

INSIDE: Park Building • 11 River • Madd Chef's Café, Bistro & Martini Lounge • Sobol Sales

June 2009/\$6.95

Properties

NORTHEAST OHIO'S MONTHLY REALTY, CONSTRUCTION & ARCHITECTURE MAGAZINE

Developing a Winner

Lake Erie Crushers, City of Avon
step up to the plate with new
Frontier League ballpark

PRO FREIGHT STADIUM

PLUS:
Environmental Solutions
Special Section

GROWING WITH CLEVELAND SINCE 1964

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

Rental • Sales • Parts • Service

216-524-6550

4700 Acorn Drive • Cleveland, Ohio 44131

**Cranes • Aerials
Boom Trucks • Telehandlers**

ALL[®]
Erection &
CRANE RENTAL

www.allcrane.com

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

Authorized Dealer  **TEREX**[®]

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



Specializing in creating the room, the furniture, and the office that reflects your unique style.

Custom Woodwork and Millwork

Since 1979, Wood Dimensions, Inc. has provided Northeast Ohio residents, builders, contractors, designers, remodelers, and architects with superior-quality woodwork products for residential, institutional and commercial uses.

Northern Ohio's Premier Custom Woodwork and Stonework Manufacturer

DESIGN | CUSTOM FABRICATION | INSTALLATION



Accredited through the
Marble Institute of America



Featuring the only natural stone countertop backed by a Residential Lifetime Warranty, including stain protection against food and beverages.

www.Artisan-Collection.com



ADDITIONALLY WE OFFER THESE FINE PRODUCTS.



corian®

The original solid surface backed by DuPont with a 10-year installed warranty



zodiaq®

The premium Quartz product backed by DuPont with a 10-year installed warranty



Fine solid wood countertops expertly crafted to bring elegance, warmth and durability to any environment



We are proud to offer a wide variety of KOHLER® sinks for your kitchen and bathroom



**A tradition of integrity & service
since 1920**

NOVATNY  ELECTRIC

CONTRACTORS AND ENGINEERS

ELECTRICAL ■ CONSTRUCTION ■ MAINTENANCE ■ DESIGN

955 Evans Ave., Akron, OH 44305-1041 ■ Phone: 330.630.8900

Properties

NORTHEAST OHIO'S MONTHLY REALTY, CONSTRUCTION & ARCHITECTURE MAGAZINE

P.O. Box 112127, Cleveland, Ohio
phone: 216.251.0035
toll free: 888.641.4241
fax: 216.251.0064
www.propertiesmag.com

EDITOR/PUBLISHER

Kenneth C. Krych
kkrych@propertiesmag.com

MANAGING EDITOR/ART DIRECTOR

Mark Watt
mwatt@propertiesmag.com

CONTRIBUTING WRITERS

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

ACCOUNT EXECUTIVES

Penelope Derethik
pderethik@propertiesmag.com
216.251.6649

Andrea Keener
akeener@propertiesmag.com
216.849.4350

David Larkin
dlarkin@propertiesmag.com
216.251.6753

Donna Tomak
dtomak@propertiesmag.com
216.251.2520

OFFICE MANAGER

Lisa Larissey

Cover photo: All Pro Freight Stadium,
by Jim Maguire

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 © 2009 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.

FEATURES



Photo by Jim Maguire

11 Lavish Living at Eleven River

Luxury waterfront townhomes project breaks ground in Rocky River

12 Prized Preservations

AIA Cleveland, Cleveland Restoration Society honor top Northeast Ohio projects

17 Top Talents

NAIOP Awards of Excellence recognizes best, brightest in local commercial real estate

18 April Construction Slips 1%

22 Forces of Nature

Adventurous design, creative cocktails mingle at Madd Chef's new martini lounge

25 Developing a Winner

Lake Erie Crushers, City of Avon step up to the plate with new Frontier League ballpark

32 Flooring it Forward

Sobol Sales builds on half-century of experience with latest green materials & more

35 Urban Elegance

Downtown Cleveland's Park Building transforms into luxury condominium, preserving history & bringing residential luxury to Public Square

55 Special Section: Environmental Solutions

55 New ASTM Standard to the Rescue

57 Project Profile: The Cleveland Metroparks Big Met Golf Clubhouse

58 Questions in the Air: Tips on selecting a qualified HVAC service contractor

61 Project Profile: Bio-augmentation and residential risk-based cleanup under the Resource Conservation and Recovery Act

62 Project Profile: Williams Field House @ Oberlin College

64 Green Design Proves Valuable in Down Market

66 Recycling on the Rise: Construction, demolition debris recycling programs grow in Northeast Ohio

68 Warming Up to Green: Lower maintenance costs contribute to growing use of energy-efficient HVAC systems

70 Ahead of the Curve at Eco-Corner: Design firm incorporates new headquarters into plans for new sustainable development

75 Blueprints Go Green: SE Blueprint embraces environmental stewardship while passing on its benefits to clients

79 Green Strategies: New threshold to funding affordable communities

DEPARTMENTS

8 PROPERTIES PEOPLE

21 BOMA BUSINESS

45 BILLBOARD

48 FINANCIAL STRATEGIES

52 LEGAL PERSPECTIVES

82 CONSTRUCTION PROGRESS REPORT

June 2009



KEN KRYCH

Green Light on Environmental Solutions

As individuals and companies become more aware of the impact each of us make on this blue dot in the heavens, protecting, cleaning up and preserving our resources becomes more and more important.

In this annual Environmental Solutions issue, we provide a glimpse into what some concerned and inspired individuals are doing to conserve, clean and generally make our home better for ourselves, our children and hopefully their children. In addition to spotlights on green projects such as the new Williams Field House at Oberlin College and the Cleveland Metroparks' Big Met Golf Clubhouse, we've gathered a range of stories written by area experts. Cheers to those who have contributed articles, which range from tips on selecting a

qualified HVAC service contractor and information on a new ASTM standard that's on the way, to a piece highlighting the rise of interest in recycling construction and demolition debris throughout Northeast Ohio.

Our cover story this month focuses on the new All Pro Freight Stadium in Avon, which just opened this month as the home for the Lake Erie Crushers, a baseball team in the independent professional Frontier League. We appreciate the cooperation of the City of Avon, Infinity Construction, RWL Architects

LEADING THE WAY

The guidance you need to go in the direction you want.

The changing market has brought new challenges to the real estate industry. With the implementation of new stimulus tax laws and restructured lending policies from financial institutions, it's important to make sure you are making the right decisions.

You can trust the professionals at Zinner & Co. LLP to give you the right insight, expert advice and business solutions you need to ensure a sound, successful future for your business.



Your success is our business.

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

ZINNER & CO. LLP
CERTIFIED PUBLIC ACCOUNTANTS
MANAGEMENT CONSULTANTS

29123 Chagrin Blvd. • Cleveland, Ohio 44122 • Phone 216-831-1773 • Fax 216-765-7118 • www.zinnerco.com

and OSports for their insights into what it took to put this beautiful new sports complex together.

We also extend our thanks to Matt Howells and his family at Howells & Howells Enterprises for welcoming *Properties* into the newly renovated Park Building. The project is another great step forward into improving and enhancing the heart of Cleveland by providing luxury homes right on Public Square. All the views from the building are spectacular and especially from the roof where soon four new glass enclosed penthouses will be completed.

We take pride in reflecting the best people and companies with profiles in *Properties* and are delighted to update you on the great work of longtime friends SE Blueprint and Sobol Sales, along with newfound friends Justice & Company and The Madd Chef.

Coming next month

Coming in July is our annual Interior Design Special Section and we have been setting aside recently completed features on projects that are simply the finest and most diverse of their kind. Along with those designed by members of the American Institute of Architects (AIA), the International Interior Design Association (IIDA) and American Society of Interior Designers (ASID), we are looking toward the completion of the Realty Building in Youngstown, a new clubhouse for Westwood Country Club and the restoration of the 668 Building, the latest in a long line of successful projects for the K & D Group.

We welcome ideas for more stories, as always. Feel free to call me directly at 216.251.0035 or drop me an email at kkrych@propertiesmag.com with your comments and suggestions.

Enjoy the great weather and make the most of it.

Positively,



Kenneth C. Krych
Owner/Publisher



4519 Brookpark Road • Parma, Ohio 44134

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

When Quality Counts, Count on Delta.



DELTA

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

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

INDUSTRIAL CLEANING & MAINTENANCE

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

INDOOR AIR QUALITY

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

Contact Delta Industrial today!

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

PROPERTIES PEOPLE

Highlighting notable industry events



2009 NAIOP Awards of Excellence

Over 300 of the area's top commercial real estate, design and building professionals attended the 26th annual NAIOP Awards luncheon this year at the Marriott Cleveland Downtown at Key Center recently. The event began with a lunch service and an address from NAIOP President Matt Ambrose (D-A-S Construction Co.), followed by the presentation of 19 awards for top projects, transactions and individual efforts within Northeast Ohio's commercial real estate development market. (See full story pg. 17) **P**

- 1 NAIOP's Executive Committee: **Matt Ambrose** (D-A-S Construction), **Amy Whitacre** (First American Title Insurance Company), **Johnna Schroeder** (S Rose Company) and **Joseph Greenberg** (Greenberg Real Estate Advisors)
- 2 **Craig Sanders** and **Dan Freeman** (Freeman Building Systems)
- 3 **Tom Gustafson** and **Joseph J. Martanovic** (Colliers Ostendorf-Morris)
- 4 **Katie Hurtuk Watts** (CB Richard Ellis) and **Tyler Bobes** (Benesch, Friedlander, Coplan & Aronoff)
- 5 **Traci Mockbee Hunt** (CAM, Inc.), **Lorin Schultz** (NAI Cummins) and **Geoff Coyle** (Colliers Ostendorf Morris)
- 6 **Kelley Schaffran** (mbi | k2m Architecture, Inc.) and **Tony Constantine** (Cohen & Company)
- 7 **Bob Garber** (Cresco Real Estate) and **Ken Lapine** (Miller Goler Faeges LLP)
- 8 **Bob Gross** (Jones Lang LaSalle), **Andrew Coleman** (Jones Lang LaSalle) and **Dan Mullinger** (National City Bank)
- 9 **Matt Ambrose** (D-A-S Construction) and **Bradley Sellers** (City of Warrensville Heights)
- 10 **Jim Vance** (BlueMark Capital), **Mark Polansky** (Crescendo Real Estate), **Vince Adamus** (City of Beachwood), **Joseph Greenberg** (Greenberg Real Estate Advisors), **Tom West** (Cresco Real Estate) and **Sophia Deseran** (Walter & Haverfield, LLP)



2009 ASID Awards Gala

Recently the 2009 ASID (American Society of Interior Designers) Ohio North Chapter Awards Gala was held at Marriot Cleveland East, honoring thirteen top interior design projects. Full coverage will appear in *Properties*, July 2009. **P**

- 1 **Tim Kempf** (duoHome), **Kathy Pietrick** (Closet Factory), **Terra MacLeod** (Herschman Architects), **Susan Kiel** (ASID Ohio North), **Lisa Amiri** (The Mart) and **Scott Suskowicz** (duHome)
- 2 **Joe and Kathy Pietrick** (Closet Factory)
- 3 **Areal Maduri Cesario** (CBS Radio) and **Elise A. Maduri** (Interior Designer)
- 4 **Tim Kempf** and **Scott Suskowicz** (duHOME)



Michael Mazzocco, Liz Crooks and Don Beck
(Cleveland Restoration Society)

Celebration of Preservation

Recently, the Cleveland Restoration Society held its annual awards celebration attended by over one hundred and forty at the newly restored Hanna Theatre. The event included awards for thirteen projects ranging from residential to commercial that were chosen to as outstanding that have made a significant, positive impact on Northeast Ohio. (For full story, see page 12.) **P**



Electro Expo 2009

In early April, 5,300 industry professionals converged in Cleveland for Electro Expo – Power/Lighting/Datacom 2009, a two-day conference and trade show held at the Cleveland Convention Center, which drew 220 exhibitors from around the United States and offered various educational classes and seminars. The conference kicked off with an opening night reception at the Terrace Club at Progressive Field, with more than 400 participants and an appearance by Len Barker, who pitched a perfect game for the Cleveland Indians in 1981. **P**

- 1 **Kevin Budd, Donna Taylor, Mark Waid, Mike Lynch, Debra McCashin, Vanessa Castro, Joe Basden and Tom Hatch** (GE)
- 2 Attendees visit the I.B.E.W./NECA booth
- 3 Former Cleveland Indians Pitcher **Len Barker** (left) was a special guest at the Electro Expo's opening night reception at the Progressive Field's Terrace Club.
- 4 Fred Jereb's team from Lighting & Controls shows off the latest technology products.
- 5 **Mike Terrell, Matt Reilly, Mike Mammone, Nick Paglia, Craig Smith and Matt Petti** (Eaton Electrical Services & Systems) with Eaton's Orange County Chopper



Amplify Speaker Series Luncheon

Recently, nearly 150 attended a "Discussion of Current and New Development Projects in Northeast Ohio" luncheon held at Progressive Field's Terrace Club. The event facilitator, Joseph D. Roman, president and CEO of The Greater Cleveland Partnership, lead a panel of five area leaders that included Peter Anagnostos (Cleveland State University), Ari Maron (MRN Ltd.), Andrew Watterson (City of Cleveland's Office of Sustainability) and Chris Ronayne (University Circle Inc.). **P**

- 1 **Bob Frances and Helen Graziano** (Suntrol, Inc.)
- 2 **David Tressler and Robbie Olguin** (Today's Business Products)
- 3 The view of Progressive Field from the Terrace Club
- 4 **Nancy Amstadt** (Global X Tax Strategy & Execution) and **Barbara Hajes** (Korfant & Mazzone Construction)
- 5 **Paul Deutsch** (Bialosky & Partners) and **Fred Margulies** (Herschman Architects, Inc.)

Take your next
project in an entirely
new
direction.



The civil engineering component of a project can be full of twists and turns. That's why it is important to work with consultants who know an efficient, cost-effective route to your project destination.

At KS Associates, we offer an in-depth understanding of technical and compliance issues. We know how to avoid roadblocks, take safe detours and keep your projects on course.



Let us map a course
for your civil engineering and surveying
projects. Contact us: **440-365-4730**

www.ksassociates.com
contactks@ksassociates.com



UPCOMING EVENTS:

24th Annual BOMA Golf Outing

Avon Oaks Country Club & Red Tail Golf Club
July 13, 2009

BOMA Clambake

The Manor Party Center
September 11, 2009

Monthly Real Estate Happy Hours

Held the Last Thursday of each Month
Locations change each month. Check
www.bomacleveland.org/happy_hours.htm for
location details.

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

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

WHY IS BOMA SO POWERFUL?

- | | |
|--------------------------|--|
| Advocacy: | We're a major voice in local, state and federal government and legislative issues. |
| Education: | Our seminars and educational courses are designed to enhance professional growth and performance. |
| Networking: | Regularly scheduled events and meetings provide countless peer-to-peer interaction. |
| Information: | Access to countless informational resources to keep you current on commercial property ownership/management news. |
| Group Purchasing: | Buying power to secure substantial cost savings for items like air filters, natural gas, solid waste removal and more! |

WARREN ROOFING & INSULATING CO.



Telephone: **440/439-4404**
Fax: **440/439-7523**
7015 Krick Road
Walton Hills, Ohio 44146

Commercial/Industrial Roofing and Sheet Metal



Lavish Living at Eleven River

Luxury waterfront townhomes project breaks ground in Rocky River

Riverdale Partners RR LLC recently broke ground for Eleven River, a fully financed luxury townhomes project situated on the banks of Rocky River, across from the Metroparks. A \$10 million development, Eleven River features 11 fee-simple residences in one of the area's few projects with solid financial backing. Designed by Dimit Architects, the two sections of multilevel residences are unabashedly modern and express Riverdale's forward-thinking lifestyle vision.

With development financing by Park View Federal Savings Bank, partner Andrew Brickman proves that the regional real estate market is not stagnant.

"It reminded me of the waterfront communities I saw in Europe and of places like Vancouver, Sausalito and Newport," Brickman says. "I thought it would make the perfect setting for an architecturally significant residence."

According to Kory Koran, Rocky River's economic development director, "Andrew Brickman's Eleven River project is one of the most exciting developments in the city and perhaps the county. Living on the beautiful Rocky River with your boat in your backyard makes this project one in a million."

Situated on the west bank of the beautiful, curving Rocky River, near the

foot of the Detroit Road bridge, Eleven River luxury townhomes have priceless views of the river, nearby marinas and the Cleveland Metroparks Rocky River Reservation. Entertainment, fine and casual dining, fitness, shopping, public transportation and recreational opportunities abound on both sides of the river.

Eleven River incorporates a variety of green features, from geothermal heating and cooling to the use of eco-sensitive woods, steel and fiber cement.

"All the materials will be as eco-sensitive as possible," Brickman says, noting the use of sustainable bamboo flooring, top-rated insulation and Armstrong Cabinets, which are the most eco-sensitive cabinetry products currently available on the market.

The three-level homes, with prices starting around \$600,000, will include three bedrooms, three-and-a-half baths and will range from 3,200 square feet to 3,500 square feet. The units will include private boat slips, two decks, contemporary interior design and optional plunge pools and elevators, as well as a protected entry courtyard.

Construction at Eleven River should be completed by the beginning of 2010, Brickman says.

Riverdale, the award-winning team responsible for The Brownstones at Derbyshire in Cleveland Heights and the luxury townhomes of 27 Coltman in Little Italy, develops first-class luxury housing and mixed-use properties in the US and Mexico. To learn more, visit www.11river.com. **P**

Prized Preservations

AIA Cleveland, Cleveland Restoration Society honor top Northeast Ohio projects

In early May, the Cleveland Restoration Society and AIA Cleveland held their second annual joint awards program to recognize local historic preservation achievements during the past year and organizations that have been instrumental in furthering historic preservation in the Northeast Ohio region.

This year the newly revitalized Hanna Theatre, an award recipient, was chosen as the location for the program. Anthony Hiti, AIA, presided over the program. The 13 award winners were:

Haynes Firestone & the Point Building

The Haynes family has owned and operated a business in the Point Building on Miles Avenue since 1959. In 2007, the family began working with the Cleveland Storefront Renovation Program on a rehabilitation of the early 20th century commercial building. The project involved extensive masonry work and installation of new storefront systems, awnings, curbs, fencing and landscaping. Special permission was given by the Firestone Corporation to use a vertical sign in keeping with signs used by the company at the time of the building's construction. This long-term, family-owned business has renewed its commitment to and presence in this Cleveland neighborhood.

Davenport-Francis Residence

Built in 1891, the Queen Anne-style Davenport-Francis Residence in Cleveland was designed by architect J. M. Richards and constructed by builder W.B. Ketteringham at a cost of \$5,000. By the 1930s the house had fallen into disrepair and in the next decades housed several commercial ventures. When



Chuck's Place

Robin Davenport and Scott Francis purchased the home in 2006 they found it had been mostly gutted in a previous attempt to turn it into a bed and breakfast. Following a complete rehab, the house is now not only a comfortable home, but also a worthy companion to its esteemed neighbors at the gateway to historic Franklin Boulevard.

Chuck's Place

Chuck's Place was designed by Frederick Baird, who is best known for Tremont's St. Theodosius Russian Orthodox Cathedral. This commercial and residential building on St. Clair Avenue was built in 1902 and features



C.R. Howard House

interesting architectural features such as a steeply sloped roof flanked by stepped parapets, a conical roof topping a bracketed bay window, and stone quoins and arch elements set into the brick front. Building owner Rose Tanko has completed a three-year exterior rehabilitation of the property that with the help of the Cleveland Storefront Renovation and other partners. The exterior of the building once again properly showcases this great neighborhood gathering spot.

C. R. Howard House

One of only two houses in Northeast Ohio to have been constructed using cobblestones, the Gothic Revival C. R. Howard House was built in 1853. By 2007 it was still in good condition; however stress cracks and settlement cracks had developed in several places. The cracks varied from ¼" wide up to 1 ½" wide and had been poorly repaired. The owner hired a project team to repair the cracks. Following extensive investigation, the repair work was completed with the highest regard for skills of the original craftsmen, 156 years ago.

Case Western Reserve Alumni House

When Case Western Reserve University decided to create a perma-

FIRE, WIND & WATER RESTORATION

**24-HOUR
EMERGENCY
SERVICE**

THE FARROW GROUP
RESTORATION SERVICES
SINCE 1945

Toll Free: 877-347-3390
www.farrowgroup.com

ment place for its graduates to gather, it chose to use an existing property located in the heart of the campus. The three-story brick that has become Alumni House was built in 1911 and had been used as office space by the university since the 1950s. With the completion of this project, the building now beautifully houses an open office environment for the school's alumni director and staff as well as additional work space and a business center for visiting alumni.

Plymouth Church

Plymouth Church of Shaker Heights, designed by Charles S. Schneider and built in 1923, is considered one of the best examples of Georgian Colonial architecture in our region. It was one of the five churches provided for by the Van Sweringens in their designs for Shaker Heights and was the first congregation to be established in the village. In 2007, the congregation embarked upon an exterior restoration and fabric stabilization project. The congregation of Plymouth Church raised nearly \$1.2 million to fund this project. The result is a beautiful sacred landmark prepared to last into the next century.

Fund for the Future of Shaker Heights

Winslow Road in Shaker Heights is composed of 180 two-family homes cleverly disguised as single-family dwellings, most of which have unique designs and architectural features. Most of the homes were built before 1929. Two nonprofits – the Fund for the Future of Shaker Heights and Winslow Road Preservation – came together to offer financial incentives to homeowners for rehabilitation, resulting in more than \$730,000 in property improvements. Crime in the area has decreased while the sense of community has greatly increased. At a time when the economic benefits of home rehabilitation are more important than ever before, the Fund for the Future and Winslow Road Preservation have created a model that has saved an entire neighborhood.

City of Lakewood/Downtown

Lakewood/ Lakewood Historical Society

The historic city of Lakewood has successfully promoted preservation through the activities of both its government and its many nonprofits. The City has strengthened its demolition ordinance, created a preservation ordinance, nominated the Birdtown neighborhood

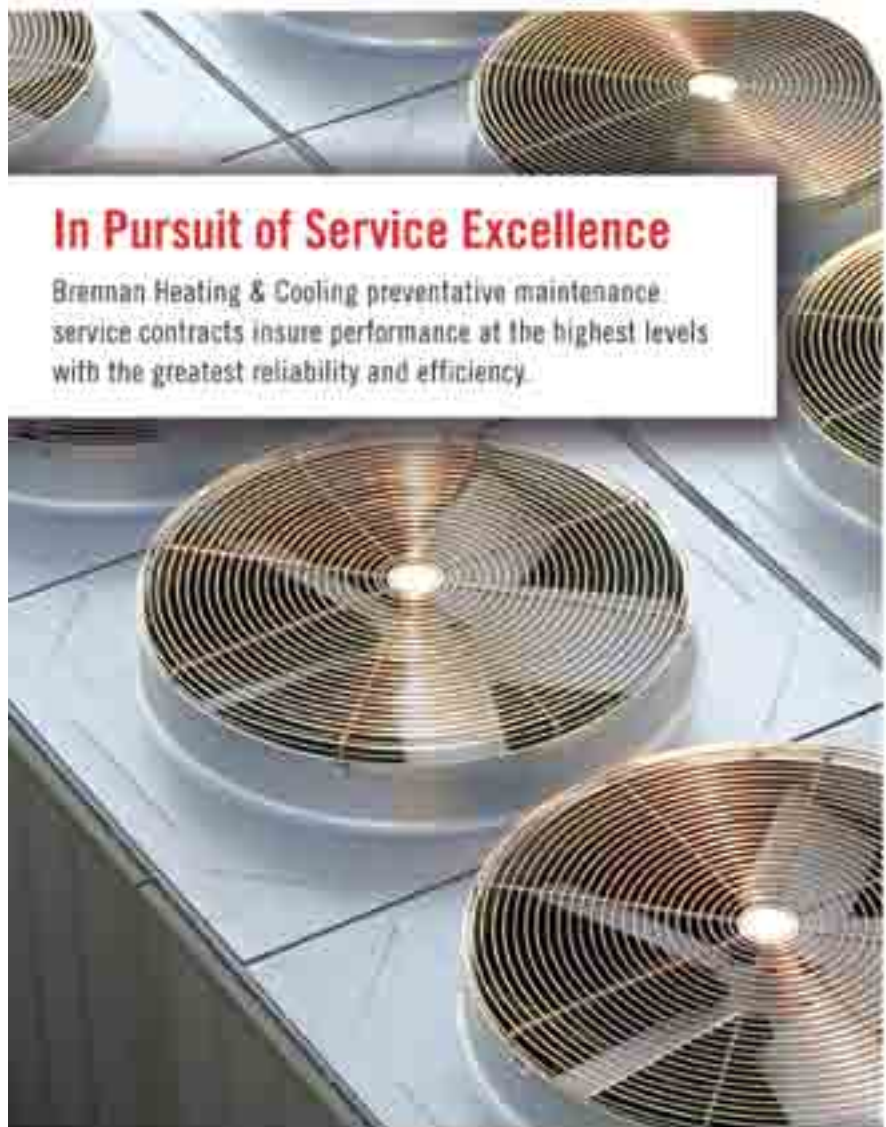
Basement Waterproofing • Sewer Cleaning & Repair • Plumbing Services • Residential & Commercial

ALPHONSO & SON, INC.

