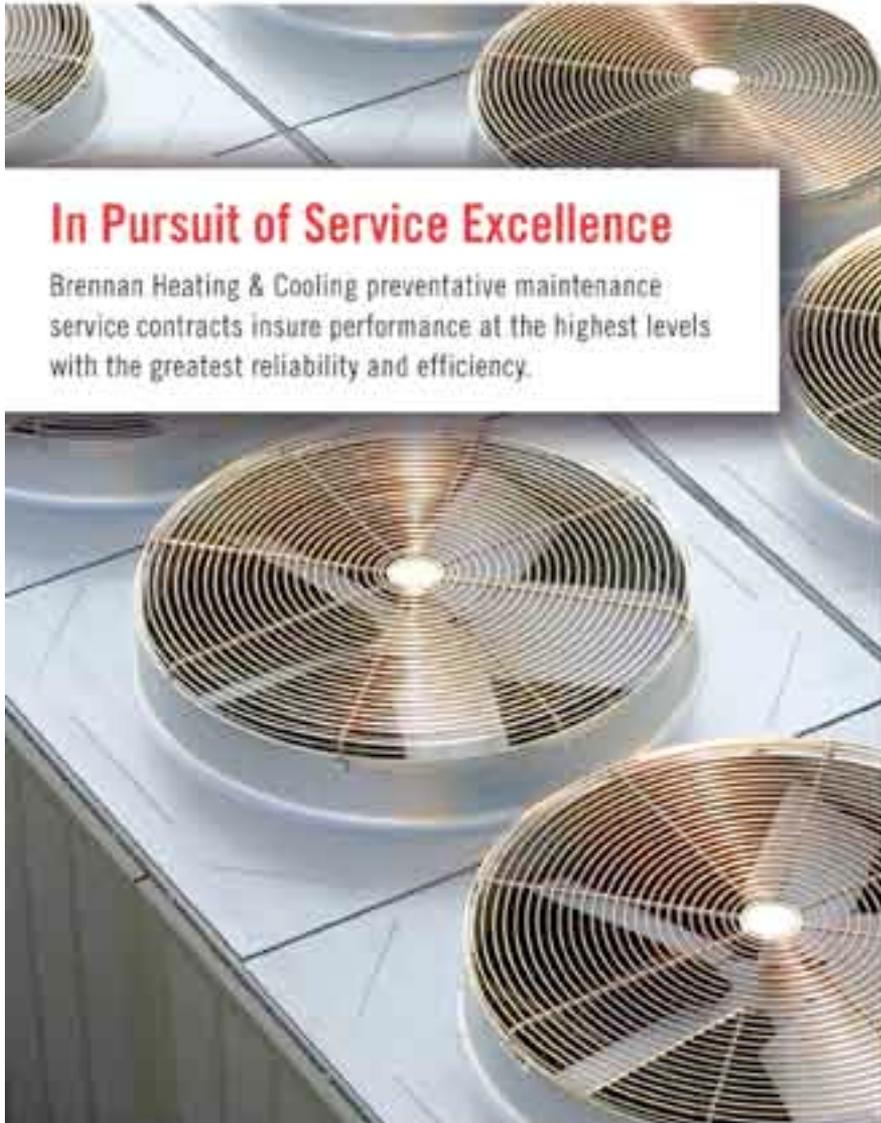
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DETAILS: Owner will complete sanitary sewer line installation before the project can be started; projects could include a four-season boathouse to be constructed in summer/fall 2009, healing garden (in discussion, possible early spring 2009 start); concession stands at the ball fields, trails to neighboring properties; specific details to be determined.

PN-R0912039

BRUNSWICK HIGHER EDUCATION CENTER

Brunswick Town Center
Brunswick, OH (Medina Co.)

ESTIMATED AMOUNT: \$10,000,000

CONTRACTING METHOD: Public Bids

UPDATE: Announcing Architect and adjusted estimated amount; project is preliminary; bid schedule to be determined.