Specializing in Preventative Maintenance

25057 Broadway Avenue, Cleveland, Ohio 44146

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



In Pursuit of Service Excellence

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



Brennan
and associates, inc.

Heating & Cooling

24-7

(216) 391-4822

www.brennanhvac.com

COMMERCIAL + INDUSTRIAL

to the National Register of Historic Places, and surveyed the city's commercial buildings as a development tool. The nonprofits organizations Lakewood Historical Society and Downtown Lakewood, a nationally accredited Main Street program, hold many events that celebrate the city's history and vitality.

Wade Chateau Apartments

The Wade Chateau Apartments project provides a stimulus for further neighborhood improvement in an area along Ansel Road that has been relentlessly deteriorating for three decades. The building, completed in 1920, had been vacant for several years. Under the leadership of Famicos Foundation, rehabilitation has been completed, preserving character-defining historical features while the apartments were converted for modern residential use.

Higbee Building/Greater Cleveland Partnership/Positively Cleveland

When Forest City Enterprises learned that the Greater Cleveland Partnership and Positively Cleveland were looking to co-locate, the company offered them the first two floors of the under-utilized 1931 Higbee Building. The project partners' design team worked through the space planning challenges to create a first floor Visitor's Center and office environments that are beautiful and efficient. The building's exterior was restored using historic documentation. This winning project has provided light-filled, accessible spaces for both visitors and workers alike.

Hanna Theater

One of the glories of Cleveland's drama history, the Hanna Theatre opened on

March 28, 1921 and was a place of superb acting and significant world premieres, particularly in its first three decades. In recent years, it had occasional shows, but was underutilized. Work began on this nearly \$20 million renovation in December 2007 and the new Hanna Theatre opened on September 20, 2008. Thanks to the joint efforts of PlayhouseSquare, which will continue to



Hanna Theater

own, manage and maintain building, and the Great Lakes Theater Festival, which will perform here, a "re-imagining" of the space has transformed it into a model venue for the modern stage.

Carothers-Kaminsky Residence

Located in Akron's West Hill neighborhood, the Carothers-Kaminsky Residence was a bank-owned foreclosure that had been converted into a three-family unit. When Stephanie Carothers and Michael Kaminsky bought the property bank-owned foreclosure on Beck Avenue it was a three-family unit with one unit per floor, and had served as a rental property for years. Not only did the owners have the challenge of converting their house back to a single-family dwelling, they had to give it a



Langston Hughes Center

complete overhaul inside and out. Their thorough \$100,000 project has added greatly to the ongoing effort to create a second historic district in the West Hill area, and has resulted in a home that retains its historical character and is comfortable for modern living.

Langston Hughes Center



The Carnegie Quincy branch of the Cleveland Public Library was designed by Whitfield and King Architects and built in 1914. The building was used as a community center until 2001, when funding shortages and deferred maintenance closed it for good. Returning the building to a productive use was a key component in the Fairfax Renaissance Development Corporation's master plan for the neighborhood. With the project partners committed to creating a LEED-certified project, work began in 2007 to restore much of the building and construct a new, sensitively connected two-story addition. The library building continues to serve the area residents as home to the Cleveland Clinic Neighborhood Health Center and Senior Outreach Services and symbolizes the budding rebirth of the neighborhood. **P**

CNC NEWS ONLINE
<http://www.cncnewsonline.com>
 (800) 969-4700

Green Leads

NOW AVAILABLE FOR ALL CUSTOMERS

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

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

ALLERTON APARTMENTS

Preserving affordable housing for the downtown Cleveland community



We would like to thank the following for their hard work on this development:

- City of Cleveland Community Development
- Cuyahoga County Brownfield and Construction Lender
- Cleveland Department of Housing and Urban Development
- Key Bank
- Key Community Development Corporation
- National Park Service
- Ohio Housing Finance Agency
- State of Ohio for Historic Tax Credits
- State Historic Preservation Office

Financing provided by Great Lakes Financial Group through the HUD Program 221 d(4)



GREAT LAKES
Financial Group
216.861.1300
www.greatlakesfg.com
1020 Huron Rd. Suite 100, Cleveland, OH 44115

SPACE COMFORT CO.

HEATING & COOLING

FAMILY OWNED & OPERATED WITH HANDS-ON EXPERIENCE IN MECHANICAL CONTRACTING SALES & SERVICE SINCE 1964.

Experts in:

- Turnkey solutions, design/build & value engineering
- Service, installation & maintenance of all makes & models of HVAC equipment & boilers
- New, renovation, remodeling & restoration
- Public & private

Providing reliable, personal service to owners of retail centers, malls, apartment complexes, retirement housing in Ohio & neighboring states.






5201 CLARK AVENUE, CLEVELAND OHIO 44102 ■ PH. 216-281-2000 ■ FAX. 216-281-8420 ■ 800-203-9645



Tri-C's Green Academy and Center for Sustainability is dedicated to the understanding and application of green and sustainable concepts.



THE GREEN ACADEMY AND CENTER FOR SUSTAINABILITY @ TRI-C®

Environmental and Energy Auditor Program

Qualified trained auditors are needed in both areas of environmental and energy auditing.

The professionals at the Green Academy and Center for Sustainability will train you to conduct environmental and energy audits, find employment in the field, and assist you in starting your own auditing business.

Call today and learn more about this very in demand need within our workforce community.

For more information and course schedules

Call 216-987-2867

leo.russo@tri-c.edu



The Green Academy and Center for Sustainability @ Tri-C®

PROMISES MADE . . . PROMISES KEPT

"They have been able to maintain high touch, client-oriented service...."

LARRY FISCHER- PERSPECTUS ARCHITECTS

**FORTNEY & WEYGANDT DELIVERS AS PROMISED,
PROVIDING WORLD CLASS CUSTOMER SERVICE,
EXCEEDING CLIENT EXPECTATIONS AT EVERY TURN**



**FORTNEY & WEYGANDT, INC.
GENERAL CONTRACTORS**

EXCEEDING EXPECTATIONS



CALL BOB FORTNEY AT (440) 716-4000

www.fortneyweygandt.com

Top Talents

NAIOP Awards of Excellence recognizes best, brightest in local commercial real estate

The NAIOP Northern Ohio Chapter presented its annual Awards of Excellence recently at the Marriott Cleveland Downtown at Key Center. The annual program recognizes the best projects, real estate transactions and individual performances during the previous year in the commercial real estate industry in Northern Ohio.

Over 300 of the area's top commercial real estate professionals attended the lunch program, which is dedicated to recognizing design, development and marketing successes in industrial, office and mixed-use developments completed in 2008. Nominees were firms and individuals that best represented the industry in the quality of their real estate projects, their leadership and their involvement in the communities in which they conduct their business. Following is a listing of the celebrated winners of each category:

Architectural Design of the Year

First Energy
Vocon

Interior Design of the Year

Amin, Turocy, & Calvin LLP
Kordalski Architects, Inc.

Renovation Project of the Year

Tyler Village
Graystone Properties

Traveling Gun – Interior Design of the Year

Ellis Hotel
mbi | k2m Architecture, Inc.

Traveling Gun – Renovation of the Year

Westin Book Cadillac Hotel
Kaczmar Architects

Traveling Gun – Construction Project of the Year

Brighton Best
Ray Fogg, Inc.

High Performance Project of the Year

Cleveland Design Studio
mbi | k2m Architecture, Inc

Development of the Year – Office

Clear Choice
Geis Companies



CHARGING FORWARD Vocon's contemporary, green-focused design at FirstEnergy's West Akron Campus won the firm the Architectural Design of the Year award at the 26th annual NAIOP Awards of Excellence.

Development of the Year – Industrial

PCC Airfoils
Geis Companies

Developer of the Year - Industrial

Geis Companies

Transaction of the Year - Office

Cliffs Natural Resources
Andrew Coleman, Jones Lang LaSalle

Transaction of the Year – Industrial

Graybar Electric/Sematic USA
Simon Caplan, Eliot Kijewski, Joe Barna,
Bob Garber (Cresco Real Estate)

Transaction of the Year – Investment

HBJ Holdings, LLC/Elrad-Hadley &
Best Metals
Bob Garber, Joe Barna, Pam Bertovich
(Cresco Real Estate)

Transaction of the Year – Traveling Gun

Goodyear Morocco
Michael Occhionero, David O'Neill
(Colliers Ostendorf Morris)

Roetzel & Andress Broker of the Year – Office

Allen Wiant
CB Richard Ellis

Roetzel & Andress Broker of the Year – Industrial

Robert Garber
Cresco Real Estate

Roetzel & Andress Traveling Gun - Broker of the Year

Bob Gross, Andrew Coleman
Jones Lang LaSalle

NAIOP Member of the Year

Michael Sikora III
Sikora Law, LLC

NAIOP Industry Recognition

Daniel J. Mullinger
National City Bank

NAIOP Lifetime Achievement

Dr. James Webb
Cleveland State University

NAIOP President's Award

Bradley Sellers **P**

April Construction Slips 1%

The value of new construction starts fell 1% in April to a seasonally adjusted annual rate of \$386.6 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. The loss of momentum was due to a slower pace for public works construction, which had been lifted in March by the start of several large pipeline and rail projects. At the same time, nonresidential, building in April picked up the pace after the very weak activity reported during the prior two months, and residential building was helped by improvement for single-family housing.

April's data lowered the Dodge Index to 82 (2000=100), after the March reading of 83. The level of contracting as shown by the Dodge Index witnessed a steady retreat from mid-2008 through February, to be followed by a gain in March and then April's slight setback.

"The pattern of construction starts over the past two months suggests a transition from extended declines to more of an up-and-down pattern, which generally takes place when a bottom gets established," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "This process of establishing a bottom is still in its early stages and will be affected by how different construction sectors perform in coming months. The impact from the stimulus bill on public works construction is just beginning to emerge, with this sector expected

to see more strength as 2009 proceeds. Single-family housing remains at a very low volume, but the worst of its correction appears to have passed. For nonresidential building, there's been the occasional display of resilience by such institutional structure types as healthcare facilities and public buildings, but the downward trend for the commercial structure types is still very much underway."

Nonresidential building

Nonresidential building, at \$166.4 billion (annual rate), grew 9% in April. The manufacturing building category provided much of the upward push, surging 222%, due to the start of a \$1 billion upgrade to a centrifuge plant (for uranium enrichment) in Ohio. Excluding this large project, the manufacturing building category in April would be

down 7% while the increase for non-residential building would be lowered to 1%.

There was still support to the nonresidential total in April coming from the institutional categories. Most noteworthy was a 49% increase for healthcare facilities, pushed upward by four large hospital projects located in Indiana (\$350 million), Illinois (\$129 million), Texas (\$125 million), and Louisiana (\$121 million).

"After reaching an all-time high in 2008, the healthcare facilities category in early 2009 appeared to be in sharp retreat," Murray says. "April's rebound suggests that the correction may turn out to be more moderate."

COMPLETE FIRE PROTECTION SERVICES

888-528-0928



**COUNTY FIRE
PROTECTION**

www.county-fire.com

- Fire Extinguishers, Fire Alarms, Fire Sprinklers, Exit/Emergency Lighting, Kitchen Fire Suppression, FM-200/Halon/CO2 Systems
- Division 10 fire extinguishers and cabinets to construction trades
- Fire protection contracting services to property owners/managers

AKRON • CLEVELAND • COLUMBUS • TOLEDO



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

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

The public building category in April advanced 19%. The commercial structure types generally showed weakness in April. The depressed retail industry continues to have an adverse impact on construction, with April seeing declines for stores, down 10%; and warehouses, down 34%. Office construction was also considerably weaker in April, falling 22%. Running counter to the downward trend for commercial building in April was the hotel category, up 8%, although April still came in 68% below the average monthly pace for this category in 2008.

Residential building

Residential building in April climbed 8% to \$105.5 billion (annual rate). The improvement was the result of a 13% gain for single-family housing, which posted its second increase out of the past three months. This follows an extended period of decline from the start of 2006 through the start of 2009, when decreased activity was reported in 31 out of 36 months. The single-family pattern in April showed strengthening in all five major regions – the West, up 23%; the Midwest, up 20%; the South Atlantic and Northeast,

April Construction Contracts for Cleveland Area

McGraw-Hill Construction recently reported on April 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:

	2009	2008	Percent Change
Nonresidential	\$65,871,000	\$44,012,000	+50
Residential	\$35,640,000	\$68,888,000	-48
Total Building	\$101,511,000	\$112,900,000	-10

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

	2009	2008	Percent Change
Nonresidential	\$203,378,000	\$234,694,000	-13
Residential	\$91,517,000	\$199,161,000	-54
Total Building	\$294,895,000	\$433,855,000	-32

- 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

each up 9%; and the South Central, up 8%. While the extended slide for single family housing may now be coming to a close, the correction for multifamily

housing was still present in April, as contracting dropped an additional 11%. By region, the April weakness for multifamily housing was located in the South



ABSOLUTE ROOFING, INC.

New Roofs • Tear-Offs • Repairs • Flat Roofs • Coatings
Flashings • Custom Copper Work • Factories • Warehouses
Churches/Steeple • Additions • Apartments • Condos
Industrial • Commercial • Licensed, Bonded & Insured

2009 PRO Contractor of the Year Award winner, Commercial Specialty Category

FAMILY OWNED & OPERATED

Firestone
BUILDING PRODUCTS

Ph 216.898.1563 Fax 216.898.1853

Approved applicators for RPI, Firestone, Polyglass, CTD, GAF

RSI
TOP 100
2005

NARI
NATIONAL ASSOCIATION OF
THE REMODELING INDUSTRY

BBB
Member Cleveland

COMMERCIAL • INDUSTRIAL

Your Authorized Duro-Last Roofing Contractor:



**DURO-
LAST®**
Roofing, Inc.

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

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



Damschroder Construction Company

"Building Satisfaction For Over 30 Years"

888.307.2785 • www.damschroderconstruction.com

SECURITEC

Security System Professionals



CLOSED CIRCUIT SURVEILLANCE & ACCESS CONTROL FOR YOUR COMMERCIAL PROPERTY

- | | |
|---|--|
| <ul style="list-style-type: none">• Security & Fire Alarm Systems• 24-Hr U.L. Listed Monitoring Service• Surveillance Cameras & Access Control• Whole Building Vacuum Systems• Commercial, Industrial & Institutional | <ul style="list-style-type: none">• Telephone & Voicemail Systems• Intercoms & Paging Systems• Whole Building Sound & Music Systems• Data & Video Cabling Systems• New & Existing Construction |
|---|--|



Serving Northeast Ohio since 1990

1-800-860-7413



www.securitec1.com

Atlantic, down 27%; the Northeast, down 18%; and the South Central, down 10%; while some improvement was shown in the West and Midwest, up 3% and 12%, respectively.

On an unadjusted basis, total construction during the January-April period of 2009 was \$117.2 billion, down 39% from the same period a year ago. This was the result of the following year-to-date performance by sector – nonresidential building, down 42%; residential building, down 50%; and nonbuilding construction, down 20%. By geography, total construction during the first four months of 2009 showed the steepest drop in the Northeast, down 55%; followed by the South Atlantic, down 43%; the West, down 37%; the South Central, down 34%; and the Midwest, down 26%.

Additional perspective comes from looking at twelve-month moving totals, in this case the twelve months ending April 2009 versus the twelve months ending April 2008. On this basis, total construction is down 23%, as the result of this pattern by sector – nonresidential building, down 16%; residential building, down 42%; and nonbuilding construction, down 4%. By region, the twelve months ending April 2009 showed the following behavior for total construction relative to the previous twelve months – the South Atlantic, down 34%; the West, down 30%; the Northeast, down 26%; the South Central, down 13%; and the Midwest, down 10%. **P**

RAF

**BUILDING
MAINTENANCE**

1934 St. Clair Ave.,
Cleveland, OH 44114

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

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

BOMA International: Providing Solutions

Now more than ever, membership in BOMA International is vital to your professional success and company's economic well-being. As the industry's number one business solutions provider and support network, BOMA provides a tremendous return on your dues dollar investment.

Networking & solutions provider

- Immediate access to a valuable network of over 17,000 professionals in the field, facilitating the sharing of experiences and the development and expansion of your business and career.
- An expanded, nationally networked online Career Center and job bank links you with employers, job seekers, and resources for career planning and development.
- BOMA's online Bookstore and Buyers Guide provide access to timely publications and a network of suppliers that can help you manage your properties more efficiently.

Advocacy & codes

- BOMA's 2008 legislative victories alone will save the industry nearly \$2 billion.
- BOMA's industry-leading energy efficiency and sustainability programs put money in your pocket. Our 7-Point Challenge provides incentives for energy efficiency gains and our partnership with the Clinton Climate Initiative identifies and eliminates barriers to implementing and financing energy efficiency retrofits.
- BOMA's aggressive building codes program in 2008 saved the industry \$3.8 billion in annual construction costs by defeating changes to the ICC International Building Code (IBC) for unnecessary fire separation and structural design requirements, and \$990 million in annual construction costs by defeating changes to the ICC International Energy Conservation Code.
- BOMA saved its members \$630 million in annual lease income losses with approval of alternatives to unnecessary and costly evacuation stairways and fire separation requirements in the ICC International Model Codes.

Research & standards

- BOMA's Experience Exchange Report (EER)® is the industry's best benchmarking tool. It helps to evaluate operating expenses, develop strategies, complete budgets and underwrite and analyze acquisition opportunities.
- BOMA published new floor measurement standards for gross area of buildings, retail facilities, and multi-unit residential buildings.

- BOMA will launch an "Accredited Building Program" to recognize commercial buildings that achieve best practices in building management and operations. This program will provide you with a valuable marketing tool.

Education & training

- BOMA's Foundations of Real Estate Management® course offers a comprehensive overview of building management and operations for those new to the industry. Offered locally, this program offers a convenient, affordable means to bring new hires quickly up-to-speed.
- BOMA Energy Efficiency Program (BEEP)® has become the industry standard in energy efficiency education, offering easy-to-implement no- and low-cost energy savings strategies and best practices.
- Sustainable Operations Series (SOS) Webinars offer strategies for "greening" building operations without major capital expenditures.
- BOMA's Annual Conference and The Office Building Show (June 28-30, 2009 in Philadelphia) keeps you current on the latest operations, management best practices, products, high performance trends and building technology while you network with industry colleagues.
- BOMA's annual Medical Office Buildings and Healthcare Facilities Conference brings together nearly 500 movers and shakers within this growing industry sector, and delivers sophisticated education sessions focused on development, leasing and managing MOB's.

Information, publications and recognition

- BOMA produced the industry's first Green Lease Guide in 2008, showing how to modify lease terms to maintain an energy efficient and sustainable building operation.
- The BOMA Corporate Social Responsibility (CSR) Award will recognize members' initiatives in this arena. Along with The Office Building of the Year (TOBY) awards, this is another opportunity to distinguish your company from the competition.

For more information on what your local association BOMA Greater Cleveland can do for you and your company visit www.bomacleveland.org or call the BOMA Center at (216) 575-0305 today.



Melissa Johns

Communications Manager
BOMA Greater Cleveland

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



IF YOU...

- ▶ ARE INTERESTED IN PARTNERING WITH OTHER INVESTORS IN THE PURCHASE OF "PRIDE OF OWNERSHIP" TYPE SHOPPING CENTERS, OR
- ▶ HAVE A SHOPPING CENTER THAT YOU WOULD LIKE FOR ME TO PURCHASE, OR
- ▶ HAVE A SHOPPING CENTER IN NEED OF PROFESSIONAL MANAGEMENT

...PLEASE CONTACT BOB NIETO



Tel: 330-225-2822

rgnietoco@stratos.net

rgnietoco.com





Forces of Nature

Adventurous design, creative cocktails mingle at Madd Chef's new martini lounge

By Mark Watt | Photo by Ken Krych

Since opening in 2006, Madd Chef's Café and Bistro has offered an adventurous, upscale dining experience in Brunswick, providing clientele with worldly flavors and locally sourced, unprocessed organic products in a contemporary environment. The combined New York brownstone-style bistro and adjoining casual café is the vision of Madd Chef Richard Cicic, who previously served as executive chef at the Cleveland Clinic for 11 years. He is not only the man behind the menu, but has also directed the design of the continually evolving space, situated within three conjoined storefronts at Hickory Ridge Plaza.

That atmosphere has just been enriched with the addition of a new 800-square-foot martini and coffee lounge where guests can enjoy designer drinks in an architecturally intriguing space, designed by Justice and Company of Medina.

"Richard [Cicic] wanted a unique bar area that incorporated our signature touch of using exotic materials in creative ways," says James Justice, president of Justice and Company, which has grown from a one-man custom remodeling effort in 1986 into a full-service design center specializing in granite, stone, fine woodworking and unique architectural products. "Richard [Cicic] had some general ideas for the bar's design and then our team ran with it. Creating an adventurous, functional space that delivered a real 'wow' factor was our goal," Justice says.

Customers enter the new lounge through a backlit onyx arch, which is surrounded by custom built wine racks. To compliment the unique entryway, a new cherry bar topped with Brazilian Matrix granite is the centerpiece of the new lounge. The freestanding bar, detailed with backlit translucent onyx and custom ornamental iron, coordinates with the rustic charm of the bar's back wall. Visual interest was carefully produced by creating a pattern of individually handcrafted cast stone tiles. The tiles compliment cast stone cherub columns and moldings, which were cast from antiques.

"We are fortunate because we have many talented people who can produce for us on-site," Justice says, adding that the installation was completed in two days by an eight-man

team. "On all of our projects, we strive to meet clients' schedules while satisfying their design objectives. This is especially important when working on commercial projects, which have certain time constraints."

"Justice and Company was phenomenal," Cicic says. "Everybody loves the transformation. The overall feeling of the lounge provides Old World authenticity combined with modern elements. It creates the perfect setting for our customers to enjoy." **P**

Madd Chef's Café and Bistro is located in Hickory Ridge Plaza at 1091 Pearl Rd. in Brunswick. For more information, call 330.225.5544 or visit www.MaddChefs.com. Justice and Company is located at 2462 Pearl Rd. in Medina. To learn more, call 330.225.6000 or visit www.justice-andcompany.net.



Bistro



Our Bistro offers white tablecloth fine dining, with dinner served in four courses. Here, have your meal start with an amuse-bouche gift from the chef and relax with a glass of wine as you select from an array of entrees.

Café



Our upscale Café offers casual dishes and flavors from around the world – featuring freshly made soups, salads and grinders.

Martini Lounge



Our newly opened Martini Lounge offers creative cocktails and gourmet coffees in a contemporary Vegas-style atmosphere.

Only the freshest wholesome ingredients! We serve locally sourced & organic products, prepared fresh daily whenever possible.

CATERING & TAKE-OUT AVAILABLE • CORPORATE EVENTS

330.225.5544

1091 Pearl Road, Unit C • Brunswick, Ohio 44212
maddchefs@yahoo.com • www.maddchefs.com

JUSTICE & COMPANY
Granite ~ Fine Woodworking
330.225.6000
The Brilliance of Stone

Full Service Design Center

Commercial • Residential



Fabricator Direct • Turn Key Capabilities • Onsite Shops & Services

Justice and Company offers over 10,000 sq. ft. of showroom space to meet the needs of our customers. We are the home to over 10,000 sq. ft. of natural stone products and showcase a variety of unique and exotic architectural elements.

Visit our Showroom @
2462 Pearl Rd.
Medina, Ohio 44256.



Our Specialties Include

Granite / Onyx
Marble / Travertine
Water Jet / CNC
Custom Cabinetry
Millwork
Flooring / Tile
Cast Stone
Ornamental Iron



Take A Virtual Tour @ www.justiceandcompany.net

Infinity Construction was proud to have worked with RWL Architects and OSports as General Contractor on the Avon Baseball Stadium project. CONGRATULATIONS to the City of Avon and The Lake Erie Crushers on their new home!



Infinity
CONSTRUCTION CO., INC.

**General Contracting • Construction Management
Consulting • Preconstruction Planning**

Quality Building through Partnerships - One Project at a Time

18440 Cranwood Parkway, Warrensville Heights, OH 44128
216-663-3777 (phone) 216-663-3778 (fax) www.infinityconstruction.com



Developing a Winner

Lake Erie Crushers, City of Avon step up to the plate with new Frontier League ballpark

By Mark Watt | Photos by Jim Maguire

On June 2, the Lake Erie Crushers jogged through the gates of their new ballpark in Avon to a welcoming crowd on opening day. An expansion team in the Frontier League, an independent, Midwest-based baseball league with a level of play comparable to Class A Minor League ball, the Crushers are bringing professional baseball to Lorain County for the first time. In return, the team gains access to a newly built, \$12 million baseball park with “all the amenities of a professional ballpark, just on a smaller scale,” according to Ron Landig, president of RWL Architects, Inc., which designed the field with assistance from OSports, a division of Osborn Engineering that specializes in sports facility planning.

“The City of Avon invested in a well designed, well built facility,” says Christopher Wynn, director of design at OSports. “It’s a substantial ballpark, but it’s also extremely intimate, which is rare in professional sports, so that you can really be right on top of the action.”

Built with Infinity Construction acting as general contractor, All Pro Freight Stadium is a state-of-the-art facility with accommodations for 5,000 visitors, including loges, box seats and even lawn seating, as well as a pair of concession stands, a party deck and a team shop. Utilizing artificial turf, the baseball field is engineered to provide

efficient drainage and low maintenance costs, while providing a comfortable playing surface.

“We’re very excited about the new ballpark,” says Paul Siegwarth, assistant general manager, operations with the Lake Erie Crushers (who previously held a similar position with Cleveland Indians Single A affiliate Lake County Captains). “It’s an impressive achievement. When we brought the ballplayers onto the field for the first time, it was like seeing kids at Christmas. Their eyes get wide and ‘wow’ is the first word that comes out of their mouths. It’s the same for the fans too.”

Teaming up

Jim Smith, mayor of Avon, says that the new stadium is a dramatic first step in a concerted effort to transform the underdeveloped interchange of Rt. 90 and Rt. 611 from a truckstop into a major economic driver for the City of Avon and surrounding areas. While Smith had originally looked at the possibility of attracting medical buildings or retail to develop near the interchange, six years ago he crossed paths with Matt Perry, a consultant with National Sports Services. Perry connected Smith with Steven Edelson, managing director at Chicago-based International Facilities Group, who was interested in becoming a partner in



CATCHING THE ENERGY The City of Avon's new All Pro Freight Stadium is designed to provide fans with a level of intimacy that allows them to be "right on top of the action," according to Christopher Wynn, director of design at OSports.

the ownership group of a new Frontier League team – what eventually would become the Lake Erie Crushers.

"It was a good fit, for them and for us. The idea from our point of view was to increase the value of the property around here and that has already happened," Smith says, noting that his vision for the area expands beyond the new stadium. A new YMCA is being built next door along a brand new access road. He hopes to add an indoor soccer

or hockey facility in the future. "We also get a boost in economic activity here and with the ballpark, which the city owns and the team maintains, we have a nice facility to be used not just for baseball games, but also for concerts, car shows and other events. I've thought this thing out long and hard. We'll put a million people at the site a year."

To get the project rolling, Smith brought aboard RWL Architects, Inc. in early 2008 to serve as lead archi-

tect for the new ballpark. RWL had worked with the city on projects over the previous several years on projects like Avon's fire station, police station, post office, service garage and senior citizen's center. Although the firm had no direct experience with sports facility design, architect Bill Belloma had worked with Osborn Engineering early in his career and used that relationship to bring aboard Osborn's sports facility division, OSports.



ERECTION • RIGGING • WELDING • MAINTENANCE



DAY AT THE DIAMOND At the Lake Erie Crushers' June 2 home opener, the team christened the new ballpark with a 5-2 win over the Windy City ThunderBolts, of Crestwood, Illinois.

A public bid took place in April and Infinity Construction was awarded as general contractor for the complete project, including all mechanical, electrical and plumbing work. Working quickly, the design team provided completed drawings within three months, in time for Infinity to break ground last July – allowing just 10 months to construct the entire baseball stadium.

Especially because of the abbreviated timeline for the project and the complexity of operating on a busy worksite (the access road and infrastructure were being installed concurrently, and construction of the nearby YMCA eventually began as well), Charles Polinko served a major role as construction administrator for the City of Avon, acting as the onsite eyes and ears for the mayor.

"If Infinity came to us with a question, we would work to make a decision that made sense economically while maintaining the project schedule," Polinko says. "Typically, you really don't have infrastructure work going on – utilities & roads – while buildings are going up. With the speed that this project came about, we started site work about two months prior to construction. It was interesting for sure, stressful at times."

Mark Vega, project manager with Infinity Construction, notes there were two major challenges of the project from a construction point of view. The first was the schedule.

"From day one, I was questioning how we could get a fully functioning stadium including concessions, team shop and offices, built by opening day," Vega says. "I was a little nervous about that. I didn't have any doubts about us completing the construction – giving the team enough time to move into the ballpark was my biggest concern. Our contract was originally to complete construction on June 1, just one day before opening day. I knew that wouldn't work so with the help of [Infinity Superintendent] Mark Busta and [Infinity Project Engineer] Vince Notarberardino, we developed a schedule to complete the construction of the ballpark 10 days earlier than what was in our contract."

The second challenge was keeping the schedule on track through a tough winter. The cold weather came earlier than usual last November, Vega says, and that interfered with plans for masonry work, which must be performed at above 45 degrees. To keep the project

Sporting Support

Cleveland firm builds on history of sports facilities design

OSports – Osborn Sports + Recreation Architecture (formerly Osborn Architects and Engineers) has been designing sports facilities since 1909, when the firm created League Park in Cleveland.

Since that time, the firm has contributed to the country's "Sports Skyline" by designing the Polo Grounds (New York, New York), Yankee Stadium (New York, New York), Griffith Stadium (Washington, D.C.), Fenway Park (Boston, Massachusetts), Sportsman's Park (St. Louis, Missouri), and old Comiskey Park (Chicago, Illinois). In the years that followed, the company was also involved in the expansion of Milwaukee County Stadium (Milwaukee, Wisconsin), the addition of an upper deck and "Tiger Tower" at Louisiana State University (Baton Rouge, Louisiana) and the expansion of Lambeau Field (Green Bay, Wisconsin), among other facilities.

OSports continues its tradition of creating and reviving athletic fields with its recent work on Wrigley Field (Chicago, Illinois), Jacobs/Progressive Field ("Heritage Park"), the design of All Pro Freight Stadium in Avon and, currently, with work on PNC Park (Pittsburgh, Pennsylvania).

In addition, OSports was the architect of record on the 2002 award-winning project to renovate and expand the historic "Horseshoe" at The Ohio State University. The field was lowered to below the water table and a slurry wall designed, thus increasing the stadium's capacity to 105,000. Major structural changes were made to add new player and band facilities, and suites were added to the existing structure. A new structure was built around the existing stadium to further expand the seat deck.

OSports works as a team with its partner firm, Osborn Engineering, for all major engineering disciplines. Osborn Engineering provides civil, structural, mechanical, electrical, plumbing, fire protection and energy optimization/commissioning.

According to Chris Wynn, director of design at OSports, having all major disciplines in-house makes coordination between groups possible and minimizes the errors that can creep in when a project moves between engineering firms.



COVERING THE BASES The playing field utilizes an artificial grass product called TigerTurf, composed of two-and-a-half-inch blades of synthetic grass and about an inch-and-a-half of loose rubber pellets that are shuffled into the surface. By using the synthetic surface, maintenance costs are dramatically reduced: watering and mowing are no longer necessary.

moving, the entire perimeter of the ballpark was enclosed within a cocoon of tarps and scaffolding, warmed by temporary heaters.

“Luckily we were rewarded with nice weather in March and April,” Vega says. “Our field work – putting in field turf and the under-drain system and finishing up concrete and landscaping – was able to move ahead as the original planned schedule showed.”

Belloma, of RWL Architects, credits Infinity for keeping the project moving forward despite obstacles.

“If it wasn’t for Infinity, I don’t think this project could have happened,” he says. “They pushed and pushed, yet they were also patient enough to wait for design adjustments when issues arose.” According to Mark Busta, “the team approach between Infinity, RWL and the City of Avon to make on-site decisions was critical to the success of the project.”

Take me out to the ballpark

“A major premise of the Frontier League is to get the fans close to the team so that

you feel like you’re a part of the action,” Vega says. “This ballpark was built with that concept in mind, and you can feel it from the moment you first walk in.”

Visitors approach through a set of iron gates and up a set of steps at the bricked entrance, which opens to a wide concourse overlooking the field. Along the concourse are two sets of restrooms, a team shop with an adjoining office space, and two concessions stands served by kitchens with elevator access to transport food to second-story suites.

“The team was big on having full-service concessions and catering for groups, which is a major leap from other Frontier League parks,” says Wynn, of OSports. “There’s a full service commissary for large groups, such as for big civic events or concerts. They’re ready for everything.”

Executive offices for management are situated on the second level. Nearby is a press box with controls for the scoreboard, a radar gun and technology accommodations for radio and television.

Adjacent to the main structure is a 8,000-square-foot clubhouse, which houses locker rooms, bathrooms, show-



Discover the difference experience makes!

R.B. STOUT inc.

LANDSCAPING & MAINTENANCE SINCE 1956

1285 N. Cleveland - Massillon Road | Akron, Ohio 44333-1899
(330) 666-8811 (800) 896-8811 www.rbstoutinc.com

We are proud to have been lead architect for the Lake Erie Crushers' new All Pro Freight Stadium in Avon.

RWL architects inc.

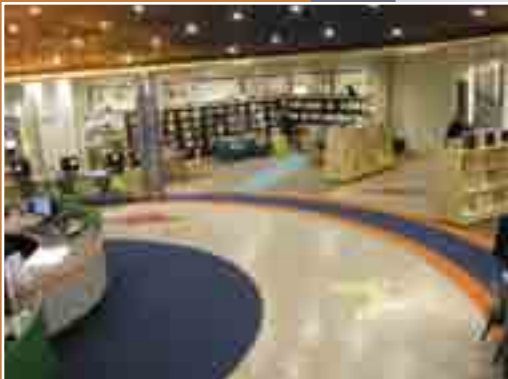


Since 1961, specialists in the complete spectrum of design for commercial, institutional, educational, municipal, recreational, correctional facilities and more...

5320 HOAG DRIVE # C, SHEFFIELD VILLAGE, OH 44035 · PHONE: 440-934-2089

We are proud to have installed all the flooring for All Pro Freight Stadium with Infinity Construction

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



Spectra Contract Flooring is the contract interior industry's most comprehensive commercial floor covering resource.

SPECTRA blends the financial strength of Berkshire Hathaway with the innovative products of the industry's dominant manufacturers, & adds experienced commercial flooring professionals. This combination provides unparalleled resources & an exceptional degree of financial stability – your assurance that we'll stand behind your project for years to come.



216-901-5710 www.spectracf.com

We were proud to be part of the team at All Pro Freight Stadium in Avon



CONTAINER SERVICE, INC.

*"The Leader in
Container Service"*

FBE, CSB & EDGE CERTIFIED

(216) 441-4422

WWW.PETEANDPETEINC.COM



YOUR CONSTRUCTION SPECIALISTS

GREEN & LEED PROJECTS

10, 20, 30, 40-YARD ROLLOFF CONTAINERS



SWINGING FOR THE FENCES The new ballpark is the first step towards dramatic development at the Rt. 90/Rt. 611 Interchange, according to Jim Smith, mayor of the City of Avon. A YMCA is currently under construction nearby. Looking forward, Smith imagines hotels, restaurants and more.

ers and managers' offices for the home and visiting teams, plus a home team lounge area, a trainer's room, two changing rooms for umpires, a laundry room and garage. Plans call for using a storage area within the clubhouse as an indoor batting cage, Wynn says.

Fan seating at the ballpark is provided with a combination of box seats, picnic and patio areas, a raised party deck on the roof of the clubhouse and lawn seating on a grassy hill beyond the left field fence. In addition are 11 private suites, four of which are outfitted with walls that can be removed to provide flexible space for parties of various sizes.

For those who want to get up from their seats and move around, a sidewalk

wraps from the concourse and around the entire playing field. A kids' playground area will be situated beyond the right-field wall.

The 330,000-square-foot field itself utilizes an artificial grass product called TigerTurf. According to Siegwarth, of the Lake Erie Crushers, the field is composed of about 420,000 pounds of rubber, including two-and-a-half-inch blades of synthetic grass and about an inch-and-a-half of loose rubber pellets that are shuffled into the surface. The turf is used on the entire field including the infield base paths.

"It's not a traditional infield material but you can slide on it," Siegwarth says. "Instead of getting dirt marks on their clothes when they slide –

like they would on traditional infields – the players will have little rubber pellets embedded into the fabric of their clothing until they wash their clothes. In my 17 years of baseball, it's new to me. It will be a learning process on our side, but the costs of maintenance and upkeep are being drastically reduced."

Maintenance cost savings and durability were the main drivers for the turf selection, according to Ryan Gates, general manager of the team.

"There will be 51 home games each season, but our goal is to host a total of 120 events at the ballpark over the course of the year, including baseball games, concerts, car shows, events for Halloween and Easter, Oktoberfests, you name it," Gates says.

James Smith, mayor of Avon, concurs that he hopes to see the field get as much use as possible: "If we need to replace the turf in 10 years because we wore it out, than good – that means it's being used and that's our goal."

The final driver for the product selection is the efficient drainage it provides.

"It's to our understanding that the turf can drain about five inches of water an hour," Siegwarth says, noting that he learned firsthand the importance of quality drainage from an incident he witnessed earlier in his career: "At a park where I used to work, we actually ended up renting a helicopter to come in and hover over

EDUCATIONAL EQUIPMENT ■

Serving Cleveland and Northeast Ohio Since 1936

We are specialists in:

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

SALES

INSTALLATION

SERVICE

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

the infield to dry the surface because of trouble getting tarps on the field during a rainstorm. We won't have to worry about that here."

As Vega explains, the playing field is engineered to drain water from the field quickly.

"It's perfectly level, unlike a grass field, and so water drains down instead of running off like it would on natural grass," he says. "The dirt underneath is graded and cut to specific contours, and then drain pipes are laid directly on top of that dirt. Then there are 10 inches of stone dumped on top of those drainpipes, so the water goes through the turf, through the stones, into the drainpipes and then is filtered down and out of the stadium."

Throughout the ballpark, future expansion was kept in mind. The mechanical and electrical systems are designed to accommodate a possible future addition along the southwestern edge of the stadium. Camera bays were worked into the design throughout the park and are equipped with conduits and technology hook-ups required for video broadcasting, if ever needed. A restroom and concessions area could be built near

the scoreboard in center field as well, according to Wynn.

"Right now, the team has a quality ballpark that is among the best in the Frontier League, and it will evolve over the years," Wynn says. "Our firm has done a lot of work with facilities for the big leagues and we tried to bring some ideas from those experiences and pass them along here. Specifically, we have pressed the idea of allowing the fan experience to grow gradually, by trying to bring a new feature, a new attraction to the ballpark each year."

Play ball

Now that All Pro Freight Stadium is open and the Crushers' season has begun, Mayor Jim Smith is content to see the realization of his vision.

"This is a great project for Lorain County and the City of Avon," Smith says. Development at the interchange has started with the ballpark but will continue for years: community baseball fields will be built on a swatch of land just west of the property, the YMCA should be completed later this year and Smith envisions hotels, restaurants and other establishments sprouting

up nearby to provide for an influx of visitors. "People are excited and the benefits of developing here are already far exceeding my expectations. It all starts with this ballpark and thankfully Infinity got the bid because they know what they're doing. I can't say enough about the construction team, the architecture team and the group that's taking ownership of the team."

Siegwarth, of the Lake Erie Crushers, agrees with Smith's assessment of Infinity's work on the project. "That fact that they handed over the park a week before they were contractually obligated to – that was huge and saying, 'thanks' isn't enough," he says. "We were happy with all of the subcontractors out here who all took pride in this project."

As Landig says, the entire project recalls the idea from the classic baseball film *Field of Dreams* that "if you build it, they will come."

"That's happening here," he says. "It really is. And it's really something special when the ballpark is all lit up at night for everyone to see."

"This has been a once-in-a-lifetime project, and we're all proud to be part of it," adds Wynn. **P**

Pleased to have installed the roofing system at the City of Avon's new All Pro Freight Stadium

Experienced High Quality Craftsmanship Since 1954



Willham
Roofing Co. Inc.

20501 Albion Road, Strongsville, Ohio 44149
440.238-3080 • Fax 440.238.3056

**COMMERCIAL & INDUSTRIAL
ROOFING & SHEET METAL**

New Roofs	Tear Offs
Re-Roofs	Tar & Gravel
Asphalt Built-Up	Modified Roofs
E.P.D.M. Roofs	Architectural Sheet Metal
Commercial Shingles	Roof Repairs



NATIONAL
ROOFING
CONTRACTORS
ASSOCIATION



MID STATE RESTORATION, INC.

MASONRY RESTORATION SPECIALISTS SINCE 1954



Specializing in:

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

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

2521 MONROE AVENUE • CLEVELAND, OHIO 44113-4121
(216) 771-2112 • FAX (216) 771-0508

VISIT OUR WEB PAGE @ www.midstaterestoration.com



Flooring it Forward

Sobol Sales builds on half-century of experience with latest green materials & more

By Jeanne Bluffstone

When Bob Sobol's parents established Sobol Sales in 1956, the company occupied 2,000 square feet of space on St. Clair Avenue in downtown Cleveland and their primary business was supplying products used to install floor covering and specialty flooring items.

Now, 53 years later, Sobol Sales' focus remains the same, although many other things have changed. The original location is now a parking lot for the Galleria, and Sobol Sales is housed in about 19,000 square feet of office and warehouse at 1875 E. 40th St. The company still serves the professional flooring industry, retailers and floor covering contractors, but its product line has increased considerably and now includes such specialty items as rubber flooring, both sheet and rubber tiles, stair solutions (treads), and electric heating systems for ceramic

and stone flooring, and the retailers it services are throughout Northern Ohio.

"Our scope is to try to do things that the general line flooring distributors don't do well and provide flooring that is off their radar," says Sobol, who now runs the company. "Our start was flooring installation supplies and later we built in our specialty flooring such as recycled PVC from the auto industry that can be used around pools and garages and entry ways."

He notes that the product is manufactured right here in Northeast Ohio,

which Sobol calls "doubling the green" because the PVC is recycled and it doesn't have to be shipped very far, which saves energy.

"We try to be environmentally intelligent in our product lines as well," he says.

Sobol stresses that the company has always had a reputation for quality and most of the manufacturers it represents have been with the company for many years, in fact. Confirming that, Sobol points to the 50-year award it just received from Johnsonite, the second largest employer in Geauga County, which is a division of Tarkett Corporation, the world's largest flooring manufacturer.

Sobol Sales now has 12 employees, including two outside sales professionals, a warehouse manager and an office manager. **P**

For further information on Sobol Sales and its products, call 216-391-2115 or 1-800-227-6265 or visit www.sobol.com. Bob Sobol can be emailed rfs@sobol.com.

PRING ROOFING COMPANY

Serving Cleveland Building Owners Since 1936



***Happy 53rd Anniversary From
Your Friends At Pring Roofing***

www.pringroofing.com

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

Insuring with a clear understanding of your business



BRITTON - GALLAGHER & ASSOCIATES, INC.

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

CLEVELAND OFFICE
6240 SOM Center Rd.
Cleveland, OH 44139

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

*One of Ohio's leading construction
insurance and surety specialists*

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



Carpet Mask



Floorliner



Floor Mask

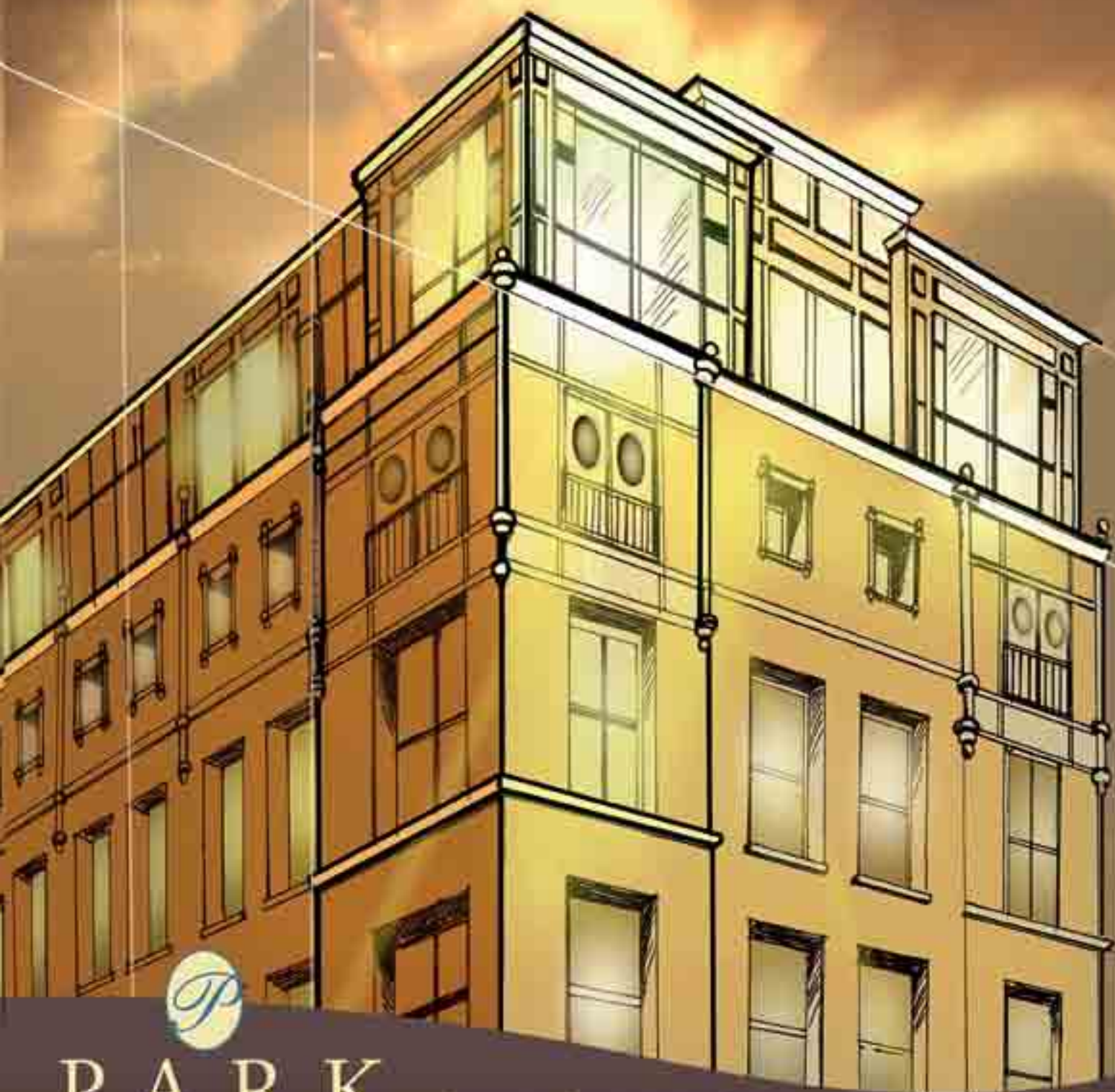
Carpet Mask®, Floorliner®
and Floor Mask® are
available from your local
flooring retailer

Distributed by



Sobol Sales Company

| SPECIAL FINANCING AVAILABLE | ATTACHED INDOOR PARKING
| PENTHOUSES STARTING IN THE 7'S



PARK BUILDING

ON PUBLIC SQUARE

EXCLUSIVE DOWNTOWN LIVING

140 PUBLIC SQUARE
CLEVELAND, OH 44114

P 216.241.6434

WWW.THEPARKBUILDING.COM



URBAN ELEGANCE

Downtown Cleveland's Park Building transforms into luxury condominium, preserving history & bringing residential luxury to Public Square

By John Elliott | Photos by Ruggero Fatica

Cleveland's downtown revival hit a milestone recently with the renovation of one of Public Square's oldest buildings, the Park Building, now a luxury condominium that preserves the city's historic design elegance with modern amenities. Not only does the \$12 million renovation preserve the city's history by restoring some of its most prestigious architecture, but the nine-story building on the southeast quadrant of the square also brings Public Square its first residential space in more than a century.

The landmark features stunning town homes with large "window walls" and

balconies with inspiring views that take in Public Square, Lake Erie and the entirety of Cleveland's downtown.

Owner/developer Howells and Howells Enterprises LLC of Cleveland intended to maintain the building's historic integrity and charm, and because the building was constructed with ahead-of-its-time materials and workmanship when it was built in 1904, it retains a great deal of its original materials, details and character. The building consists of steel/concrete construction.

The building offers an ideal residence for anyone who appreciates urban history, historic architecture and modern

Proud to be Part of the Team at
THE PARK BUILDING



**DESIGN
SURFACES**

Custom Stone Counter
Tops with Full-Service
Showroom

Ceramic & Porcelain
Tiles, Natural Stone &
More

Servicing All
Commercial &
Residential Projects

24000 SPERRY DR. | WESTLAKE, OH 44145
440-899-9900 | DESIGNSURFACESDIST.COM

astounding.

Living in luxury
above the Square
in the Park Building



Project Counsel: Dave Salisbury & Kevin Nowak

3900 Key Center 127 Public Square | Cleveland OH 44114-1291
Ph 216-566-5507 | Fax 216-566-5800 | www.thompsonhine.com

* THE WAY TO ENSURE OUR OWN
SUCCESS, IS TO BE DEDICATED
TO OUR CLIENTS' SUCCESS.

*"MHA Construction Group is honored
to have been the builder for the Park
Building Condominium complex and
congratulates the new home owners for
being the first residents on Cleveland's
Public Square in over 100 years."*



MHA | Construction
group

Whether you're building new, or renovating,
MHA Construction Group will handle your
entire project from planning to completion.
As we guide you thru the construction
process, we maintain the highest in
quality standards. MHA has over 25

years of experience in the construction
spectrum and our work speaks for itself.
Projects include small custom interiors
to manufacturing facilities, distribution
centers, high-rises, condominiums, single-
use structures and places of worship.