OWNER: City of Brunswick
4095 Center Road
Brunswick, OH 44212
www.brunswick.oh.us
(330) 225-9144 FAX (330) 273-8023

DEVELOPER: Geis Companies
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Streetsboro, OH 44241
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4843 Ridge Road
Wadsworth, Ohio 44281

ARCHITECT: Robert Maschke Architects Inc.

6421 Detroit Avenue
Cleveland, OH 44102

www.robertmaschke.com

(216) 281-6421 FAX (216) 281-9200

DETAILS: 5 acres; 50,000-60,000 SF, three-story, state-of-the-art facility; sitework; landscaping; paving; concrete; masonry; structural steel; wood and plastics; roofing; various doors and windows; painting; finishes; HVAC; plumbing; electrical; lighting; lecture hall; science labs; classrooms; office space. Note: Possible Institutions include: Ashland University; Baldwin-Wallace College; Cleveland State University; Tiffin University, Tri-C; and Ursuline College.

PN-T0926034

BUILDING RENOVATION

Willoughby, OH (Lake Co.) One Public Square

CONTRACTING METHOD: Public Bids

STATUS: Owner is in negotiations with architect on contract; project is preliminary; bidding to advance after the first of 2009.

OWNER: City of Willoughby
One Public Square
Willoughby, OH 44094
www.willoughbyohio.com
(440) 951-2800

ARCHITECT (NOT SIGNED): Joseph L. Myers Architect,
38030 2nd Street
Willoughby, OH 44094-6104

(440) 975-1800 FAX (440) 975-9191

DETAILS: Plans are to include but are not limited to the renovation of the municipal building; renovation of the top floor to include office space; specific details to be determined.

PN-T1002026

RENAISSANCE PARK

Phase I

Strongsville, OH (Cuyahoga Co.) Whitney and Pearl Road

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

STATUS: Developer has received site plan approval; bidding possible shortly.

DEVELOPER: Timberstone Development
1630 Timberwolf Drive
Holland, OH 43582
info@timberstoneinc.com
(419) 837-6200 FAX (419) 837-6203

ARCHITECT: ADA Architects, Inc. - Lakewood

17710 Detroit Avenue
Lakewood, OH 44107
www.adaarchitects.cc
(216) 521-5134 FAX (216) 521-4824

DETAILS: 6,300 SF retail building for three tenants; electrical; metals; thermal and moisture protection; HVAC; mechanical; windows and doors; finishes; flooring; specific details to be announced.

PN-P0503001

CITY HALL/POLICE STATION

Pepper Pike, OH (Cuyahoga Co.) Lewis Drive

ESTIMATED AMOUNT: \$6,500,000

CONTRACTING METHOD: Public Bids

UPDATE: Announcing estimated amount; owner seeking November 2008 bond issue.