(PH) 216.621.2226 WWW.MHACM.COM

amenities – at bargain prices compared to other big U.S. cities. The suites start at less than \$300,000 and go all the way to more than \$1 million for the penthouses, considerably lower than similar buildings in other metropolitan downtowns.

The building features a bronze and granite exterior facing Euclid Avenue, large bay windows on the second and third floors, oak trim throughout, and high ceilings. Due to the number of large windows, the interiors are especially bright with natural light. Every unit has a splendid view of Public Square, including the historic Soldiers' and Sailors' Monument which faces the building on Euclid Avenue.

KeyBank steps forward

KeyBank, with its headquarter Key Tower also located at Public Square, is providing a construction loan for building renovations, as well as residential mortgage financing for individuals purchasing units in the Park Building. The bank is providing \$9 million in low-cost financing through tax credits to facilitate the renovations.

"We're always looking for viable projects in which to invest," said Marylee Gotch, public relations manager for KeyBank. "We want to support the quality of life in every city where we have a presence."

The intention of the design was to maintain the historic integrity of the building and supplement the classic features and finishes that have aged well, such as the stone, metal and wood detailing. Original maple and hand-poured terrazzo flooring has been restored to once again reveal a glorious luster.

Park Building residents are within walking distance of the Warehouse



LET THE LIGHT IN Windows at the Park Building are large and plentiful, which means that the new residential spaces are bathed in natural light.

District, Gateway District, East 4th Street Neighborhood, Tower City, Progressive Field, Quicken Loans Arena, the Rock & Roll Hall of Fame, music, dancing, comedy, bowling and Lake Erie. It is also a quick train ride to the airport, West Side Market and other points of interest.

The two- and three-bedroom suites feature oak molding and trim; oak entrance doors with opaque glass inlay; granite kitchen countertops; fireplaces; refinished, original hardwood maple and terrazzo floors; large bay windows on the second and third floors; expansive windows in all units; outdoor decks on east corner units; outdoor terraces on penthouses; attached storage units; and attached indoor parking.

The indoor garage is located in the basement and is accessed from East First Street off of Euclid or Prospect avenues.

Parking space can be leased at competitive downtown rates (about \$150 per space/month). If the buyer is downsizing, or just needs some extra space, large climate-controlled storage facilities can also be leased at competitive rates (about \$100 per space/month).

A unique location

"There are not many places you can view Public Square as a residence," observes David Cooper, the chief building official in the city building department, who notes that the closest residential space to Public Square previously was a building on Euclid Avenue at East 4th Street.

Cooper says the preservation helps restore the historic beauty of the square and offers a high quality living space. Howells and Howells used high quality materials that are not common in resi-

We are proud to be part of the team with Matt Howells of Howells & Howells Enterprise on the Park Building restoration.



**SALES ✕ 24/7 SERVICE ✕ INSTALLATION ✕ COMMERCIAL ✕ RESIDENTIAL
INDUSTRIAL ✕ PREVENTIVE MAINTENANCE ✕ DESIGN/BUILD SERVICES**

INNOVATORS IN WORKING GREEN HVAC SYSTEMS



29410 Ambina Dr., Solon, OH 44139 ✕ Phone 440-349-9989 ✕ Fax 440-349-9979 **Turn to the Experts**



DOWN TO DETAILS In many units, kitchens are outfitted with upscale appliances, granite and marble surfaces, custom cabinetry and more to provide first-class cooking areas.

dential buildings today, he adds. There are no fake finishes in the building.

Changing the use from commercial to residential necessitated installing new fire protection devices. "It was a challenging process," he says. "They changed it to residential."

A progressive building

When designed by F.S. Barnum and Co. Architects in 1902/1903, the nine-story building represented a new era in steel-framed "skyscraper building" design and construction. Barnum was influenced by the then-new form of architecture known as the Chicago School, spawned in the aftermath of the Great Chicago Fire. Chicago

buildings are noted for their originality instead of their antiquity.

The Park Building utilized innovative building techniques such as Roebling Steel Cable for concrete floor reinforcement and the fireproofing of structural steel by encasing the material in concrete. F.S. Barnum and Co. also designed other historic Cleveland office buildings such as the Rockefeller and Caxton buildings. Such construction is no longer considered due to the cost, Cooper says.

The building was originally built by T.M. Swetland, who with his wife, Carrie, operated a candy store at 140 Euclid Ave. where the building now stands. Upon completion, the building instantly became one of the crown jewels of the

downtown cityscape. It featured electric lighting, which was new at the time, and a dumbwaiter, used to service the restaurant in the basement from the kitchen location on the ninth floor.

Over the decades, the building housed railroad offices, lawyers, dentists, barbers, dress shops, insurance companies, architects, news journals, an Eagle stamp redemption center, and countless other businesses.

The Swetland family continued to own and care for the building throughout the 20th century. Since 1938, the building had been meticulously maintained by David W. Swetland, grandson of T.M. Swetland, who still maintains an office in the building.

Building ownership changes

The current owner, Matt Howells, became familiar with the building while working as a general carpenter/contractor. Howells renovated the fourth floor for David W. Swetland after *Crain's Cleveland Business'* departure in the 1980s. In the ensuing years, he got to know Swetland, who later recommended Howells as a builder and construction manager for the Cleveland Museum of Natural History.

Swetland sought Howells' advice as buyers approached him about purchasing the building. Around this time, Hurricane Katrina devastated New Orleans, and Howells was summoned to the beleaguered city to work on its



**Zarzycki • Malik
Architects, Inc.**

7500 Pearl Road
Middleburg Heights, Ohio 44130
(440) 816-2111 fax (440) 816-2114
www.zmarchitects.com

***Congratulations to Howells & Howells
Enterprises in the development
and restoration of the
Park Building Condominiums***



***It has been a privilege to have
served as architect bringing new
life to a great building***

WE ARE PROUD TO HAVE
SUPPLIED THE CUSTOM
WOOD MOULDINGS ON
THE PARK BUILDING
RESTORATION

BACK TO NATURE

OAK

CUSTOM MOULDINGS



- General Millwork
- Most Hardwoods Including Oak, Cherry, Maple, Hickory, Lumber & Mouldings
- Custom Knife Grinding
- Access to Most Building Supplies, Including Acoustic Ceilings & Drywall

12000 Hawke Rd.
Columbia Station, OH 44028

440-748-3884
www.leonardinteriorsupply.com



Building & Property Management

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

Call Christine Oriti - Sales Representative, Lighting Specialist

P: 216.432.3000 F: 216.432.0051

4700 Spring Road Cleveland, Ohio 44131

www.leffelectric.com

TIRED OF BEING RIPPED OFF?

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

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

If you fill the bill, call

CAREY ROOFING CORPORATION
(216) 881-1999

— FOUNDED IN 1946 —
www.careyroofing.com

MEMBER OF THE NATIONAL ROOFING CONTRACTORS ASSOCIATION

restoration. In the meantime, Swetland's plan to sell the building fell through. Being familiar with Howells' design and construction skills, Swetland contacted Howells in New Orleans and suggested that he buy the building.

Howells was passionate about preserving historic architecture. In 2006, he became the building's second owner, and soon began making plans to turn it into a one-of-a-kind living space. He enlisted Zarzycki Malik Architects Inc. of Middleburg Heights as design architects. Howells' construction firm, Cleveland-based MHA Construction Group, acted as construction manager.

Design challenges arise

There were immediate design challenges. The building did not meet modern residential construction codes.

A new stairway and elevator had to be built on the south side of the building.

Another building, the Southworth Building, located adjacent to the Park Building on Ontario Street, shares a basement garage with the Park Building.

Cooper of the city building department says the residential building code requires two exits, and that placing a new stairway and elevator shaft between the buildings was a good solution. A new 11-story tower was built in the adjacent Southworth Building running from the basement all the way to beyond the top of the Park Building to accommodate the new penthouse structure. The tower is accessible by fire escape doors on every floor.

"You really need a second means of egress," architect Bob Zarzycki says. "We needed to conform as much as possible to current code."

Constructing the new tower was a challenge since the two buildings, while adjacent, were at different elevations. The four-story Southworth Building is almost 20 years older than the Park Building.

Patrick O'Donovan, a partner in Columbus-based Shirk & O'Donovan Consulting Engineers Inc., which serves as structural engineer for the project, says the floors in the Southworth building were cut to make room for the tower, but the building's exterior masonry wall was kept intact. "The two buildings are not completely orthogonal to each other," O'Donovan notes, "with a portion of the Park Building wall actually sitting on a portion of the Southworth Building wall."

O'Donovan says there was more loose sand in the foundation soil than expected. To support the elevator shaft and stairway, it was necessary to inject the ground with chemicals to strengthen the foundation, which consists of more than 30,000 pounds of steel running 48 feet beneath the ground.

"We completely grounded this thing from the basement to the top," Howells says. The city approved a variance for

Faux Finishes • Wall-coverings • High Pressure Cleaning



Excellence at every stage of the process for over 25 years
Call 440/449-0961 today for a Free Estimate www.thefinalcoat.com

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



Specialty Films for Window Applications



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

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

3M
Authorized Window Film Dealer
Prestige Dealer Network

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

**Cleveland's
Steel
Headquarters**

STEEL JOISTS
STRUCTURAL IRON
METAL ROOF DECK
STEEL STAIRS & RAILS
STEEL ERECTION

**Columbia Building
Products**

25961 ELM STREET • CLEVELAND 44138
440-235-3363
fax 440-235-3372

the open stairway in the Park Building. "They didn't have to ruin the [design] integrity of the building," Cooper says.

Prefabricated slate steps were installed on the stairs in the existing stairway. The original oak hand rails and iron rails were kept in the stairway.

Modern security and amenities

The main entrance is located on Public Square. There is a security desk in the lobby where visitors sign in before getting an elevator. The building is equipped with electronic video security.

All suites have unique floor plans, and all offer ample views of Public Square. The first two residence floors have large bay windows overlooking the square.

"They just really blossom out those spaces," says Bob Zarzycki, a principal in the architectural firm. "This is probably one of the most complicated renovations you could get involved with."

New, smooth plastered ceilings were hung in the corridors, but the terrazzo floor tile and oak doors have been maintained. The corridors were replastered and the wall woodwork was restored.

New materials were used in the interiors of the suites, many of which have



REFRESHING FINISH New materials were used in the interiors of the suites, many of which have new drywall, plaster, granite and marble surfaces. Many of the original case boards were remilled. All of the original maple floors were stripped and refinished.

new drywall, plaster, granite and marble surfaces. Many of the original case boards were remilled. All of the original maple floors were stripped and refinished.

In some suites, new features were added to fit the building's historic character, such as hand-painted gold leaf designs, corner curios, and wood window frames. Two of the unit walls separating rooms have transom windows utilizing harvested obscure glass from original office doors.

Some of the wide wooden windowsills serve as benches in the living spaces. Brick areas have been exposed within

newly installed wood frames, adding character to the space while creating a sense of history.

Units have new whirlpools, steam showers, trayed ceiling soffits, recessed ceiling lights, working fire places, Pella windows with Slimshade blinds, solid granite kitchen countertops, custom hardwood cabinetry, upscale kitchen appliances, heated ceramic floor and wall tile in bathrooms, refinished hardwood flooring, solid oak wood doors with frosted full-light glazing, modern faucets and fittings, cable wiring, smoke and carbon monoxide detectors, pro-



Photo courtesy of Howells & Howells Enterprises

Public Square Preserves Cleveland's History

Public Square has remained largely unchanged since it was laid out by the city's founder, Moses Cleaveland. It was conceived as the open space of a traditional New England town plan, intended to serve as a common grazing area and meeting place.

From 1860 to 1892 Public Square hosted the Perry Monument, a memorial to Commodore Oliver Hazard Perry's victory in the Battle of Lake Erie in the War of 1812. It is now home to the Soldiers' and Sailors' Monument, which commemorates residents of Cuyahoga County who served in the Civil War; a statue of Moses Cleaveland, and a statue of Tom L. Johnson, Cleveland's popular and respected mayor from 1901-1909.

Public Square was the site of the first successful demonstration of electric streetlights in 1879. In the middle of the 20th century, the Square was somewhat neglected, functioning more as a transit hub than a public park.

In 1976, the Downtown Cleveland Corp. and the City of Cleveland, with grants from local foundations and the Garden Center of Greater Cleveland, commissioned a redevelopment plan for Public Square. Construction was completed in 1986. —JE



ONE-OF-A-KIND COMFORT As the Park Building is situated on Public Square, tenants have easy access to countless entertainment venues, sport facilities and more. "There are not many places you can view Public Square as a residence," says David Cooper, the chief building official in the city building department.

grammable thermostats, and electric heating and air conditioning.

New heating and air conditioning units were installed. The building originally was heated with steam. A steam boiler consumed between \$12,000 to \$15,000 in gas bills per month even when not operating at full strength. All the tenant spaces had air conditioners that were water source cooling using city water as the source. "Each unit ran eight gallons a minute through those coils," Howells says. "The utilities in here were just horrendous."

A new sprinkler was installed to meet fire protection rules, necessitating the installation of a new 60-hp electric

pump, along with an emergency generator to support it.

Upgrades available

Tenants can select additional upgrades for kitchen appliances, cabinets, light fixtures, laundry appliances, bathroom countertops, shower systems, see-through gas fireplaces, custom glass detailing, tray ceiling lighting, iPod docking stations, an integrated sound system with remote sensors, finishes, carpets and more.

In January of 2007, Howells completed a model suite with new appliances and invited people to see it. "It was received great," Howells

says. Representatives from KeyBank visited the suite and were impressed. KeyBank became a key lender for the remainder of the project.

Within 90 days, eight units were sold.

"There were just wonderful little things that popped up," says Zarzycki, who had use of the building's original drawings. "Every time we opened something up, we found new treasures."

The original mail chute was restored and all corridors kept in their original state, including the original office doors, for design purposes.

"We were able to value engineer and still stay in compliance," Howells says.

"That's where our team was really great."

Howells' office in the building includes numerous historical pictures of the building and of Public Square. One picture was taken from a balloon before the Terminal Tower was built.

"I am delighted to have earned the trust of David W. Swetland, who inspired all of us at Howells & Howells LLC with confidence in developing the Park Building Condominiums, a treasure of a building that his family built and has maintained for more than a century," says Howells. **P**

Congratulations to Matt Howells and his great staff on the completion of this unique downtown living experience for a lucky few.



STEINGASS

Mechanical Contracting, Inc.

330-725-6090
24-Hour Service

**Serving Northern
Ohio For 30 Years**

PAVING WITH PRIDE FOR 25 YEARS

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



LET'S MAKE YOUR JOB OUR NEXT STOP

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

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

Specialists from site development to chuckhole patching!

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

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

CONSTRUCTION EMPLOYERS ASSOCIATION MEMBERS

Membership Categories

Regular Membership

Construction Employers Association (CEA) is a 501 (c) (6) non-profit trade association comprised of union contractors and affiliated employer associations in the construction industry. Membership is available by employing at least one construction trade union and making application through CEA. Construction Managers who engage with union General Contractors and Subcontractors may be elected to CEA Membership upon approval of the Board of Directors. CEA Membership dues is based on an honor system and calculated on the previous year's contract revenues in Ohio and ranges from \$650 to \$2,600 per year.

Affiliate Membership

Affiliate Membership is available to those individuals, firms or corporations engaged principally in the manufacture and/or sale of materials and/or equipment and/or services used by contractors engaged in construction. Affiliate members or their representatives shall be privileged to attend all meetings, seminars, social activities and conventions of the Construction Employers Association and its affiliated associations. Affiliate Membership dues are \$600 per year.

If you are interested in membership, call John Porada, Executive Vice President or Toni Walker, Executive Assistant at 216.398.9860 for a membership application. Contractors join the Construction Employers Association (CEA) because they know it's "good for business."



Construction Employers Association
950 Keynote Circle, Suite 10
Cleveland, OH 44131-1802
Phone: 216.398.9860
Fax: 216.398.9801
E-mail: jporada@ceacisp.org
Web Site: www.ceacisp.org

REGULAR MEMBERS

Acme Arsenal Company, Inc.
AE Steel Erectors, Inc.
T. Allen, Inc.
Anderson Industrial Construction Co.
Avon Lake Sheet Metal Company, Inc.
Baswa Acoustic North America, LLC
BMI Refractory Services, Inc.
Bolton Pratt Company, The
Bur Bros Masonry, Inc.
Burkshire Construction Co.
Carroll Glass & Maintenance
Cleveland Cement Contractors, Inc.
Cleveland Marble Mosaic Company
Commercial Tile & Stone, Inc.
Coniglio Company, The
Corcoran Tile & Marble, Inc.
Custom Fabricators, Inc.
D-A-S Construction Co.
Donley's
Drake Construction Co.
Dunlop & Johnston, Inc.
Empire Refractory Services of North America
Engineered Concrete Structures
Farrell & Son, Inc., A. W.
F B & S Masonry, Inc.
Ray Fogg Building Methods, Inc.
Forest City Erectors, Inc.
Franck & Fric, Inc.
Gem, Inc.
Gilbane Building Co.
Giorgi Interior Systems, Inc.
G.L.A.S.S., Inc.
Richard Goettle, Inc.
Great Lakes Construction Co., The
Gundlach Sheet Metal Works, Inc.
Herbst Electric Company
Albert M. Higley Company, The
Hohler Furnace & Sheet Metal Co., Inc.
M. W. Holmes Construction, Inc.
Independence Excavating, Inc.
Industrial Construction Co., Inc.
Industrial First, Inc.
Infinity Construction Co., Inc.
J & B Acoustical, Inc.
Jadoo Construction Services
Jance and Company, LLC
JWT&A, LLC
Kelley Steel Erectors, Inc.
Norm King Construction, Inc.
K. Klass Masonry, Inc.
H. E. Kieftman Company, The
Krill Co., Inc., The
Lawler Construction, LLC
Legacy Construction Services, LLC
Lorain Glass Co., Inc.
Luxury Heating Company
Marous Brothers Construction, Inc.
Masonry Restoration - Maintenance, Inc.
Matt Construction Services, Inc.
McKinney Drilling Company
Medina Glass Block, Inc.
Meridian Construction Services, Inc.
D. C. Meyer Masonry, LLC
Mid-Continent Construction Co.
Midwest Equipment Company
Mossier Construction, Inc.
Mr. Excavator, Inc.
Newman Masonry, Inc.
Norris Brothers Co., Inc.
North American Cement Co., Inc.
North Coast Concrete, Inc.
Northern Ohio Roofing & Sheet Metal, Inc.
Frank Novak & Sons, Inc.
OCP Contractors, Inc.
Olmsted Falls Erecting Co.
Onex Construction, Inc.
Ozanne Construction Company, Inc.
D. L. Page, Inc.
Panzica Construction Company
Platform Cement & Contracting

R. J. Platten Contracting Co.
PM Construction & Engineering, Inc.
Precast Services, Inc.
Precision Environmental Company
Precision Company, The
Project & Construction Services, Inc.
Regency Construction Services, Inc.
J. L. Robbins Co.
Roediger Construction, Inc.
Roetzel Construction, Inc.
Roth Bros., Inc.
Rudolph/Libbe
Ruhlin Company, The
Schirmer Construction Company
Schnabel Foundation Company
Charles Schultz Building Co., Inc.
Shook, Inc. Northern Division
Sibley, Inc.
R. G. Smith Company, The
Snively Construction, Inc.
Standard Contracting & Engineering, Inc.
Stevens Painton Corporation
Suburban Maintenance & Construction, Inc.
Superior Erection Company
Superior Piping Contractors, Inc.
T & F Systems, Inc.
Tesar Industrial Contractors, Inc.
Turner Construction Company
Union Industrial Contractors, Inc.
USA Roofing, Inc.
Vasta Construction Co., Inc.
VIP
VJA Systems, LLC
Warren Roofing & Insulating Co.
Wheeler Sheet Metal, Inc.
Whitacre Engineering Co.
William Roofing Company, Inc.
Zavarella Bros. Construction Co.

AFFILIATE MEMBERS

Barnes Wendling CPAs, Inc.
BBC&M Engineering, Inc.
BNY/Mellon Asset Management
Boyd Watterson Asset Management, LLC
Britton-Gallagher & Associates, Inc.
Builders Exchange, Inc., The
Callee, Halter & Griswold, LLP
Ciuri & Panichi, Inc.
Cleveland Barricading Systems, LLC
Conant Crane Rental Company
Corsaro Insurance Group
CPI-HR
Cuyahoga Community College
D'Amore Tatman Group, The
Dawson Companies
Deloitte & Touche LLP
Eblueprint
Frantz Ward LLP
Gallagher Sharp
Gates McDonald Company
Harris Investment Management, Inc.
Huntington Insurance
Lafarge North America
M&I Taft-Hartley Services
National City Bank
Net Activity
Ohio Contractors Association
O'Rourke & Associates Co., LPA
Oswald Companies
Chas. E. Phipps Co., The
Safety Solutions, Inc.
Sommer's Mobile Leasing, Inc.
Speedway Super America, LLC
Today's Business Products
Toshiba Business Solutions
Travelers Bond & Financial Products
Ullico Investment Company
United Rentals Trench Safety
Victory Capital Management, Inc.
Wickens, Herzer, Panza, Cook & Batista Co.

MVSC Recognizes Mike Coates Construction Co. with Safety Award

Mike Coates Construction Company, of Niles, was recently awarded the Joan Kovach Safety Leadership Award by the Mahoning Valley Safety Council (MVSC). The award recognizes an individual or company that has been a safety leader in the Mahoning Valley business community. The award is named in honor of Joan Kovach, who together with her husband, owned and operated City Machine Technologies, Inc. since 1985, but who died in a hiking accident in 2006. The MVSC is the second largest safety council in Ohio with nearly 400 members and is part of an Ohio BWC network of more than 70 safety councils throughout the state.

"Here at Mike Coates Construction Co., Inc., we're committed to providing the safest possible work environment at each of our projects and to being a safety leader in the construction industry," says Mike Coates, Jr.

Projects recently completed by Mike Coates Construction Co. include the Taft Technology Center, in Youngstown; the Warren G. Harding High School, in Warren; and the renovation of several floors at East Liverpool City Hospital. Current projects include a new army reserve center in Cranberry Township, Pennsylvania; the new Girard junior-senior high school in Girard; and the renovation of several buildings at the Community College of Beaver County in Monaca, Pennsylvania.



Taft Technology Center

and mentoring for students in 136 markets across the country where ACE has a presence. The mentors are professionals from leading design and construction firms who volunteer their time and energy to engage, inform, and challenge youth. The ACE Mentor Program was created in 1995 to address the growing need for skilled professionals in the architecture, construction and engineering industries – a shortage that could become a crisis if current trends continue.

In addition to being exposed to the architecture, construction and engineering fields through presentations and construction site visits, the sophomore and junior students from the John Hay School of Architecture and Design were assigned a design and construction simulation from concept through construction.

Divided into teams representing architects, construction managers, engi-

Local Firms Volunteer to Launch ACE Mentor Program

This year 14 Northeast Ohio architecture, construction and engineering firms embraced the challenge to

make a positive difference in the lives of Cleveland Metropolitan School students and last month celebrated the accomplishments of 40 John Hay High School students at the first ACE

(Architecture, Construction and Engineering) banquet, held at the Cleveland Museum of Art.

The Cleveland ACE initiative is part of a nationwide program of outreach



Paul Stark and Brian Stark

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

LISTEN • CALL IN • WIN PRIZES

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

Sponsorship Opportunities Available

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

BILLBOARD

News about people, products, places & plans

neers, landscape architects, schedulers and estimators, they conceptually designed, engineered and prepared construction planning services for a family park and recreation complex that would be used by the local community. The project is especially meaningful for this group, because the site is right in their own back yard. The "assignment" was to redevelop University Circle's Rockefeller Lake Park into a more user-friendly, safer and sustainable location for Cleveland residents.

Local firms providing volunteers to serve as mentors over a period of seven months include Array Healthcare Facility Solutions; Barber & Hoffman; Chas E. Phipps

Company; Cleveland Educational Design Alliance; Construction Inspecting & Management Services; LLC, Donley's, Inc.; Gilbane Building Company; Michael Benza & Associates; PSI; R.L. Hill Management; Regency Construction Services, Inc.; The Coniglio Company, Thorson Baker & Associates; and University Hospitals.

Braun & Steidl Architect Earns LEED Accreditation

Brandi Wilson, an architect with Braun & Steidl Architects, recently earned the Leadership in Energy and Environmental Design accreditation (LEED AP) from the U.S. Green Building



Brandi Wilson

Council (USGBC). LEED APs have demonstrated a thorough understanding of green building techniques, the LEED Green Building Rating System, and the LEED certification process for sustainable buildings.

Wilson received a Bachelor of Architecture degree from

Kent State University. She has worked with Braun & Steidl for eight years and most recently served as project architect for the 60-seat Elements Bistro at Cleveland State University.

KS Associates Selected as Consultant for Port Authority Expansion

The Cleveland-Cuyahoga Port Authority recently awarded KS Associates a contract to provide surveying services related to the multi-million-dollar Port relocation plan underway. The plan calls for redeveloping the current Port Authority site west of the Cleveland Browns stadium and ultimately relocating Port operations.

Painting
Managed Properties
with
certainty
★★★★★



CertaPro Painters®
Residential. Commercial. Interior. Exterior.



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

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

Commercial & Residential Development



WWW.EARTHMOVIN.COM

Phone 440-774-4578

Fax 440-774-2604

Email: earthmovin@verizon.net

15804 State Route 58, Oberlin, Ohio 44074

KS Associates' Survey Group will perform boundary, land title and submerged land lease surveys for three locations: the existing downtown Port site, the proposed E. 55th Street site and the Cleveland Bulk Terminal on Whiskey Island.

The first phases of the project will involve upgrading docks and warehouses at the current site as part of the business diversification strategy already underway. Eventually the Port, per the wishes of Cleveland citizens, will relocate to a lakefront site well-connected to transportation hubs and opportunities for nearby business development. This facilitates downtown waterfront development that will

feature recreation and entertainment options, and space for cultural events.

The potential relocation to the E. 55th Street site offers several maritime and business advantages. The site provides a water depth necessary to accommodate modern cargo ships, included those carrying bulk, break bulk (packaged materials) and container cargo. The site also is adjacent to underutilized industrial property that is ripe for significant investment, including businesses geared toward international trade and global competitiveness.

According to Lynn S. Miggins, P.E., president of KS Associates, "We are thrilled to be part of this major redevelopment project aimed at

attracting new business and fueling transformative economic development. The project promises to create good jobs for Clevelanders, while providing greater boating and recreational access to Lake Erie."

Great Lakes Completes Loan for Scioto Commons

Great Lakes Financial Group recently completed a \$4,200,000 Freddie Mac loan for Scioto Commons, a 136-unit residential apartment project consisting of 31 two-story apartment buildings, three one-story garage buildings and two office/management buildings located in Dublin, 10 miles northwest of the

Columbus Business District. Closing of the loan occurred within four business days of commitment issuance. Built in 1981 with a 93% occupancy rate at close, Scioto Commons has a unique mix including 136 two-bedroom, 1.5 bathroom townhouse units each containing 908 square feet situated on 10.706 acres.

"After considering all options and allowing for Freddie Mac's flexible payment program, we felt a 10-year capped ARM mortgage with a 30-year amortization would accomplish the client's goal of positioning the property for sale within a few years," says Liora Reznichenko, director of commercial lending. **P**

"Your Custom
Architectural Metal
Specialists"



Courtad Inc.

Commercial • Industrial • Institutional • Retail

Specializing in engineering, fabrication & installation of:

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

330.425.4261

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

www.courtadinc.com



Blend and Extend



ALEC J. PACELLA

One of the current buzz phrases in the commercial real estate world is “blend and extend.” The concept behind this phrase is relatively simple – a tenant’s schedule of lease payments is altered (that’s the “blend” part) and the length of the lease is lengthened (that’s the “extend” part). While the concept is simple and it can be beneficial for tenant and landlord, there are also many potential pitfalls. This month, we are going to discuss why this concept has become so popular as well as when it can be a good idea and when it’s not so good.

Stop me if you have heard this before – the economy is in the tank. This has sent most companies scrambling to cut expenses in an effort to combat often dramatic decreases in sales and/or revenue. And when these companies begin

combing over their expenses, real estate often jumps off the page, particularly if the company is leasing space. As a result, companies are approaching their landlords looking for a rent reduction with increasing frequency. To make this a little more palatable to the landlord, tenants will often offer to increase the term of the lease in exchange for an altered rent structure.

Now that we know the concept, let’s set up an example. Suppose a company makes springs and their business is off 40%. They have eliminated the afternoon shift, laid off 20% of their workers, froze wages, eliminated bonuses, cut extraneous expenses – all the things that have become commonplace in the last year. But they are still operating in the red. They signed a 10-year lease in 2001 and currently pay \$5.25 per square foot.

SERVING NORTHEAST OHIO FOR OVER 46 YEARS

The John F.

Gallagher Co.
Mechanical Contractors

AN INNOVATIVE, TRUSTED PARTNER

CALL US FOR YOUR NEXT PROJECT OR FOR A
SERVICE & PREVENTIVE MAINTENANCE PROPOSAL

440-946-4256



www.jfGallagherCo.com



**PLUMBING
HEATING
AIR CONDITIONING
FIRE PROTECTION
PROCESS PIPING
SITE UTILITIES
SEWER JETTING &
VACTOR SERVICE**

**SERVICE
PREVENTIVE MAINTENANCE
DESIGN/BUILD**

*Specializing in 3D Building
Information Technology*

36360 Lakeland Blvd. ♦ Eastlake, OH 44095-5314 ♦ FAX 440-953-8869

The rent is contracted to increase by \$0.10 per square foot each year for the rest of their term. The president of the company determines that, if they don't reduce expenses, they will not be able to continue to operate. But he also believes that their business model is strong and they will bounce back quickly with the economy. The only expense that hasn't been cut is the lease payments. So he approaches the landlord with a proposition – if the landlord reduces the current rent by \$0.75 per square foot, he would be willing to extend the lease by another eight years (effectively making it a new 10-year lease) and continue the annual \$0.10 per square foot increases in rent. Under what circumstances might the landlord be willing to consider this? Are there any other items that the tenant should consider? Below are some alternative perspectives on dealmakers and deal-breakers.

Tenant dealmakers

The obvious driver for a tenant is a more favorable rent structure, so anything that lessens the rental obligation could potentially be a dealmaker. However, a key concept is the amount

Daus, You Know?

TIP OF THE ICEBERG? The first batch of distressed properties is just beginning to hit the market. The majority of these are office properties, a mild surprise given the fact that the retail segment has been a poster-child of the economic downturn. —AP

of rent reduction being sought by the tenant. Is the tenant looking for relief in the near term with a willingness to return to a higher level in the future? Or are they seeking to lower the rent levels both now and in the future? In our

example above, the rent savings would span the majority of the new lease and not exceed the former rent level until year eight. Only the tenant can know if this type of structure fits within their business plan, so it is critical for them to have a clear understanding of their anticipated rent thresholds, both now and in the future.

Tenant deal-breakers

The most problematic component for a tenant is the extension of lease expiration. This greatly reduces a tenant's future flexibility, particularly if their

CUSTOM REPRINTS MAKE A GREAT IMPRESSION

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



**Call 216.251.6649 today
for a free quote!**

Properties

The Road to Cleanliness Starts Here

CALL FOR A NO COST PARKING AREA ASSESSMENT

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

BUCKEYE SWEEPING
Commercial & Industrial

Since 1990

330-798-9200

www.buckeyesweeping.com

Our #1 priority is understanding our clients vision

With this knowledge we can apply our **expertise** and attention to detail to deliver the **results** our clients know they can count on.

The only thing we love more than windows is earning the **trust** of each and every one of our clients.

— Gordon M. Priemer
Principal



Solution Driven Since 1969



2800 Euclid Avenue | Cleveland, OH 44115 | (216) 621-4277 | Fax: (216) 621-7665
www.jamiesonricca.com

space needs are expected to change over time. In our example above, the tenant would be extending their commitment to the space for another eight years. Items such as rights to expand and/or relocate can restore some flexibility. But, similar to future rents, a tenant needs to have a clear understanding of the anticipated space needs in the future.

Landlord dealmakers

Common logic would point to a blend-and-extend deal as inherently bad for the landlord. Indeed, few investors expect rent (and thus cash flow)

to decrease over their hold period. However, there are some situations that may make a landlord more receptive. The most common is the need or desire to refinance the property. Certainty of cash flow is critical in a lender's underwriting so a landlord can improve his situation by extending the term of the lease, even if at a lower rent. In our example above, if the landlord had a loan coming due in the next 12 months, they would be much more motivated to engage in this type of discussion. Additionally, a landlord may be willing to trade some rent in exchange for elimi-

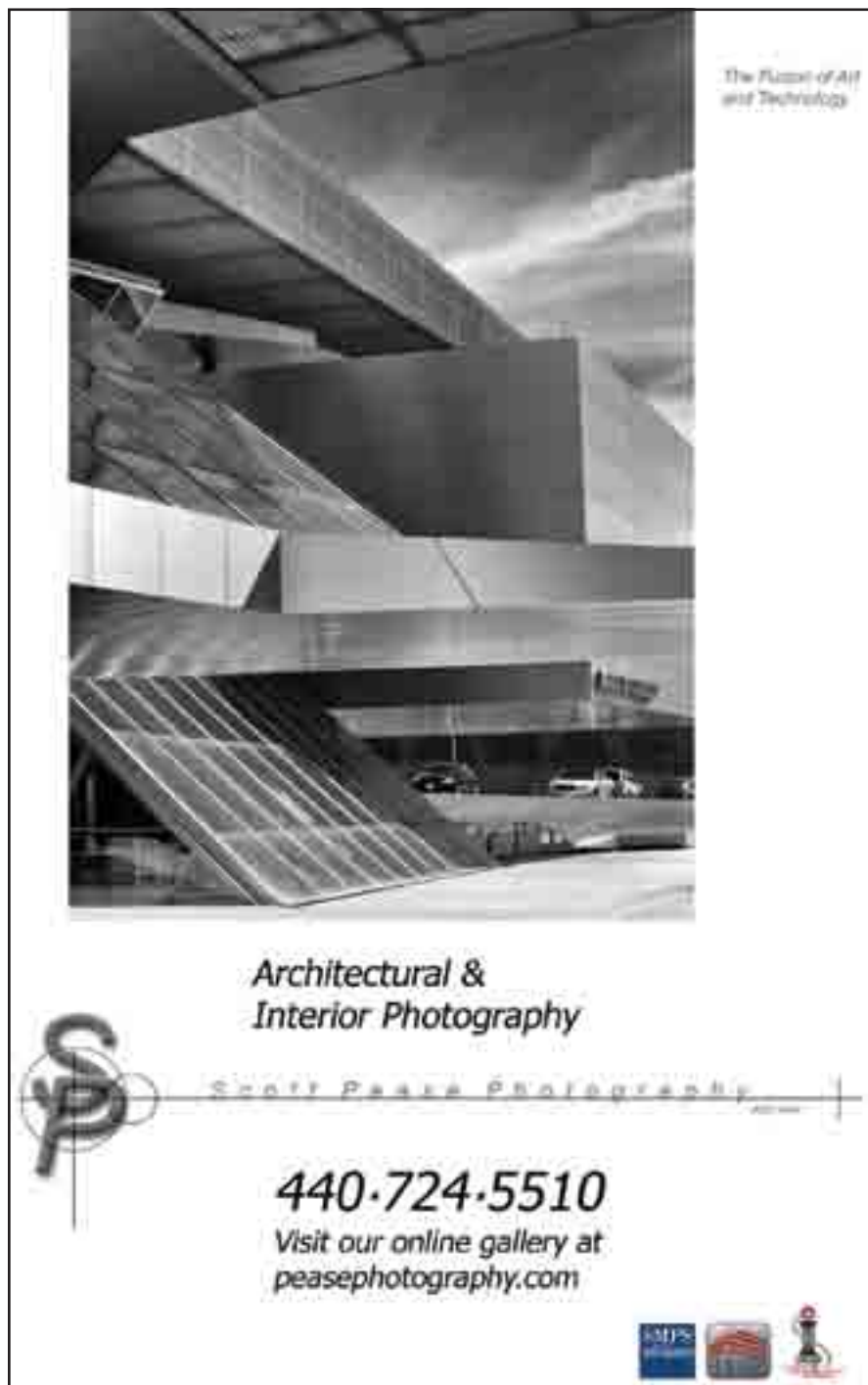
nating the risks and costs associated with re-leasing the space should the tenant vacate at expiration.

Landlord deal-breakers

The biggest deal-breaker for a landlord is the most obvious one – less rent translates into a lower return. And if the returns were thin to begin with, it could put the property in jeopardy should it not be able to meet debt service. Can the investor accept a lower rent structure and still meet their return thresholds? Will an extended lease help or hurt their exit strategy? Similar to the tenant perspectives, the landlord needs to have a clear understanding of their plan for the property and how a revision of the terms would impact this plan.

Blend-and-extend deals can be a mutually beneficial concept. As I've said several times recently, tough times call for tough measures but if tenant and landlord each have a clear plan and both are creative and willing to compromise, things really can work out. **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.



The Fusion of Art and Technology

Architectural & Interior Photography

SP

440-724-5510

Visit our online gallery at peasephotography.com

MPS IT Red Bull



J.V. Janitorial Services, Inc.

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

**1230 East Schaaf Road
Brooklyn Heights, OH 44131**

216-749-1150

www.jvjanitorial.com

Over thirty years of comprehensive construction, repair and maintenance services for commercial and industrial clients.



Concrete Construction

Expert installation of concrete floors, docks, and parking lots

Repairs on existing deteriorated concrete floors and structures

Floor-joint repair and caulking

Polishing, Sealing, Grinding, Cutting and Planing



Concrete Topping and Coating Systems

Seamless chemical resistant epoxy & urethane concrete coatings

Decorative color quartz and chip flooring

Wall Coating Systems



Carpet and Tile Installation

Carpet and tile sales and installation

Carpet, tile and mastic removal

Complete flooring and surfacing solutions

Consulting Services



Complete Industrial Maintenance Services

Concrete Loading Docks Brick and Block Construction

Concrete Parking Lots Window and Door Installation

Floor Trench and Sump Systems



Pre-Engineered Metal Building Sales and Construction

Get It In Writing – A Primer on Real Estate Contracts



DAVID W. WOODBURN

It is a basic tenet of real estate law that contracts and leases should be in writing. While not every lease agreement or real estate related contract is required by law to be in writing, the benefits of having a contract in writing go without saying. A clearly written and organized contract can help avoid disputes and challenges over the life of the contract and beyond. Unfortunately, many individuals still fail to adhere to this simple approach and choose to avoid contracts for fear of the costs in creating the same.

The case of *Champion Gym & Fitness, Inc. vs. Crotty* (178 Ohio App.3d 739 [2008]) illustrates this case perfectly. In this case, a corporation that operated a fitness gym and its shareholder sued a potential purchaser of the business for breach of contract for the sale of the gym and certain leased space to the potential purchaser. The gym based its breach of contract action on a “commitment letter,” which contained several contingencies. Primarily, the commitment letter indicated that the potential purchaser would negotiate with the gym’s landlord for a new lease rate and term, would secure capital for improvements and operating expenses, and if an agree-

ment was reached with the landlord, the purchaser would deliver 10% of the purchase amount by a certain date, at which point the parties would proceed with final negotiations and have final documents drawn up.

The potential purchaser and her attorney discussed with the landlord obtaining an assignment of the existing lease or, alternatively, the negotiation of a new lease. At no time was any written agreement ever reached. The potential purchaser, however, sent a text message to a personal trainer at the gym that stated, “[O]ur terms 4 the lease were accepted.” Thereafter, the potential purchaser timely deposited 10% of the purchase price of the gym. Approximately one month later, the potential purchaser informed the gym shareholder that she was no longer interested in purchasing the gym and that she would not perform. In the minds of the plaintiffs, this resulted in a breach of contract action.

After filing a complaint in the Montgomery County Common Pleas Court, the potential purchaser filed a motion for summary judgment, alleging that any perceived contract would

BUILDING CONFIDENCE THROUGH DIVERSITY OF WORK & DELIVERY SYSTEMS



Concept-to-completion Midwest award-winner with a record for quality work & on-time/on-budget delivery since 1970

JANCE & COMPANY LLC

General Building Contractors • Construction Managers • Design/Build Experts

A Female Business Enterprise • OSHA Elite • State of Ohio EDGE Certified

8666 Tyler Blvd., Mentor, OH 44060 • Phone 440/255-5800 • Fax 440/255-1508 • www.jance.com

at least be subject to the unfulfilled contingency of having an executed written assignment of the lease or the execution of a new lease agreement. Conversely, the gym argued that the text message evidenced the fulfillment of the contingency. The potential purchaser responded by amending her pleadings to include the affirmative defense that because the contract was not in writing, it was unenforceable under the "Statute of Frauds." Thereafter, the trial court granted the potential purchaser's motion for summary judgment.

On appeal, the Court of Appeals noted that the trial court based its decision on the lack of a written assignment or new lease, which according to the trial court were conditions to the "commitment letter." Additionally, the trial court determined that a written assignment or new agreement was required by the statute of frauds, and absent any evidence of such writing, the condition failed. The trial court indicated that the text message was insufficient to satisfy the Statute of Frauds. The gym argued, unsuccessfully, that the agreement it claimed was breached was not an agreement involving the transfer of an interest in real estate, but only involved the sale of a business, and therefore did not need to comply with the Statute of Frauds.

Perhaps surprisingly, the Court of Appeals reversed the trial court's decision to grant the potential purchaser summary judgment, finding that there were indeed genuine issues of material fact in this case. The Court of Appeals found that the Statute of Frauds was inapplicable because the alleged agreement that was breached (i.e., the commitment letter) involved the sale of a business, as opposed to the transfer of realty. The Court of Appeals ruled that the Statute of Frauds would be relevant only if the gym had agreed to transfer its existing lease agreement to the potential purchaser. Because there was no written agreement in place, it was unclear what the scope of the sale involved.

The Court of Appeals also noted that the commitment letter only contained the condition that the potential purchaser would negotiate with the landlord for a new agreement and that she would deposit the money if the terms were acceptable. In this instance, the court specifically recognized that the potential

purchaser could claim that the contract failed because she could not obtain a new lease that was agreeable to her, and the gym could claim that the contract should be enforced because the potential purchaser reached a satisfactory agreement on the lease terms, as indicated by the text message and payment of the 10% deposit. Accordingly, the court felt certain issues of material fact needed to be addressed by the trial court before a proper decision could be reached.

The clear lesson to be learned from this case is that it is far wiser and more cost effective to place an agreement in writing rather than relying on text messages or oral assurances between parties.

Nothing good can come from such a simplistic approach to real estate and business deals. One should invest in a good real estate and/or business attorney rather than relying on text messages to get the job done. **P**

The author would like to thank Anthony Vacanti, Esq. of Buckingham, Doolittle & Burroughs, LLP for his assistance in the research behind this article. The material appearing in this article is meant to provide general information only and not as a substitute for legal advice. Readers should seek the advice of their attorney or contact David at dwoodburn@bdblav.com or 800.686.2825. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2009.



RELIABLE CONSTRUCTION HEATERS

Dragon Dryer Dehumidifier 2400

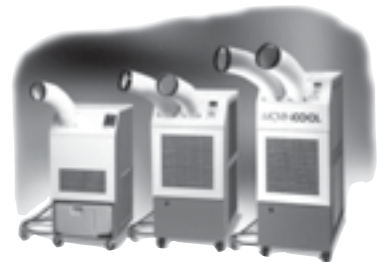
- removes 30 gallons of water per day!
- easily transported by one person
- energy efficient-uses just 11 amps of power



Portable Air Conditioners

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

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



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

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

Complete Abatement & Environmental

Committed to Excellence...

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

Commercial • Industrial



Dedicated to quality and performance...

5500 Old Brecksville Road
Independence, Ohio 44131

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

Website: www.precision-env.com

Emergency Response Services Available

NEW ASTM STANDARD TO THE RESCUE

DON'T BE LIABLE FOR PRIOR CONTAMINATION AT YOUR PROPERTY

By Barry A. Cik, BCEE, CP, PE, QEP, CHMM

Since 1980 when Congress enacted the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), owners of real estate have been liable for the cleanup of contamination caused by prior owners and users of the property (Joint and Several Liability). The far-reaching effects of this law have now been curtailed with the enactment of the Brownfields Amendments in January 2002, and more specifically, the EPA "All Appropriate Inquiries" (AAI) which went into effect in November 2006.

The new owner will no longer be held to be a potentially liable party if the new owner performed an AAI prior to taking title. The liability protections are applicable regardless of whether the new owner did not know about prior contamination (Innocent Purchaser), or did in fact know about prior contamination (Bona Fide Protective Purchaser). The liability protection is also effective if the contamination never originated on-site, but rather migrated from off-site (Contiguous Property Owner).

SO WHAT'S THE PROBLEM?

Performing "All Appropriate Inquiries (AAI)" is not enough to block potential liability for cleanup of contamination which exists at the property when taking title. The law also requires that the new property owner comply with any "Continuing Obligations" that may apply. The problem is that neither the law nor the EPA has in the past defined what constitutes "Continuing Obligations."

ASTM RESCUES LANDOWNERS

ASTM will shortly be releasing a new "Standard Guide for Identifying and Complying With Continuing Obligations on Real Property Impacted by Chemicals of Concern." This standard will help landowners further protect themselves against environmental liability by addressing "Continuing Obligations" with a defensible industry standard.

The new ASTM standard was developed with the participation and blessing of the U.S. EPA. The ASTM committee also included rep-

resentation from the environmental consultant community, commercial and industrial property owners, and related sectors.

WHAT ARE CONTINUING OBLIGATIONS?

In order for a new property owner to be free of potential liability for contamination caused by others, the new property owner does have to prevent or limit human, environmental or natural resource exposure to such prior hazardous substances releases. This includes, for example, disposing or emptying leaking containers, and/or otherwise limiting exposures to chemicals of concern currently present at the property.

The value to landowners of complying with the applicable Continuing Obligations that may apply is that the landowner would no longer be responsible for the big dollar expenditures associated with contamination cleanup. Such big dollar expenditures, which the new property owner would not be

responsible for, could include removing source material, buried drums, preventing migration of uncontained groundwater containing chemicals of concern, preventing the leaching of chemicals of concern from soil into the groundwater, etc.

HOW TO DETERMINE "CONTINUING OBLIGATIONS"

To define the Continuing Obligations that may be applicable to your site, it would be prudent to hire the services of a Professional Engineer (P.E.), Professional Geologist (P.G.), or other state certified environmental professional (e.g. State of Ohio VAP Certified Professional).

For new real estate transactions going forward, it would be best to identify the Continuing Obligations together with the Phase I/AAI environmental assessment. This way, the new property owner will know with relative certainty what obligations – and associated costs – come with the property (in order to avoid the big

Call regarding new ASTM procedure to avoid liability for contamination caused by prior owners & users of a property



G.E.M. TESTING & ENGINEERING

- Phase I & II environmental site assessment specialists
- Environmental due diligence since 1984

4376 Cranwood Parkway, Cleveland, Ohio 44128
Phone 216-781-4120 **www.gemtesting.com**

SAVE 30%–80% on...

Fire Alarm Monitoring & Security Needs

Install Wireless Radio Monitoring



- No More Phone Lines
- Works with ANY Alarm System
- Better Protection, Faster Connection
- NO CHANGES NEEDED to Your Existing System
- Fast Return on Investment, Big Savings

U.L. FIRE ALARM MONITORING & GRADE AA BURGLARY

CALL TODAY for your FREE literature & site survey



50 East Highland Road • Northfield, OH 44067
Authorized Dealer, American Radio Network

Wireless Radio • U.L. Monitoring • Fire & Security Alarms • CCTV
Remote Video • Access Control • Testing/Inspections

Shades of Green

Sustainable HVAC Systems Series

Each seminar in this series will focus on different HVAC Systems that support LEED and Green Building Design.

July 27th, 2009

Radiant Cooling
Active & Passive Chilled Beams
Induction Units



October 26th, 2009

Fan System Effects & Static Regain
Aeon Energy & Economics Analysis Program

January 25th, 2010

Energy Recovery Systems
Air to Air & Geothermal Heat Pump Systems
Evaporative Condensing Systems

Experience Up To 30% Energy Savings

For more information contact Greg Drensky at
(330) 463-0100 or gregd@jacco.com.
Or visit our website at www.jacco.com.

Presented By:



Cleveland

Columbus

Cincinnati

Toledo

If You Have Environmental Building Questions...

...BECO has the Answers



OUR MEMBERS ENJOY:

- Networking with facility managers and environmental management experts
- Opportunities to meet with regulatory agency officials
- The only annual conference dedicated to Ohio's building environment concerns
- Updates and resources regarding local, state and federal environmental regulations

FOR MEMBERSHIP INFORMATION, CONTACT KIM AT 614-784-9772

dollar potential liabilities that might otherwise apply).

For real estate already bought and owned, the Continuing Obligations can be assessed at any time (as opposed to the Phase I/AAI which must have been done prior to taking title). Remember that the liability protections only apply to properties purchased after January 11, 2002, and only if a Phase I/All Appropriate Inquiries was done prior to taking title.

There is no specific requirement to perform a Phase II investigation. If the new use of the property is industrial in nature (including the use of hazardous chemicals), then a Phase II is usually necessary in order to be able to distinguish and document the contamination caused by prior owners and users of the property. If the new use of the property is benign, and if there are no blatant contamination issues evident at the property, then a Phase II would usually not be necessary. However, where residual chemicals of concern may pose an unacceptable risk to human health and the environment for the intended use of the property (and this would include the zoning and intended demographics), then a Phase II or other further environmental investigations may be prudent.

Finally, "Continuing Obligations" requirements would also include complying with any institutional controls or land use restrictions (zoning, covenants, easements, consent decrees, etc.), providing full cooperation, assistance, and access to government paid-for response actions, complying with CERCLA information requests, and providing any applicable legally required notices with respect to the discovery or release of any hazardous substances.

While all the above may appear daunting, it doesn't have to be. Hire an environmental consultant who understands "All Appropriate Inquiries" and "Continuing Obligations" and you will likely not be liable for the big dollars of cleaning up the contamination caused by prior owners or users of your property. **P**

Barry A. Cik, BCEE, CP, PE, QEP, CHMM, is a member of the ASTM Committee drafting the new Standard Guide with the participation of the U.S. EPA.