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

ARCHITECT: Bostwick Design Partnership

2729 Prospect Avenue
Cleveland, OH 44115
www.bostwickdesign.com
(216) 621-7900 FAX (216) 621-4632

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

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



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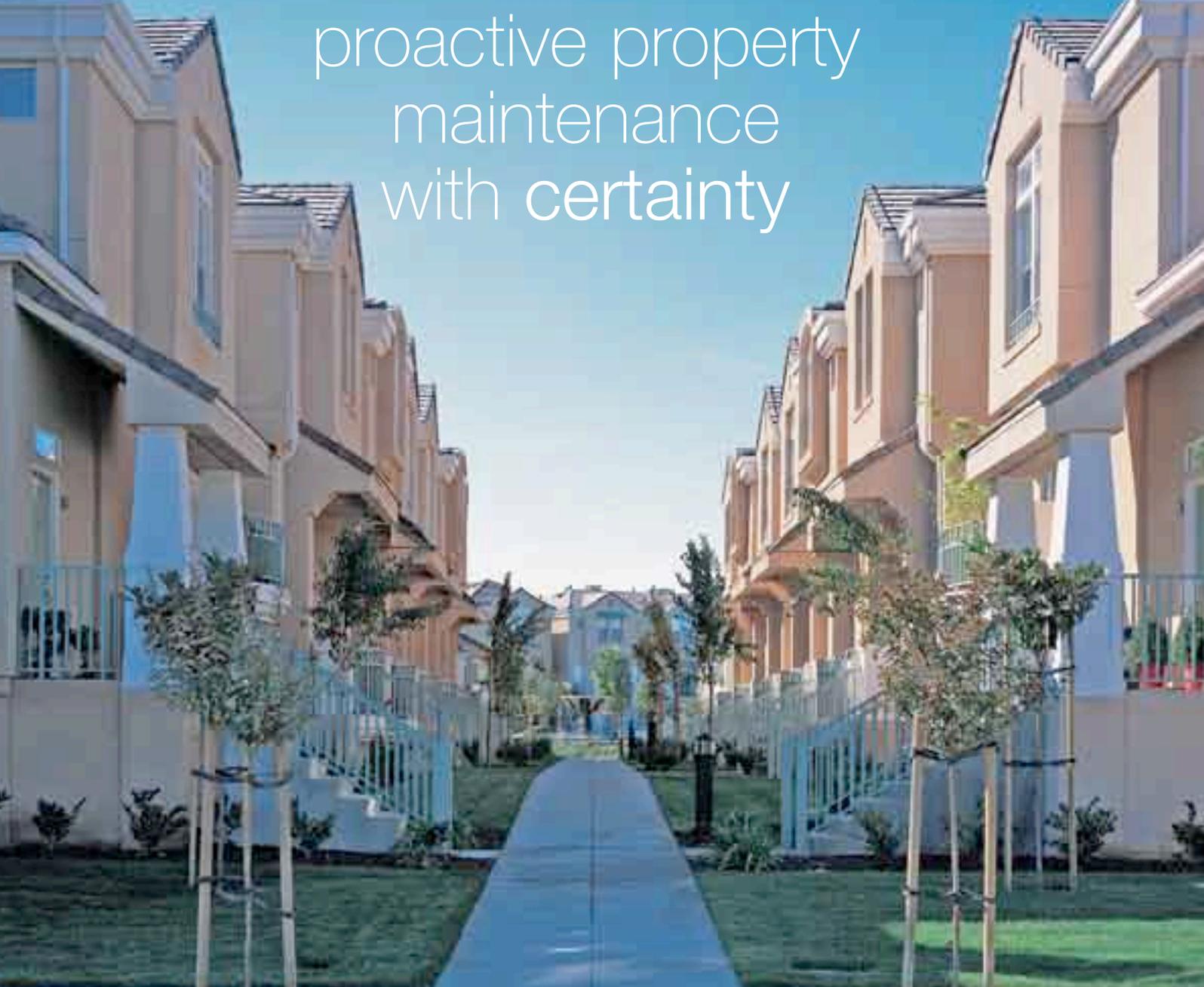
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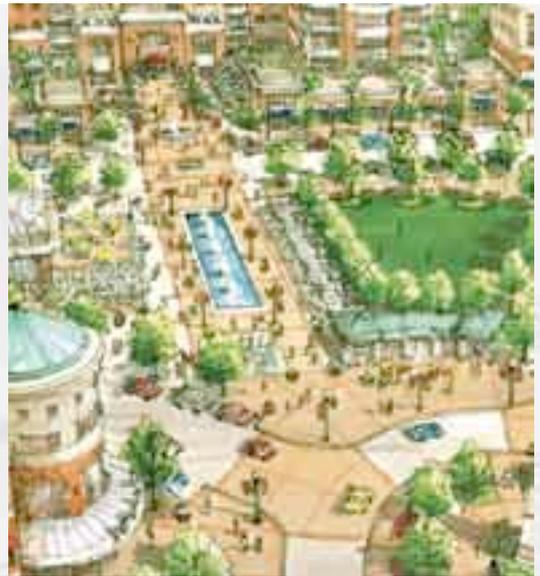
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