Photo courtesy of Doty & Miller

PROJECT PROFILE: THE CLEVELAND METROPARKS BIG MET GOLF CLUBHOUSE DOTY & MILLER ARCHITECTS

The Cleveland Metroparks recently received its first LEED certification for the Big Met Golf Course Clubhouse at one of the oldest courses in both the Cleveland Metroparks and Northeast Ohio. Several years ago the Metroparks decided to replace the original 1950s-era structure with a state-of-the-art clubhouse. The Cleveland Metroparks hired Doty & Miller Architects to provide the architectural services for this facility. A leader in sustainable design, Doty & Miller planned an Arts and Crafts-style clubhouse, which met the LEED certification guidelines of the US Green Building Council. The intent was to design a public golf course clubhouse that would rival any private facility and also provide an energy-efficient, healthy, green building environment for all that play golf at or visit the Big Met course.

The building features a full service restaurant and outdoor enclosed patio for golf outings and celebratory events. The building façade features natural stone and wood with an Arts and Crafts-era palette. Inside, the building finishes create a warm and inviting atmosphere featuring wood trim, extensive daylighting and low emitting carpets. The building includes a pro shop, offices and public restrooms with showers.

The building received LEED Certification with 26 points. Some of the green features in the building include:

- Bicycle racks and showers which facilitate employees and visitors biking
- Parking was limited and a carpool space provided
- Native, drought-resistant plants were used and an irrigation system fed by the golf course's ponds was installed
- Low flow plumbing fixtures were installed resulting in a 23% annual water savings
- An efficient HVAC system and well-insulated walls resulted in a 20% savings in energy use
- All refrigerants used in the building are environmentally friendly
- Over 80% of the construction waste generated was recycled & diverted from the landfill
- 20% of the materials used were manufactured within 500 miles of Cleveland
- Indoor air quality (IAQ) was managed during construction to keep duct work clean and a building flushout was completed prior to occupancy to remove any lingering airborne contaminants
- Low VOC adhesives, sealants, paints, coatings, and carpets were used
- Extensive windows and clerestories provide exceptional natural light

With the success and certification of the clubhouse the Cleveland Metroparks intends to pursue LEED certification on other future buildings in the park system. The African Elephant Crossing currently under construction is planned to open in August of 2011 at the Cleveland Metroparks Zoo and is expected to achieve a LEED Silver certification. This will make it one of the first zoo "animal exhibits," rather than zoo educational or administration buildings, in the country to become LEED certified.

QUESTIONS IN THE AIR

TIPS ON SELECTING A QUALIFIED HVAC SERVICE CONTRACTOR

By Gregory Lint | Photo courtesy of Service-Tech Corp.

To be sure, most building owners and facility managers are of the opinion that heating, ventilating and air conditioning (HVAC) systems are important elements to a building's indoor environment. After all, it only seems logical that the systems relied upon to convey conditioned air throughout a facility would play a key role in the quality of the air in occupied building space. Therefore one would expect that in this era of widespread litigation and media fervor, appropriate consideration would be given to the design, installation and maintenance of these air-handling systems.

Until recently, regular inspections for cleanliness and performance of air handling systems; fans, coils, airflow control devices and ductwork were rarely, if ever, performed. Such a limited maintenance strategy is short-sighted since it is these HVAC systems that are relied upon to remove the building's foul air and replace it with clean, conditioned air for a safe comfortable indoor environment.



DIRTY DUCT At an elementary school in Central Ohio, Service-Tech Corp. discovered this contaminated classroom supply air duct, which was promptly cleaned.

CLEANING & RESTORATION OF HVAC SYSTEMS

Maintaining clean heating, ventilation and air-conditioning (HVAC) systems is an important part of sustaining acceptable indoor air quality (IAQ). When an HVAC system is a source of contaminants that are introduced into occupied spaces, properly performed system-cleaning services should take place to reduce or eliminate contaminant introduction. Contaminants in HVAC systems may take many forms. Common contaminants include dust particles, active bacterial or fungal growth, debris from rusted HVAC components, man-made vitreous fibers, mold spores, and other items.

Experience has shown that very few (if any) HVAC systems are free of all particulate. In fact, particle deposition on component surfaces starts before the HVAC system is even installed. Airborne particles in factory settings and assembly areas are likely to settle on air-handling components and fiber glass insulation, as well as adhere to the surface of metal components. The original installation process will subject the HVAC system to

even more contamination. Construction sites contain a significant amount of airborne concrete dust, gypsum dust, sand particles, biological particulate aerosols and many other airborne contaminants in the ambient air. These particles often settle on or within the HVAC system during construction.

After the HVAC system is installed and its operation begins, the particulate accumulation process continues throughout the life of the system. Poor design, installation and maintenance practices, low-efficiency air filtration, airflow bypass, inadequate or infrequent preventative maintenance practices, humid conditions, and many other factors will result in contaminated HVAC systems. HVAC systems may also serve to transport and redistribute unwanted particles from other sources in the building.

HVAC cleaning services have been available since the early 1900s. However,

it was not until the 1970s that growing public concern for better IAQ led to an understanding of the importance of cleaning HVAC system components. Public awareness has increased ever since that time. Greater demand for HVAC cleaning resulted in dramatic growth for the HVAC system cleaning industry, both for firms offering service, as well as those providing research and knowledge of HVAC system cleaning and its impact on indoor air quality and system performance. This ultimately led to the creation of industry standards, training and certification programs for HVAC system cleaning professionals.

GUIDELINES FOR SELECTING A QUALIFIED CONTRACTOR

Asking prospective contractors the following questions will assist consumers of commercial HVAC system cleaning services in selecting a qualified contractor.

1. How long has your company been cleaning HVAC systems?
2. What percentage of your business is dedicated to HVAC system cleaning?
3. Is your firm properly licensed to do work in this state?
4. Are you fully insured? Discuss liability insurance requirements (limits) if necessary.
5. What is your experience in cleaning systems similar to those in my facility?
6. Can you provide references of completed similar projects?

7. Who will be the on-site supervisor responsible for this project? How many projects of a similar scope has he/she been responsible for?
8. Will you use source removal techniques in accordance with the National Air Duct Cleaners Association (NADCA) Standard ACR when cleaning my system?
9. Do you have a complete understanding of NADCA Standard ACR and will you comply with all of its provisions on this job?
10. Do you have a comprehensive in-house safety program with training for employees?
11. Are you knowledgeable about site-preparation issues for a project of this scope?
12. Is your equipment in good repair and proper working order? When was it purchased and how long has it been in use?
13. Can you provide a scope of work?
14. Is your firm a Certified Regular Member in good standing of the National Air Duct Cleaners Association (NADCA) and can you provide us with a current membership certificate?
15. Does your firm have NADCA certified Air System Cleaning Specialists (ASCS) on staff, and will my project be overseen by a certified ASCS?

In summary, it is vital for there to be an understanding between you and the service contractor as to the project's goals. This is no job for amateurs. The building manager should look for service providers with experience, ask a lot of questions, and above all, scrutinize the answers. **P**

Gregory J. Lint, ASCS, CVI, is a sales manager at Service-Tech Corporation (STC), which specializes in the cleaning, restoration and decontamination of HVAC systems. Since 1960 STC is recognized as a leader in the field of indoor air quality improvement and mechanical system restoration. With offices in Cleveland, Columbus and Dayton they service all of Ohio and surrounding states. For additional information about HVAC inspection, cleaning and restoration please contact Service-Tech Corporation at 1.800.992.9302.

Givens Geotech

Jerry B. Givens, P.E.
Geotechnical Engineer

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

Geotechnical Explorations

The professional solution to fighting poor indoor air quality

SERVICE-TECH



CORPORATION®



Since 1960, a powerful force in HVAC system hygiene and commercial/industrial cleaning

Our professionals:

- ▶ Clean and sanitize the entire Air Conveyance System (ACS), including the air handling equipment, heating/cooling coils, grilles and diffusers
- ▶ If necessary, apply EPA registered anti-microbial coatings to contaminated ductwork and components.
- ▶ Seal deteriorated fibrous glass duct liner
- ▶ Perform fiberoptic ACS inspections and submit comprehensive written reports
- ▶ Strategically plan each job so it is done efficiently, thoroughly and without interrupting your business

Additional Cleaning Services include lab hood exhaust systems, computer room subfloors, laundry exhaust systems and kitchen hood exhaust systems.



www.service-techcorp.com
Phone us today at 440-735-1505 / 800-992-9302



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

Proudly serving Northern Ohio contractors with quality construction products since 1913

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

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

CANTON
877-258-7601

TOLEDO
800-860-3352

www.chasehipps.com

**Investigating the Past
Evaluating the Present
Shaping the Future**

- Brownfields
- Environmental Site Assessments
- Remediation
- Risk Management
- Regulatory Compliance
- Asbestos Assessments
- Bid Specifications
- Mold Inspections
- Industrial Hygiene
- Waste Characterization, Management, and Disposal
- Civil and Geotechnical Engineering
- Site Development Engineering
- Water Quality
- Water Resources
- Litigation Support
- Air Quality

KU Resources, Inc.
Pittsburgh, PA • Akron, OH • Green Bay, WI
www.kuresources.com



**Saving without sacrificing.
It's bold. It's Kohler.**

**Performance. Water.
Conservation doesn't have
to mean sacrifice.**

Install High-Efficiency Toilets
and save up to 16,500 gallons of water each year.

**WELKER
McKEE**
DIVISION OF HAJOCA

A PREMIER KOHLER SHOWROOM

**...committed to providing you
Kohler's water-efficient choices**

THE BOLD LOOK
OF **KOHLER**

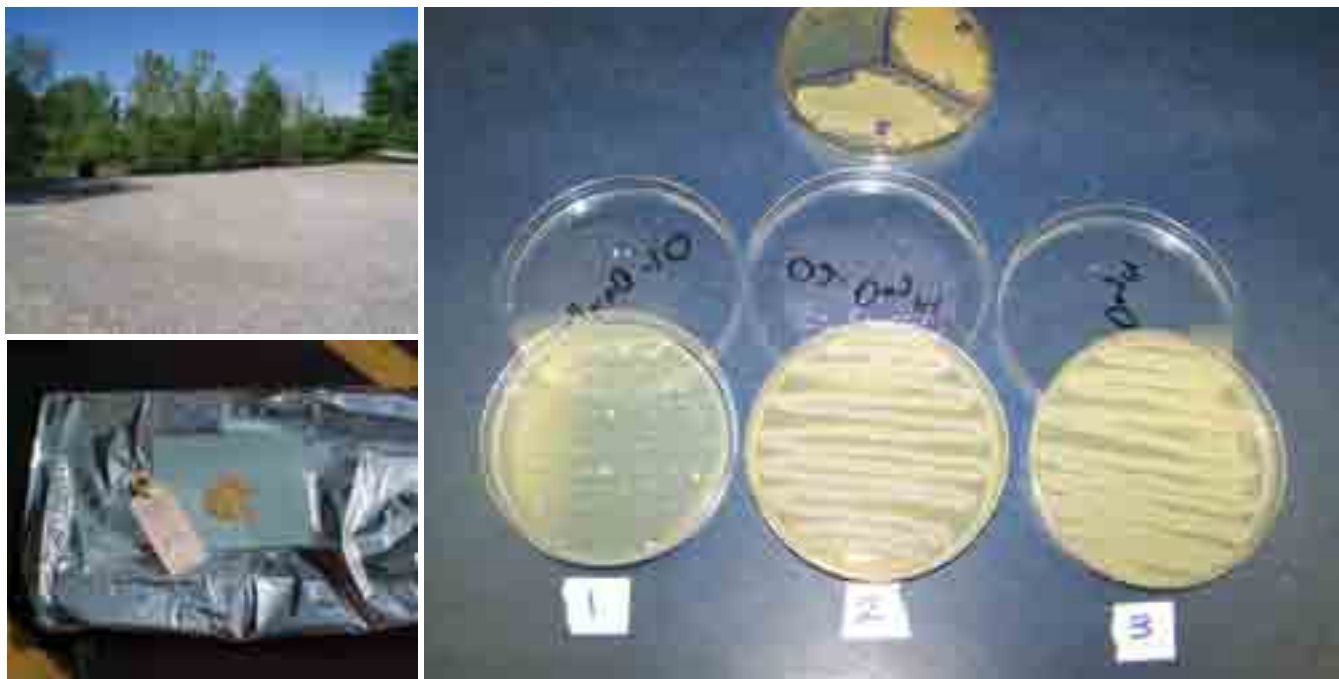


**Use Water-Conserving
Showerheads or Handshowers**
and save over 7,700 gallons
of water each year.



**Install Touchless and
Waterless Urinals**
and save up to 40,000 gallons
of water each year.

6606 Granger Rd., Cleveland, OH 44131 216-447-0050 1-800-522-2284 Fax 216-447-3005 www.welkermckee.com



CLOSER LOOK The site (top left) is located within a heavily commercial/industrial zoned area of Akron and was used as a precision metal machining operation. The proposed groundwater polishing bioremediation was accomplished using "CI-Out." CI-Out utilizes naturally occurring, aerobic microbes selected for their ability to degrade or metabolize various chlorinated solvents including 1,1,1-TCA (bottom left). The efficacy of the in-situ bio-enhancement program was monitored as part of the on-going quarterly groundwater monitoring program. The program included microbe plate counts at well locations to monitor microorganism growth and proliferation (above right).

PROJECT PROFILE: BIO-AUGMENTATION & RESIDENTIAL RISK-BASED CLEANUP UNDER THE RESOURCE CONSERVATION & RECOVERY ACT

KU RESOURCES

By Kevin M. Reaman | Photos courtesy of KU Resources, Inc.

KU Resources, Inc. completed a residential risk-based closure of a Resource Conservation and Recovery Act (RCRA) hazardous waste management unit utilizing bio-augmentation. Since the cleanup was not associated with a permitted RCRA unit, it represented the first facility to receive a corrective action complete letter from the Ohio Environmental Protection Agency (EPA). As the title suggests, the unit was closed without restrictive use limitations (i.e., deed restrictions, environmental covenants, etc.); hence, diminution in property value was not realized.

The bio-augmentation (or enhancement) process and limited soil excavation selected as final remedies assisted in eliminating volatile organic compound (VOC) concentrations such that future vapor intrusion (off gassing of volatile contaminants into enclosed structures) and groundwater ingestion were within acceptable Ohio EPA residential risk-based levels. Potential vapor intrusion, which is currently most

frequently combated with spray-applied vapor barriers and passive/sub-slab venting, often results in ongoing and uncertain operation and maintenance (O&M) costs and potential long-term liability. KU Resources' site remedy was implemented at a comparable cost of a vapor barrier system.

Correspondingly, the elimination of the O&M uncertainties and costs were critical to the prospective property pur-

chaser in future resale of the site as well as allowing for unlimited facility expansion and growth.

SITE BACKGROUND & ENVIRONMENTAL CONDITION

The site is located within a heavily commercial/industrial zoned area of the city of Akron and was used as a precision metal machining operation. The total site area is approximately



PROJECT PROFILE:
WILLIAMS FIELD HOUSE
@ OBERLIN COLLEGE
BOSTWICK DESIGN &
THE KRILL COMPANY

The Oberlin College athletics department recently partnered with Bostwick Design and The Krill Company Inc. to convert the college's old Williams Ice Rink into the new Williams Field House.

Completed this spring, Williams Field House features an 85-square-foot by 180-square-foot monofilament turf field and serve as an indoor practice location for all varsity and club sports with its primary use directed towards Oberlin's spring sports of baseball, softball and men's and women's lacrosse.

"With the closing of Jones Field House, this conversion of Williams [allows] our student-athletes to practice and train year-round in a modernized indoor facility without having to worry about the ever-changing weather during the year," says Mike Snyder, director of athletics facilities.

The field house is projected to become the first LEED rated building on campus. Key green features include high efficiency mechanical and electrical systems, operable skylights and windows to provide natural ventilation and lighting.

The building is accessible from a main entrance on its south end and through Oberlin's College Sports Medicine Center.

2.5-acres and contains one approximate 24,000-square-foot concrete block and brick building, a parking lot area, an outdoor material storage area and undeveloped land. The closed hazardous waste management unit has a surface cover of limestone and slag fill and encompasses an approximate 100-foot by 200-foot footprint. An adjacent tributary stream and wetland areas lie to the south of the closed hazardous waste management unit.

Through the years (circa 1990) small quantities of 1,1,1-trichloroethane (or "1,1,1-TCA") and other chlorinated VOC were released to the subsurface south of the existing site building. Ongoing corrective actions and operations at the site resulted in the assessment and delineation of the RCRA hazardous waste management unit that contained various solvents and their degradation products. Soil impacts were essentially limited to the 100-foot by 200-foot closed hazardous waste management footprint. VOC impacts in groundwater including 1,1,1-TCA were detected in wells and seeps discharging to the tributary stream at distances of 600 feet from the source. The impacted site groundwater was within the underlying bedrock or Sharon Sandstone/Conglomerate member of the Pottsville Formation. Bedrock occurrence was 10 to 14 feet below ground surface with groundwater occurring at an average depth of approximately 15 feet below ground surface.

REMEDY IMPLEMENTATION

Although the site and adjacent are within a commercial/industrial park, the underlying goal of the project was to meet residential human health risk-based goals. Due to the proximity of the tributary stream and adjacent wetlands, ecological receptors were also considered. A focused soil removal effort was completed at the site to minimize costs and remove the soil source. A total of 61.25 tons of F001 hazardous waste soil was removed from the footprint of the hazardous waste management unit.

To address residual chlorinated VOC in groundwater (i.e., 1,1,1-TCA, 1,1-DCA, PCE, TCE, and 1,1-DCE, the

remedial action plan consisted of treating/polishing site groundwater via "in-situ" bioremediation to attain groundwater Preliminary Risk Goals ("PRGs") and/or U.S. EPA Maximum Contaminant Levels ("MCLs"). Subsequent to years of pumping and treating groundwater, bioremediation was selected to attain the site PRGs and/or MCLs. The proposed groundwater polishing bioremediation was accomplished using "Cl-Out." Cl-Out utilizes naturally occurring, aerobic microbes selected for their ability to degrade or metabolize various chlorinated solvents including 1,1,1-TCA. Prior to initiation of CL-Out, total VOC concentrations averaged about 100 to 200 parts per million (or ppm). The bio-enhancement injection process included the following activities:

A Class V injection permit exemption via Ohio Administrative Code Rule 3745-34-10 was obtained prior to injection. Installation of six open rock injection wells to depth of 25 to 30 feet utilizing hollow stem auger and air rotary drilling techniques.

A hydrogen peroxide compound was injected into each well via a transfer pump and tremie line to provide an oxygen rich environment for the aerobic bacteria to thrive. The hydrogen peroxide compound was allowed to disperse for six days (base on hydrogeology characteristics) prior to injection of CL-Out microbes.

The nine CL-Out microbes were mixed in 55-gallon drums with inert liners or bottle bags. The bottle bags were then filled with approximately 50 gallons of tap water and stored at room temperature for 24 hours. A total of nine drums were used. Injection volume was based on the effective porosity for the aquifer as well as the CL-Out manufacturer's recommended treatment volume. Typically, a very conservative estimate recommended by the manufacturer is one drum of CL-Out per 20,000-gallons of contaminated groundwater.

After 24 hours, 50 pounds of dextrose were mixed into each drum to provide a food source for the microbes. After the dextrose was completely mixed into solution, 75 gallons of the CL-Out solu-

tion were injected into each well via the transfer pump and tremie line. Following the CL-Out solution injection, approximately 10 gallons of tap water was injected into each well to assist in flushing the solution into the formation.

RESULTS

The efficacy of the in-situ bio-enhancement program was monitored as part of the on-going quarterly groundwater monitoring program. The program included microbe plate counts at well locations to monitor microorganism growth and proliferation. The groundwater monitoring results demonstrated that within several months after the bio-augmentation injections, the groundwater chlorinated VOC concentrations were below site-specific PRGs or MCLs and were maintained for a two-year period until site closure. In conjunction with human health and screening-level ecological risk assessments completed by KU Resources, the site met unrestricted use standards. More importantly, the site was sold unencumbered and with significantly less environmental liability from former operations. **P**

Kevin M. Reaman is an environmental geologist and risk assessor with 18 years of environmental consulting experience. He is a director of environmental programs with KU Resources, Inc. and can be reached at 330-869-0618 or kreaman@kuresources.com.

MIGHTY DUCTS AIR DUCT CLEANING

*"The Air Duct
Cleaning Specialists"*



- Comprehensive air duct cleaning
- Indoor air quality reviews
- Fire & smoke damage restoration
- Dryer vent cleaning
- Commercial/Residential

FREE ESTIMATES

440.232.9450 • www.mightyducts.com
26285 Broadway Ave., Oakwood Village, OH 44146

WE'RE GREEN BUILDING EXPERTS—ASK US!



Material Reclamation Facility

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

- Recycled content, regional materials available for sale:

- #411 screenings
- Compactable fill material
- 4 x 8's, foundry sand
- Road base
- Crushed concrete
- 100% genuine brick chips
- ...and more!

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

"LEED" JOBS PROCESSED DAILY WITH OUR MRF!



Kurtz Bros., Inc.

Call today!
(216) 986-9000

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

KURTZ BROS., INC. • 6415 Granger Road • Independence, OH 44131 • www.kurtz-bros.com
To view our Material Reclamation Facility in action, visit: <http://youtube.com/watch?v=jH0IL68Wq6U>

GO GREEN

WITH

Glo Brite® | ecōexit®
zero energy exit signs



Save energy all year on
your exit signage with:

**PHOTOLUMINESCENT
GLO BRITE EXIT SIGNS**

- ▶ No electricity
- ▶ No power
- ▶ No hazardous gas
- ▶ No maintenance

Meets UL 924 & Ohio Fire & Building Codes

ANOTHER GREAT PRODUCT REPRESENTED BY

ANDERSON-BOLDS

Quality electrical, heating & control products for 75 years!

www.anderson-bolds.com • guymercer@anderson-bolds.com
24050 Commerce Park, Beachwood, OH 44122 • 216-360-9800 • Fax 216-360-0425

GREEN DESIGN PROVES VALUABLE IN DOWN MARKET

LEED-FOCUSED PROJECT IN PENNSYLVANIA TAKES SHAPE DESPITE MARKET STRUGGLES

By Christine A. Meske, ASLA, LEED AP | Photo courtesy of ka, Inc.

Traditionally, a down market would dictate that something as seemingly trendy as sustainable design take a backseat while developers, designers and municipalities alike tried to survive. The popularity of “green,” however, has stood surprisingly strong in the face of the toughest recession many of us have experienced in our careers; some, our lifetimes. The year 2009 saw what was probably the most widely celebrated Earth Day since its inception in 1970. More industry professionals than ever sought LEED-AP (Leadership in Energy and Environmental Design Accredited Professional) certification, at one point jamming U.S. Green Building Council’s exam registration site on the last day before the Council would roll out its newer and tougher certification standards. And local officials nationwide continued to adopt policy that made building green more than just a nicety; it became the law.

So evolved this age in which building anything means understanding



DEVELOPING DESIGN Settlers Ridge is a 500,000-square-foot center in Robinson Township, Pennsylvania. The center, which is designed to meet LEED-CS specifications, will open in Fall 2009.

its impact on the environment. The power of the modern environmental movement has bred a population that demands eco-sensitivity in the homes in which they live, the places they go and the things they buy. Where green practices were once considered expensive and time consuming, they are now the norm, no matter how stagnant the economy, how deep the recession. And just as the building industry has no choice but to forge ahead the best it can despite the current economic crisis, so too will the methods we use to incor-

porate green initiatives into the way we build.

Perhaps the biggest victory for proponents of the green movement came, ironically, as a by-product of the economic downturn when building professionals were forced to discover a whole host of sustainable practices that could save them cost, both upfront and over the long term. Better, as demand for green has stood unwavering, the industry is finding green practices that can reduce cost and lessen a project’s impact on the environment.

For example, Settlers Ridge, a 600,000-square-foot retail development under construction in Robinson Township, Pennsylvania, is putting many such practices to work. Located in an area rife with big-box retail, the high-visibility site was ideal for the destination shopping center its developers, CBL & Associates Properties, Inc., envisioned. However its previous existence as a mine is perhaps what had left it untouched, even as new development, such as the now successful Robinson Town Centre and Robinson Mall, sprouted up throughout the region. Reclaiming the site for development, in favor of selecting an easy-to-build-upon greenfield, was the first of many decisions that proved to be a “greener” choice than its traditional counterpart.

Home to many LEED-certified “firsts,” the Commonwealth of Pennsylvania stands as a leader and example of sustainable practices at work. Understanding ahead of time the special requirements that would be associated with building in the region,

We Can Build Your Business!



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

1148 Prospect Avenue, Cleveland, OH 44115 **216-696-3494** www.korfantmazzone.com



Now located in our building at 1148 Prospect Avenue!

the Settlers Ridge team factored the necessary components into the development plan up front. Often, meeting these criteria brought the added benefit of cost savings elsewhere. Landscape areas within the parking fields and hardscape zones, called “rain gardens,” are being used to meet a Township requirement that mandates capture and infiltration of a determined percentage of storm water on-site. Reducing the amount of runoff in turn eased the load requirements of the storm system. Likewise, a more than 20-year-old state law that requires recycling of paper, cardboard, plastic and aluminum will be addressed on site by providing tenants with amenities for sorting waste that will subsequently reduce the capacity requirements of standard dumpsters and compactors.

In addition to the sustainability practices already required, CBL looked to add other green concepts to the design as a way of defraying life-cycle costs

without significantly increasing cost to build the project. Using the LEED-CS (Core and Shell) rating system as a guide, the team discovered several more green initiatives that would be simple and inexpensive to add and could enhance the performance of the buildings and site. TPO reflective roofing on flat rooftops was selected to lower energy costs by improving the buildings’ cooling efficiency. Choosing native and adaptive landscape materials for the planting beds eliminates the need for an expensive permanent irrigation system. A bus stop and several bike racks on site will reach out to a wider customer base by allowing visitors to reach the center via alternative modes of transportation. And the project’s location in southwest Pennsylvania puts it well within reach of quality, regional manufacturers and suppliers, thereby reducing delivery fees and mitigating the environmental impact of long-distance transport.

Courtyard by Marriott, a 124-room select-service hotel, will add to the greening of the project by bringing its first-ever LEED-certified building to an out parcel on Campbell’s Run Road.

As developers continue to struggle through the current recession, finding ways to build better, more efficient buildings has become more crucial than ever. It seems that the industry has the environmental movement to thank for helping to develop these techniques, while the proponents of “green” may likewise enjoy the increased awareness of sensitive design. In the future, even as our nation’s economy begins to rebound, the symbiotic relationship formed between the two will continue to foster rewards for both the environment and the owner’s bottom line. **P**

Christine A. Meske, ASLA, LEED AP is senior landscape architect/site planner at ka. For more information, visit www.kainc.com.



At **ka**, we bring both—the right balance of fresh design minds together around your project while offering the key technical delivery expertise necessary at each critical step.

With over 25% of its staff LEED accredited, **ka** has a strong commitment to the principles of sustainability: from the earliest site planning concepts to the use of energy efficient building systems and resource-appropriate materials.

ka. Creatively Inspired. Detail Driven.

land and site planning
architecture
interior architecture
landscape architecture
environmental graphic design

ka

cleveland ■ tampa
kainc.com

RECYCLING ON THE RISE

CONSTRUCTION, DEMOLITION DEBRIS RECYCLING PROGRAMS GROW IN NORTHEAST OHIO

By Lisa Ristagno | Photo courtesy of Pete & Pete Container Service, Inc.

Over the past couple of decades, many companies have implemented some type of recycling program. Whether it is recycling materials such as cans and plastics or recycling paper material generated in their office, efforts have been made to reduce waste. However, in the construction field these practices are not as commonplace. The idea of reducing and reusing construction material has just begun to take flight in our region. Although landfills have been exploring alternatives for years, recycling was not something that contractors and building owners were willing to increase their budgets for. However, with the growth of green building practices, recycling construction and demolition material is taking place more and more.

Construction and demolition material, known as C & D debris, is produced during the construction, renovation or demolition of structures. This typically includes masonry material, drywall, plumbing fixtures, roofing shingles, metal, wood waste and electrical wiring. At Pete & Pete Container Service, our first recycling venture began several years ago, when requests for recycling in our line of work were very few. Now, nearly 20% to 25% of the major projects that we are bidding have recycling goals.

Our company was recently approached by a customer who had several sites across Cuyahoga County. Each was experiencing some type of renovation and this customer wanted to go green. Although our client knew that green meant good, they did not have an understanding how to achieve green as it relates to construction and renovation. We began by discussing with them the materials that were being generated as a result of renovation. After determining that the primary materials were drywall, metal studs and wood scraps, we were confident



PICKING UP THE PIECES Pete & Pete Container Service, Inc. has reported steadily increasing interest in recycling construction and demolition materials on project sites.

that we could help facilitate their goals. We placed containers at the various locations. Some of the containers were to be loaded with co-mingled C & D material, while other containers were loaded solely with one material, in this case, metal. As each container was filled, the containers were picked up and taken to the corresponding recycling facility.

The co-mingled containers were taken to recyclers that have the ability to sort and separate the materials once the container has been dumped. They can then document the quantities of each item being salvaged. From here, the products can be recycled into new, viable materials. Gypsum board can be used to amend soil, wood can be used for mulch or compost among other things. Currently, there are three facilities in Cuyahoga County that provide this service. The pre-sorted loads that were filled with metal were taken to a metal recycler. Metal is probably the most commonly known recyclable in the construction industry and is in fact the easiest material for companies to recycle. Metal recycling facilities are very common in our area, much more available than recyclers that can accommodate co-mingled construction material. Although prices for scrap metal have plunged

recently, our client was very pleased to discover that it would actually receive proceeds from recycling this material. Although in this case the environmental impact was the initial priority, in this economy, bottom line cost is always a factor. Often, recycling co-mingled construction loads is typically more expensive than just burying these materials, but the cost can be somewhat offset by proceeds received from recyclables.

Many major projects are registering with the United States Green Building Council to achieve LEED® certification. By registering a project with the U.S. Green Building Council and following guidelines that are set forth in this rating system, a project can earn points that determine its level of certification. By recycling construction and demolition material, a new construction project can earn two points, depending on the percentage of material that is diverted. Although these two points are only a portion of a 26-69 point structure, often they are some of the easiest to achieve. Projects desiring this certification have really been the catalyst for companies to start recognizing alternatives to waste management.

Evidence suggests that recycling is not just a passing trend. By utilizing area recyclers, we have been able to offer customers options regarding how the waste they generate is processed. Meeting recycling goals is attainable; it just requires communication between the customer, hauler, recycler and field personnel. **P**

Lisa Ristagno is an executive with Pete & Pete Container Service, Inc. Since 1997, Pete & Pete Container Service has offered a full range of services, including waste hauling and disposal, green and LEED Services, estate and house clean-outs and compactor services. For more info, call 216.441.4422 or visit www.peteandpeteinc.com.



Color draws attention, even the smallest dab of it. Imagine what a large amount will do. Call us to fulfill all of your color printing needs:

WWW.EBLUEPRINT.COM/Color

216.281.1234



WARMING UP TO GREEN

LOWER MAINTENANCE COSTS CONTRIBUTE TO GROWING USE OF ENERGY-EFFICIENT HVAC SYSTEMS

By Ken Lang | Photo courtesy of KW Lang Mechanical, Inc.

Today, the word “green” is mentioned everywhere you look. When it comes to heating and cooling commercial buildings, the word “green” has been around a long time – almost as long as I’ve been in the HVAC industry, over 40 years.

We started installing green systems back in the early ‘60s before the term was used in our industry. These systems were variable air volume (VAV), variable volume/variable temperature (VV/T) and water source heat pumps. In the early days these systems were built up using standard equipment and electric controls.

VAV systems maintain a constant air temperature of approximately 58 degrees. The VAV terminal meters air into the space at 58 degrees to maintain a constant space temperature. This system works well in buildings that require temperature control in multiple rooms and floors such as office buildings, schools and hospitals.

Year after year, as electronic controls were developed, these systems became more efficient. VV/T was developed for smaller buildings. The system supplies cooling and heating through an electronically controlled damper system to maintain space temperature. This system only uses the amount of energy required to maintain space temperature.

Another green system is the water source heat pump. A water source heat pump is a water-cooled A/C unit with a reversing valve in the cooling system that allows the unit to supply heating or cooling. This system can operate at a balance point where approximately half the units are on heating and half are on cooling. At this point, no energy from a boiler or cooling tower is required. This system is very efficient.

The above systems require a source of energy such as boilers, furnaces, electric heat or standard cooling systems. Some applications of the above systems qualify for green LEED (Leadership in Energy and Environmental Design)



TOP CHOICE Ken Lang, chief executive officer of KW Lang Mechanical, Inc., says his company's building in Solon utilizes an efficient variable volume/variable temperature (VV/T) system – but would choose a variable refrigerant flow (VRF) system if we were building today.

points. LEED was developed by the U.S. Green Building Council (USGBC) and provides standards for environmentally sustainable construction points.

The most widely recognized green system is geothermal. This is a water source heat pump system that uses ground wells, water in lakes or water wells. These systems need no other source of heat to heat the water when it's cold or to cool the water when it's warm outdoors. Most systems use circulating water wells. Well depths average from 150 feet to 500 feet. It takes about 150 bore feet (depth of a well) to handle one ton of air conditioning and heating. A building that requires 150-200 tons requires a large area for a well field. Good well field design allows 18 to 20 feet of spacing between wells.

In Europe and Asia the cost of electricity is three to four times more than the cost here in the United States. For

around 25 years now, places such as these have been using a super high efficient “green” system called variable refrigerant flow (VRF) which is an air-to-air heat pump system. Instead of using the ground (wells) it uses the outside air. The compressors in these units operate with a variable frequency drive (VFD). This varies the flow of refrigerant. As the speed of the compressor slows down, the flow of refrigerant also slows down and reduces the capacity of the system. The unit follows the load of the space in heating or cooling without the compressor starting and stopping to maintain temperature. This system is quiet, has low maintenance and a long life cycle because it is not going on and off. Installation of this type of system is approximately 25% less than the geothermal system.

One of the best and easiest ways to conserve energy when it comes to an HVAC system is to shut the system off when the space in a building is unoccupied. Each thermostat should have an operating setpoint, a setback for cooling and a setback for heating. If a building is partially occupied, the unoccupied space should stay on setback.

Last year, KW Lang Mechanical, Inc. had the opportunity to work with Denk and Associates on Marymount Congregational Home for the Sisters of St. Joseph of the Third Order of St. Francis. They saved for years to convert their building in Garfield Heights to a green geothermal heating and A/C system. There were two problems: one is that the cost came in way over their budget, and the other is that the area for the wellfield was too far from the build-

ing and drilling the wells would be very destructive to the area. We felt this was a perfect application for a VRF system by City-Multi. There were no systems to show them in Ohio, so we gave them references from Michigan and Wisconsin. They called most of them and gave us the go ahead to install the green VRF system. We brought their new system online during the winter for construction heat. The sisters started moving in a couple of weeks ago and this system is performing very well. There was an approximate 25% savings using VRF over geothermal and the operating costs are estimated to be the same as geothermal.

Three years ago we moved into our new building in Solon. We are very proud of our VV/T zoning system, but if I were building today, I would use the VRF system. The payback on the difference in cost for a green VRF system for this building (approximately 10,000

square feet of office space) would be less than three years.

I tell my customers that when they install the most efficient operating system they will get the best operating costs. When we design a job for our customer, green systems are always part of our proposal. A green HVAC system

benefits the building owner, tenant and most importantly, our environment. **P**

Ken Lang is chief executive officer of KW Lang Mechanical, Inc., a plumbing, heating and air-conditioning contractor based at 29410 Ambina Dr. in Solon. For more information, call 440.349.9989.

The art of a job well finished



Art Window Coverings, Inc.

The "very best" just got better

Art Window Shades' slogan has always been "Next to Your Windows, We're the Very Best." So how can "the very best" get better? With a new location and larger showroom under the experienced management of KEVIN BOLL, Art Window Coverings, Inc. is still the same trusted source for professional commercial window coverings it has been since 1922 but has grown to meet today's need for top quality, style and selection in Ohio.

And in addition to great signature brands such as HunterDouglas and Levelor, Art Window Coverings remains your primary contract dealer of MechoShade Systems. Beautiful and intelligent, MechoShades are the smart choice for designers looking for stylish, quality window coverings that make a lasting impression.

Call us today to discuss YOUR next work of art.

MechoShade®

From your authorized contract dealer

Art Window Coverings, Inc.

VISIT US AT OUR NEW LOCATION

3620 Perkins Ave.
Cleveland, OH 44114

p: 216.391.0500 • f: 216.391.0507



WAVE
LANDSCAPE
DEVELOPMENT
COMPANY

Commercial landscape
construction installation and
maintenance services

216-376-3700



AHEAD OF THE CURVE AT ECO-CORNER DESIGN FIRM INCORPORATES NEW HEADQUARTERS INTO PLANS FOR NEW SUSTAINABLE DEVELOPMENT

By Michelle Kilroy | Images courtesy of the Northeast Ohio Chapter of USGBC

Principals of the Cleveland-based firm Great Lakes Design Collaborative (GLDC), Bud Perry and Robert Stockham understand that green design reduces the impact on the environment, creates a healthier, more durable space and is an effective economic investment. With 20-plus years of design experience specializing in grocery, retail and corporate environments, GLDC considers sustainable building practices to be an inherent part of good design and routinely incorporates these practices into their scope of service.

But they have no intention of using their skills and passion just for external clients. Perry and Stockham envision a future green space for their own firm that would also contribute to a community.

"We cannot expect the government, local or federal, to be the driving force of economic change," Stockham says. "Real change is led by industry, small business and consumers. In order to create real change in our own neighborhoods, businesses and individuals alike need to get involved to make our wards, our cities and our regions more livable."

With the knowledge that adaptive reuse projects have proven successful

all over the city, combined with their own commitment to sustainability, the partners knew that they would adhere to the adage "the greenest building is the one that is already built" and look toward infill areas that might be suited to develop into a green overlay district. After an extensive two-year search, they determined that the best location would be near the Detroit Shoreway Eco Village neighborhood. A set of three buildings located on the corner of 58th Street and Lorain Avenue emerged as the ideal space for GLDC to steward in the project known as Eco-Corner.

The project will be another connectivity point in the neighborhood linking to the Green Cottages and Townhomes of the Eco Village, the "green" rapid transit station on 61st Street and the second largest green space in Cleveland, the Michael T. Zone Recreation Center.

"We envision a green district that stretches down Lorain Avenue and involves a variety of residents and businesses," Stockham says. "We want to see the Lorain corridor become a viable green district that is walk-able, shop-able and livable."

The vacant buildings of the Eco-Corner comprise a 3,000-square-

footprint dating back to the 1870s and possibly earlier since the floor in the rear “cottage” was previously raised up four feet to meet street level. (Comparable floor raising examples point to the era of streetcars being used during the 1860s in this area, which was historically known as “Wooden Shoe Alley” attributed to its critical mass of Dutch immigrants.)

Due to the age of the buildings, significant renovation plans are necessary to bring them up to code and as ADA compliant as possible. The storefronts facing Lorain Avenue will be refurbished to meet historical requirements. Masonry, windows and a shared roof will also be restored. Perry and Stockham have elected to preserve the architectural integrity of the buildings and will keep as much of the original materials in place as possible.

Many sustainable elements will be incorporated, since the project will be registered to earn the highest level of LEED certification. Solar panels will be



CHOOSING CHANGE Great Lakes Design Collaborative plans to transform a trio of run-down buildings (above) near the Detroit Shoreway Eco Village neighborhood into a green development (opposite page) that will house the firm's new offices.

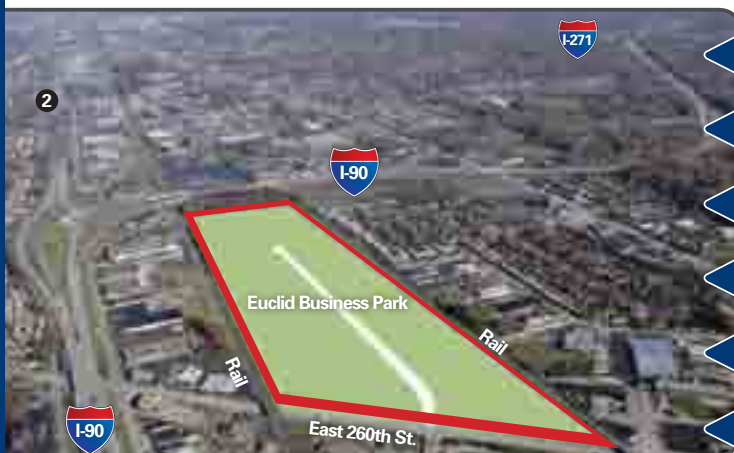
installed to generate 100% of energy use for the site. Pursuit of all applicable solar incentives has resulted in rebates totaling 35% of costs, which translates into a three- to five-year payback timeframe. A comprehensive storm water management plan has been outlined which could generate a 600-gallon greywater surplus. GLDC would like to find a use for the

extra water; perhaps a system allowing nearby Ohio City farms to take advantage. Long range plans aspire to operate Eco-Corner as a zero waste facility, which would include tenancy agreeing to it in their signed “green” leases.

The project is slated to include four usable interior spaces. The largest building will house GLDC offices on

Introducing... Euclid Business Park

Euclid, Ohio



A Green Urban Re-development

Shovel Ready - Summer, 2009

15 Year 100% Tax Abatement

Served By Two Major Railroads

Up To 80 Acres Available

Minutes from downtown Cleveland

Euclid Business Park is extremely well located at the I-90/Rt. 2 interchange at E. 260th Street in the pro-business community of Euclid, Ohio. It is served by two (2) major rail lines (CSX and Norfolk Southern). The park is located within a Community Reinvestment Area (CRA), which will provide 100% real estate tax abatement on improvements for 15 years. Developed sites up to 80 acres are available.

216.351.7976
fogg.com



TAKING SHAPE Designs for the new Eco-Corner project include a new learning center (top left, bottom left), a retail space (top right) and a conference room (bottom right).

the second floor. The offices will have a large open conference area on the street level, which can serve to host educational gatherings, as a gallery for local artists, or for a community meeting space. The building to the east is approximately 925 square feet on both levels. The street level would become available ideally to a sustainability-based local business. The upper level will be a five-room office space with a separate entrance.

The aforementioned rear “cottage” will be converted into a learning center featuring interactive, user-friendly exhibits on green design, construction and operations.

“Education is the key to getting people engaged,” Stockham says. “Sometimes those of us in the industry forget that not everyone is knowledgeable about sustainability and green practices. The objective of the ‘learning center’ is to educate both professionals and laypersons alike about some basics in green building. We want everyone to be able

to see the kinds of energy and water savings that one can expect, in a ‘hands-on’ fashion. We want to demystify the process a little. Our hope is that one day, we can just be a showcase for the latest products, because the basics will have become mainstream.”

Eco-Corner goes beyond addressing the sustainable interior built environment with its plan to address the exterior space outside the buildings. An outdoor park area surrounding the “cottage” will be installed and serve to integrate the neighborhood in a variety of ways. Enclosed by an open work iron fence, the park will be open to the public during the day with a dog-stop area and have educational stations about the adaptive, native elements, which support the ecosystem. Bike racks will also be installed to encourage alternative transportation in the neighborhood.

GLDC recognizes the full potential of their Eco-Corner project on economic, environmental and equity levels.

It can generate work for those involved with the building rehabilitation, those working in the leased spaces, and the potential to hire a park coordinator in addition to a couple of internal employees over the next three to five years. The local community of both residents and building practitioners can benefit from it as an accessible sustainable informational depository and demonstration area. As it becomes the gateway to the complimentary Eco Village neighborhood, Eco-Corner contributes to the development of an urban area as a model for maximizing its impact on the marketplace while minimizing its impact on the environment that other communities can replicate.

You can learn about the ongoing progress of the Eco-Corner by reading Stockham’s blog at www.greatlakes-greenpages.com. **P**

Michele Kilroy, LEED AP is the coordinator of the Northeast Ohio Chapter of the United States Green Building Council.

Project Delays?

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

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

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



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

EA Group provides:

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



EA GROUP
Consultants/Laboratories

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

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

We're positively eco friendly.

- > eco-logically friendly.
- > eco-nomically friendly.
- > eco-ntractor friendly.



SE Blueprint, Inc.
Go green. Buy local.

540 South Main St. # 211
Akron, Ohio 44311
330.376.1689
fax 330.376 2511

2035 Hamilton Ave.
Cleveland, Ohio 44114
216.241.2250
fax 216.241.2075

www.seblueprint.com

By simply choosing SE Blueprint, you can positively impact your environment.

It's a simple choice.

- > **We positively impact the earth.** Last year, we dramatically reduced our landfill waste by nearly 80%. We're committed to protecting the environment by printing all of our materials on recycled bond. Choose to print with us and together we'll make an even bigger impact.
- > **We positively impact your pocketbook.** Maximize efficiency with SE Blueprint on-site facilities management services and reap the benefits of the latest technologies without the risk of equipment capital expense. Then take advantage of our cost-effective digital printing processes that allow you to produce quality color documents for all your business needs.
- > **We positively impact your work.** Gain control with SE Blueprint's exclusive on-line bid tools that result in shortened bid and procurement cycles. Our extensive web site features a design-bid-build compartmented approach and the ability to co-exist with client FTP sites, offering you the only premier digital on-line planroom available today.

BLUEPRINTS GO GREEN

SE BLUEPRINT EMBRACES ENVIRONMENTAL STEWARDSHIP WHILE PASSING ON ITS BENEFITS TO CLIENTS

By Lou Kren | Photo by Ken Krych

At first glance, green and reprographics don't appear as a likely marriage. Historically, reprographics – the reproduction of documents and graphics – was a raw-material-intensive endeavor, with blueprints reproduced for all parties in development projects. The sheer number of copies required failed to mesh with environmental and sustainability concerns. But with creative thinking combined with commitment, the industry has changed.

Leading the charge toward a green culture is SE Blueprint, Inc. The company, reportedly the largest independent reprographer in Northeast Ohio with headquarters at 2035 Hamilton Ave. in Cleveland as well as an office in Akron, has committed itself to a way of business that reduces paper and toner use, promotes recycling and challenges its customers and suppliers to do the same. While going green, SE Blueprint has made it a priority to offer new services to its clients and help streamline the entire development process, from concept to closeout, as well as facility operations and maintenance.

"We require a green philosophy from our vendors, our customers and ourselves," says Kevin Anderson, company president, noting that SE Blueprint's philosophy is not a sales tool, but a genuine commitment to the environment and to the company's slogan: Keep it local. "We believe in keeping it local and protecting our local community by increasing the usage of recyclable goods distributed to our local clients."

FOCUSED ON RECYCLING

An example of that commitment: In the last two years, the company has reduced its landfill input by 90%.

"In this notoriously paper-heavy industry, our dumpster is now picked up once every other month whereas it used to be picked up twice a week," says Anderson. "We'll even pick up recyclable material from our customers for free if they cannot recycle it themselves."



BLUEPRINT FOR SUCCESS The SE Blueprint team includes (back row) Frank Volcansek, Jared Kurilchick, Rocco Freeman, Jason Dunn, Mike Miller, Craig Dziak, Scott Fleming, (front row) Gary Baratko, Chelle Dziak, Zeljka Brown, Emily Lising, Ylli Bregu and Rick Fox.

SE Blueprint also has switched to recycled paper for plans and plan-binding strips, and in recent years undertook a number of green initiatives including the use of skylights and energy-efficient lighting, recycling of soaps, and insistence that contracted delivery vehicles be hybrid models.

DIGITAL PLANROOM BRINGS BIG ADVANTAGES

Perhaps the largest contribution to environmental stewardship at SE Blueprint is also designed to improve project communication and workflow, and ensure that reprographics does not go the way of the horse and buggy. That would be digital

communications, which doesn't just comprise scanned project plans, but provides a total document-management solution. That is the idea behind Plancycle, an electronic document management software system designed for the architectural, engineering and construction fields and introduced by SE Blueprint in 2000. Plancycle provides a compartmented approach to design, bid and build in a digital online planroom. It offers secure access to project documents 24 hours a day, seven days a week through a password protected site: www.plancycle.com. Users can view, order and download drawings, specifications, or related documents and

PLANNERS | ENGINEERS | SURVEYORS

mNEFFdesign group
DESIGNING LAND FOR YOUR WORLD

MATTHEW C. NEFF, P.E., P.S.

4155 Woodway • Suite 100 • Springfield, MA 01104
Tel: 215.653.8829 • Fax: 215.653.8832
Email: mneff@mneffdesigngroup.com • www.mneffdesigngroup.com

ALTA/ACSM & Topographic Surveys
Feasibility Studies
Site Development
Commercial Development
Expert Reports

HzW Environmental Consultants, LLC

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

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

www.hzwenv.com

ph 440.357.1260
fx 440.357.1510
6105 Heisley Road
Mentor, Ohio 44060

One Company, One Call



psi Information
To Build On.
Engineering • Consulting • Testing

216.447.1335

www.psiusa.com

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

images from anywhere, day or night, thus reducing document-management time and cost while improving document control. Plancycle can archive complete projects from conception to completion, including video, color files, e-mail, documents, addenda and various forms of communication, according to Anderson.

"This planroom not only archives and documents all uploads, downloads, changes and distribution, but provides the ability to collaborate and overcome interoperability issues through integrated project delivery – where everyone in a project is involved from beginning to end – and advanced construction communications," he explains. "Digital planrooms can be hubs."

Document delivery is key in bidding, designing and constructing, and Plancycle ensures that the right plans and documents are delivered to the right people on time, Anderson says.

PRINT NETWORK DELIVERS PLANS ANYWHERE

Working in concert with Plancycle is SE Blueprint's membership in the Reprographic Services Association's National Print Network. Should plans or documents need to be printed and delivered to other parts of the country, SE Blueprint has a partner printer that can print and deliver locally, saving time and money for the client while reducing transportation requirements – another green initiative. The network boasts 147 print locations with equipment for transferring large files and producing and distributing high-quality prints, allowing SE Blueprint to offer, in many cases, same-day delivery to more than 400 cities worldwide.

MORE DIGITAL SERVICES

But the company's digital services don't end there. It can scan printed plans and documents and store them online or on disc, thereby promoting simple document management, storage and retrieval. This is especially handy, notes Anderson, for building operations and maintenance personnel as well as public-safety workers who may need

instant access to building plans. Gone are the days of frantic and often fruitless plan searches.

Another SE Blueprint digital service revolves around the growing interest among architects, engineers and constructors in building information modeling (BIM). BIM essentially provides 3D project plans, enabling interference checks and much, much more (see the May issue of *Properties*, page 73, for a BIM overview). SE Blueprint now offers BIM services – translation of 2D plans to 3D building models.

CRITICAL PROJECT COMPONENT

All of these digital services may assist in projects seeking LEED certification, Anderson notes, and SE Blueprint often counsel project partners on how digital printing, plan management and the reprographer's use of recycled paper can enhance LEED qualification. Such services, combined with the company's range of print capabilities and its use of state-of-the-art equipment—for use inhouse or available for lease or purchase – positions SE Blueprint well for the future.

"With what we offer," says Anderson, "we are not just a line item on a budget, but a critical component in a project." **P**



FLYNN
ENVIRONMENTAL, INC.
(800) 690-9409

FOR ENVIRONMENTAL
SITE ASSESSMENTS

- Bank Approved
- Experienced Professionals
- Fast Turn Around Time
- Complete Environmental Services
- Lowest Prices



- Environmental Consulting & Remediation
- Indoor Air Quality/Industrial Hygiene Assessment
- Mold Remediation, Evaluation & Interpretation
- Asbestos & Lead Paint Survey, Design & Construction Services
- Geotechnical Engineering & Construction Materials Testing
- Environmental Health & Safety Training

440.838.7177
10020 Brecksville Rd.
Brecksville, OH 44141
65 offices nationwide
www.atcassociates.com



ANY SYSTEM. ANYTIME. ANYWHERE.

**Because the real disaster
is not being prepared.**

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

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

What can we do for you?

Call 800.776.7181 **Visit** www.sacomunale.com



S.A. Comunale

An EMCOR Company

Full Service Mechanical & Fire Protection Contractors

Ohio (Akron, Cincinnati, Cleveland, Columbus, Fremont, Marion, and Youngstown);
Pennsylvania (Johnstown, Philadelphia, Pittsburgh, and Reading);
New Jersey (Atlantic City and Newark); Detroit, Washington, DC, and West Virginia.



simple economical beautiful

planning
architecture &
interiors of
**sustainable
affordable
housing**



RDL ARCHITECTS, INC.

16102 CHAGRIN BLVD

SHAKER HEIGHTS, OHIO 44120

phone: 216.752.4300 fax: 216.752.4301

email: info@rdlarchitects.com web: www.rdlarchitects.com

Fabrication, Installation & Service

Specializing for over 30 years in:

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

HEATING & COOLING

440.237.1777 • liscohvac@netscape.net

12608 State Rd., N. Royalton, OH 44133

www.liscohvac.com



Giambrone Construction, Inc.

Full Service General Contracting Company

Giambrone Masonry, Inc.

Masonry & Stone Company

Proudly Using Union Craftsmen Since 1977

Giambrone Distributors, LLC

Area Distributor for Eco Friendly Products

Universal Scaffold & Equipment, Inc.

Rentals for All Types of Equipment

Natural Stone Products of Ohio, LLC

Full Service Fabricator of Granite & Marble

Cleveland (216) 475-1200

Akron (330) 650-1400

Fax (330) 342-0000

www.giambrone.com • 10000 Aurora-Hudson Rd., Hudson, Ohio 44236

ENVIRONMENTAL CONSULTING THAT MAKES SENSE

Providing environmental and geologic consulting services, including:

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



300 E210TH ST.
EUCLID, OH 44123
(216) 410-3422 (V)

(216) 481-8278 (F)

FHAMILTON@EARTHCONSULTING.ORG

WWW.EARTHCONSULTING.ORG

GREEN STRATEGIES

NEW THRESHOLD TO FUNDING AFFORDABLE COMMUNITIES

By Rebecca Horton | Image courtesy of RDL Architects, Inc.

The next chapter in local, state and federally funded affordable housing projects is being written right now. Green building strategies are transforming the way we design and build affordable communities and are becoming increasingly more significant as the threshold and criteria for which a project is to be awarded funding.

Today, Enterprise Community Partners, Inc., a leading provider of capital and expertise for affordable housing and community development, is leading the way to environmental solutions and sustainable design standards with the "Green Communities Criteria 2008" guidelines released last year. Green Communities Criteria 2008 and the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) for Homes Silver Certification are intentionally aligned so that participation in both programs is possible if desired.

The Green Community Criteria guidelines promote smart growth, public health, energy conservation, operational savings and sustainable building practices. These guidelines have already been adopted by many states as a reference guide and standard for design and construction compliance. This year, the Ohio Housing Finance Agency adopted the criteria for its affordable housing tax credit applications.

The guidelines, outlined below, are an organized checklist that helps guarantee thoroughness and measurability through identification of mandatory requirements and point allotments compatible with USGBC LEED for Homes Certification:

INTEGRATED DESIGN

Integrated design, known as the "Green Development Plan," is step one in the criteria. The plan is mandatory and demonstrates the involvement and understanding of the entire develop-



SUSTAINABLE SOLUTION Green building strategies are incorporated into RDL Architects' design for Massillon Senior, a 64,000-square-foot, four-story, 52-unit independent living senior apartment.

ment team of the intended sustainability practices for the project.

SITE, LOCATION & NEIGHBORHOOD FABRIC

For new construction, smart site location includes proximity and access to existing roads and infrastructure; protecting environmental resources including wetlands, public parks, and animal habitats; and proximity to existing services including transportation choices. Also included in this section are building orientation for greatest use of passive solar energy, walk-able neighborhoods, and compact development.

SITE IMPROVEMENTS

Site improvements include such action as environmental site assessment and abatement plans as needed, erosion control, landscaping, surface water management and storm drain labels.

WATER CONSERVATION

Water conserving fixtures and appliances as well as efficient irrigation are among these requirements.

ENERGY EFFICIENCY

Energy Star appliances, renewable energy sources, interior and exterior lighting standards, and electrical meters are among the requirements receiving high ratings for efficient energy use and conservation.

MATERIALS BENEFICIAL TO THE ENVIRONMENT

Commitment of use of recycled content materials and construction waste management, as well as use of water permeable materials for parking and walkways, select paving, roofing and planting materials gain high ratings in this section.



Your Complete Environmental & Abatement Specialists

Commercial Industrial Residential

Expert Environmental Solutions...

- Property Assessment & Mitigation Services - Phase I, II & III
- Hazardous & Non-Hazardous Waste Disposal
- Environmental Remediation - Total Site Decontamination & Restoration
- Mold, Mercury, Lead & Asbestos Abatement
- Demolition
- Analytical Testing & Identification
- OSHA, RCRA & DOT Training Programs
- 24-Hour Emergency Response
- Transportation



...Your Single Source Provider

Member of Ohio Contractors' Association

**35850 Schneider Ct.
Avon, Ohio 44011**

**Visit our website!
www.chemtron-corp.com**

**Ph: (440) 933-6348
Fax: (440) 933-9500**

24-Hour Emergency Phone Number: (440) 937-5950

Proudly serving Cleveland for 100 years

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

Cleveland Chemical Pest Control, Inc.

**Quality Pest Control Service
Since 1903**

**18400 S. Waterloo Road
Cleveland**

216-481-8400
Free Telephone Consultation

™-Trademark of Dow AgroSciences







SUNTROL Co.
GLASS ENHANCING FILMS

Celebrated as
*Ohio's Leader in
Glass Enhancement
Technology*
for more than 32 years.

**Reducing Ohio's
Energy Consumption
One Building At A Time**

800-466-8468
www.suntrol.com

Commercial • Residential • Retail
LEED Contributing Products
Serving Ohio For More Than 32 Years





HEALTHY LIVING ENVIRONMENT

Mandated requirements are high for all categories within this section and include Green Seal standards for low Volatile Organic Compounds (VOC) limits for all surfaces, exhaust and ventilation systems, and garage placement.

OPERATIONS & MAINTENANCE

Providing operations and maintenance manuals for occupants and homeowners is now mandatory and a part of the requirements for credit and to gain funding.

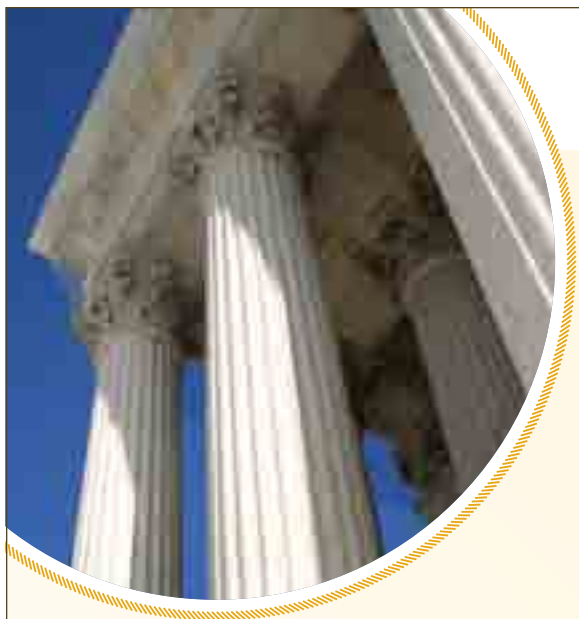
RDL Architects, Inc., headquartered in Shaker Heights, welcomes these criteria for the design of affordable housing. For more than 12 years, RDLA has designed affordable housing in Indiana, Michigan, New York, Maryland, Virginia, Pennsylvania

as well as Ohio. Ron Lloyd, president of RDLA, sees the new Green Communities Criteria as a validation of the firm's core beliefs that sustainability reinforces the notion of long-term affordability for projects funded through the Low Income Housing Tax Credit Act (LIHTC).

For 2009, RDLA has assisted their clients in the preparation of 13 project applications for LIHTC funding in Ohio that include both rehabilitation and new construction for single and multi-story apartments and single-family homes. Massillon Senior is an example of such an application prepared by RDLA for The NRP Group, LLC. Headquartered in Garfield Heights and named as #1 of the top 50 Affordable Housing Developers in the U.S. by *Affordable Housing Finance Magazine* for three consecutive years, NRP looked to RDLA to ensure that its design's foundation includes the Green

Communities Criteria. Funding thresholds, technically based upon this theory of sustainability gives further evidence to the value these development teams are placing on expertise and how critical it is to have an architect with this depth of experience.

Massillon Senior, a 64,000-square-foot, four-story, 52-unit independent living senior apartment was designed to embrace these criteria, not only to make it possible for the NRP Group, LLC to meet funding thresholds, but to deliver an investment to the community of Massillon. The goal is to contribute, according to Enterprise Communities' mission, to providing a high quality healthy living environment; lowering residents' utility costs; enhancing the residents' connection to nature; protecting the environment by conserving energy, water, materials and other resources; and advancing the health of local and regional ecosystems. **P**



**Society for Marketing
Professional Services**
Northeast Ohio

Pillars of Success

Education | Relationships | Leadership

The Society for Marketing Professional Services (SMPS) offers A|E|C marketers opportunities to take their careers to a new level. Member benefits include:

- Marketing/business development educational seminars.
- Monthly programs focused on A|E|C industry trends.
- Certification program.
- Access to national online job bank.
- National marketing conference.
- Networking. Networking. Networking.
- Free subscription to *Properties Magazine*.

Get Involved. Join Today.

Contact Adam Kilbourne, Membership Chair | 440.953.8760 | membership@smpsneo.org | www.smpsneo.org

CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-U0202040

DISTRICT IMPROVEMENTS

Westlake, OH (Cuyahoga Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Announcing Architect.

OWNER: Westlake Board of Education
27200 Hilliard Blvd.
Westlake, OH 44145
westlake.k12.oh.us
(440) 871-7300

ARCHITECT: MKC Associates - Mansfield
40 West Fourth Street
Mansfield, OH 44902
www.mkcinc.com
info@mkcinc.com
(419) 525-1102 FAX (419) 525-1428

DETAILS: Option A: Single phase project that would build a new high school and renovate and

add on to the middle school. This plan would see the construction of two new elementary schools - one housing pre-school through first grade and the other grades two and three. Option B: Single phase project that would include a new high school and renovate and add on to the middle school. Three new elementary schools would be built under this plan; two would house kindergarten through grade three with the third housing pre-school through grade three.

PN-U0518096

ADMINISTRATIVE SERVICES BUILDING RENOVATION

Phase III B
Akron, OH (Summit Co.) 185 East Mill Street

ESTIMATED AMOUNT: \$1,120,846

CONTRACTING METHOD: Public Bids

STATUS: Architectural Service RFQs due Monday, June 22, 2009 at 2:00 PM (To Owner)

OWNER: University of Akron
100 Lincoln St., Room 209
Akron, OH 44325
www.uakron.edu/bids/legalnotices.htm
(330) 972-7340 FAX (330) 972-5564

DETAILS: Project No. UAK07007
Renovation will include a new roof, exterior architectural and structural repairs; window replacement and lintel repair, tuckpointing, coping repairs and general cleaning, and partial interior renovation of 8,300 SF to relocate an administrative department from their existing space.

PN-S1114031

MIXED-USE DEVELOPMENT

Chippewa Landing

Lafayette Township, OH (Medina Co.)

ESTIMATED AMOUNT: \$100,000,000

CONTRACTING METHOD: Negotiated G.C.

UPDATE: Announcing contracting method; project is in the design phase; construction possible fall 2009.

EUCLID GLASS & DOOR



COMMERCIAL GLASS & DOORS FOR 25 YEARS

Glazing and service contractor specializing in storefronts, aluminum and steel doors, glass, hardware, closers, parts and repairs, replacement, curtain walls, ribbon walls.

24-HOUR EMERGENCY SERVICE & FACILITIES MAINTENANCE

440.269.1335



www.euclidglass.com ■ 4560 Glenbrook Rd., Willoughby, OH 44094



M&S Connection Landscaping Inc.

Grounds Maintenance Specialists

Keeping Your Property...

Green
and Clean

It takes less than 10 seconds for a customer to determine whether they will stay or leave your business based on their first impression of the exterior.

330.273.0183



www.msconnectioninc.com

KENT'S Excavating Services, Inc.

COMMERCIAL
& INDUSTRIAL

Site Development Specialists
Complete Excavating Services
Underground Utilities
Demolition

330-769-3161

Fax 330-769-5446
9002 Ryan Road
Seville, Ohio 44273
wkp@kentsexcavating.com

OWNER: Chippewa Partners, LLC.
225 N. Market Street
Wooster, OH 44691
(330) 264-4444

ENGINEER: Engineering Associates Inc.
1935 Eagle Pass
Wooster, OH 44691
www.eaohio.com
(330) 345-6556 FAX (330) 345-8077

NEGOTIATED G.C.: To be announced

DETAILS: 80 acres; mixed-use planned unit development with up to 35 residential dwelling units, a four-story Hilton hotel, with banquet and conference facilities and cottages, two restaurants, a Health and Wellness Center, a Culinary Institute and associated structures; beach restoration. A total of 220 buildings and associated parking are proposed. The development is to be done in five phases.

PN-T0812027

AVALON BEACH CONDOMINIUMS

Lorain, OH (Lorain Co.) 2050 Franke Drive

CONTRACTING METHOD: Developer Subcontracts

UPDATE: Developer seeking approvals; project is preliminary; bid schedule to be announced.

DEVELOPER: EAS Construction
26522 Osborne Road
Bay Village, OH 44140
bschuler@easconstruction.net
(216) 538-1289 FAX (440) 815-2032

DETAILS: Number of condos to be determined; sitework; thermal and moisture protection; foundation; concrete; metals; windows and doors; wood and plastics; finishes; flooring; painting; specialties; HVAC; electrical; mechanical; plumbing; specific details to be announced.

PN-S0927050

PARISH LIFE AND ACTIVITY CENTER

Phase I

Avon, OH (Lorain Co.) Stoney Ridge Rd

CONTRACTING METHOD: G.C. Bids

UPDATE: Bidding possible shortly.

OWNER: St. Mary of the Immaculate Conception
2640 Stoney Ridge Rd
Avon, OH 44011
(440) 934-4212

ARCHITECT: Zarzycki/Malik Architects
7500 Pearl Road
Middleburg Hts., OH 44130
www.zmarchitects.com
mail@zmarchitects.com
(440) 816-2111 FAX (440) 816-2114

DETAILS: 12,000 SF addition to existing facility; gym with stage; concession stands; new restrooms and kitchen; new entranceway with foyer and welcome area; meeting rooms.

PN-T0128043

SAFETY SERVICES BUILDING

Montville Township, OH (Medina Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Announcing Architect; bid schedule to be determined.

OWNER: Montville Township - Medina Co.
6665 Wadsworth Road
Medina, OH 44256
www.montvilletwp.org
(330) 725-8313

ARCHITECT: Horne & King Architects
7219 Sawmill Road, Suite 106
Dublin, OH 43016
www.horneandking.com
(614) 766-6711 FAX (614) 766-6713

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

DETAILS: Police station, fire, and EMS facility; offices, conference rooms, locker rooms, public restrooms, dispatch, interview rooms, booking, holding cell, evidence room, armory, exercise rooms, break area, report writing room, radio and equipment room, record storage, sally port and vehicle evidence storage; site-work; concrete; masonry; plumbing; electrical; HVAC; finishes.

PN-U0501073

MUNICIPAL SERVICE CENTER RENOVATIONS

Beachwood, OH (Cuyahoga Co.) 23550 Mercantile Road

CONTRACTING METHOD: Public Bids

UPDATE: D/B Services RFQs have been received; award to be made shortly.

ASPHALT PAVING

ASPHALT REPAIR

SEALCOATING

CRACK FILLING

**COMPLETE SITE
CONSTRUCTION**

**EXCAVATION TO
COMPLETION**



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

Phone 216.581.8600

Fax 216.581.8683

20814 Aurora Road, Warrensville Heights, OH 44146-1006

OWNER: City of Beachwood
25325 Fairmont Boulevard
Beachwood, OH 44122
www.beachwoodohio.com
(216) 464-1070 FAX (216) 595-3736

DETAILS: Renovations of an existing building to serve as the municipal maintenance and service facility; specific details to be announced.

PN-U0406070

SPORTSCAMPUS MEDINA - PHASE I

Medina, OH (Medina Co.) 800 block of West Liberty Street

CONTRACTING METHOD: To Be Announced

UPDATE: Developer has received preliminary approval; bid schedule to be announced.

DEVELOPER: Tecco Development
2297 Angela Vista Drive
Hinkley, OH 44233
(440) 623-9594

ARCHITECT: John Ciampa Architects
5122 Heatherdowns
Toledo, OH 43614
(419) 385-8670 FAX (419) 389-1875

ENGINEER: Cunningham & Associates Inc.
203 West Liberty Street
Medina, OH 44256
www.cunninghamengineering.com
(330) 725-5980 FAX (330) 725-8019

DETAILS: Approx. 28,200 SF Field House with approx. 55 parking spaces; approx. 5,390 SF of retail and 23,040 SF additional retail; approx. 7,583 SF of common area and 128 additional parking spaces; retail could include a coffee shop, daycare, fitness center, and/or a casual restaurant like Cleats or Buffalo Wild Wings; site-work; thermal and moisture protection; foundation; concrete; metals; wood and plastics; finishes; windows and doors; specialties; HVAC; electrical; mechanical; plumbing; specific details to be announced.

PN-T1031050

NEW BUILDING

Orrville, OH (Wayne Co.)

ESTIMATED AMOUNT: \$20,000,000

CONTRACTING METHOD: To Be Announced

UPDATE: Project is in design; construction possible fall 2009.

OWNER: J.M. Smucker Co.
Strawberry Lane
Orrville, OH 44667
(330) 682-0015

ARCHITECT: c/o Owner

DETAILS: SF to be announced; new building or adding an addition to the existing building; sitework; thermal and moisture protection; finishes; windows and doors; wood and plastics; metals; specialties; flooring; painting; HVAC; electrical; mechanical; plumbing; specific details to be announced.

PN-T0219054

NEW CORPORATE CAMPUS

Chagrin Highlands

Beachwood, OH (Cuyahoga Co.) off I-271

ESTIMATED AMOUNT: \$170,000,000

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

UPDATE: Owner is considering location; no plans have been submitted; bid schedule to be announced; construction possible in 2010.

OWNER: Eaton Corporation-Cleveland
1111 Superior Avenue
Cleveland, OH 44114
(216) 523-5000

DETAILS: New 470,000 SF worldwide headquarters building; sitework; thermal and moisture protection; foundation; concrete; windows and doors; wood and plastics; finishes; specialties; HVAC; electrical; mechanical; plumbing; specific details to be determined.

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.

<p>Light Industrial Warehouse Space Available in Columbia Station</p> <p>Over 80,000 Sq. Ft. in 9 Buildings Attractive Units * Below Market Rates On Site Management * Various Floor Plans Flexible Lease Options * 16'-20' Ceilings 3 Miles from 480 & the Turnpike Ample Parking * Hard Epoxy Coated Floors Ground Level Loading * 12'x14' Doors</p> <p>Call Today: 440-748-1470 www.columbiabusinesspark.com</p>  <p>Units starting at \$650/month</p>	<p>7.5 Acre Industrial-Zoned Site For Sale</p> <p>Close to 480 & the turnpike Access to I-71 - 7.5 Miles East Located 1/2 mile north of Route 82 on Hawke in Eaton Township 828 ft of rail frontage for possible siding Septic Approved, all utilities available Recently Appraised for \$275,000 Asking only \$225,000</p>  <p>Call Ralph Geiss CTC Realty, LLC 440-748-1470</p>
--	--



ARCHITECTURAL FIBERGLASS, INC.

Restoration • Reproduction • New Construction



Cleveland's
Terminal Tower

At 600 feet above ground level, 42" diameter by 30' tall fiberglass Corinthian columns & radius dentil cornice replicating terra cotta.

Manufacturer & Designer
Custom Fiberglass
Building Ornamentation



Architectural Fiberglass, Inc.
8300 Bessemer Ave,
Cleveland, Ohio 44127,
216-641-8300, 216-641-8150 fax
www.fiberglass-afi.com

Cornice—Columns—Domes—Cupolas—Balusters— Panels—Moldings—Custom Shapes

Properties

NORTHEAST OHIO'S MONTHLY REALTY, CONSTRUCTION & ARCHITECTURE MAGAZINE

Your Powerful Ally in Building Business in Northeast Ohio

Subscribe to *Properties* today and stay informed on the very best in construction and development activity in Northeast Ohio. The longest running publication of its kind in the state, *Properties* delivers vital news and revealing in-depth features on residential, commercial, industrial and institutional building!



Yes, I want to subscribe to *Properties* now!

(Please fill out the form below and mail or fax it back.)

Your Name _____ Title _____
 Company Name _____
 Address _____
 City _____ State _____ Zip _____
 Phone _____ Fax _____ email _____

Start my subscription to *Properties* today & bill me later:

☐ One year (12 issues) for \$24.⁹⁵ ☐ Two years (24 issues) for \$34.⁹⁵

What is your profession? (Select all that apply.)

- | | | |
|---|---|---|
| <input type="checkbox"/> DEVELOPER | <input type="checkbox"/> GENERAL CONTRACTOR | <input type="checkbox"/> LANDSCAPE ARCHITECT |
| <input type="checkbox"/> BUILDING OWNER | <input type="checkbox"/> HOME BUILDER | <input type="checkbox"/> ENGINEERING SERVICES |
| <input type="checkbox"/> PROPERTY MANAGER | <input type="checkbox"/> DESIGN BUILDER | <input type="checkbox"/> MATERIAL SUPPLIER |
| <input type="checkbox"/> APPRAISER | <input type="checkbox"/> INVESTOR | <input type="checkbox"/> INSURANCE/BONDING |
| <input type="checkbox"/> BANK | <input type="checkbox"/> GOVERNMENT AGENCY | <input type="checkbox"/> BUILDING EQUIPMENT SUPPLIER |
| <input type="checkbox"/> MORTGAGE COMPANY | <input type="checkbox"/> ARCHITECTURAL SERVICES | <input type="checkbox"/> SPECIALTY TRADE |
| <input type="checkbox"/> SAVINGS & LOAN | <input type="checkbox"/> INTERIOR DESIGNER | <input type="checkbox"/> SUBCONTRACTOR (LIST TYPE): _____ |
| <input type="checkbox"/> TITLE COMPANY | <input type="checkbox"/> STRUCTURAL ENGINEER | <input type="checkbox"/> OTHER: _____ |
| <input type="checkbox"/> REALTOR | <input type="checkbox"/> MECHANICAL ENGINEER | |
| <input type="checkbox"/> REAL ESTATE LAW | <input type="checkbox"/> ELECTRICAL ENGINEER | |
| <input type="checkbox"/> APARTMENT OWNER | <input type="checkbox"/> CIVIL ENGINEER | |

How many people does your company employ?

- | | |
|-------------------------------------|----------------------------------|
| <input type="checkbox"/> 10 or less | <input type="checkbox"/> 100-150 |
| <input type="checkbox"/> 11-25 | <input type="checkbox"/> 151-200 |
| <input type="checkbox"/> 26-50 | <input type="checkbox"/> 201-500 |
| <input type="checkbox"/> 51-100 | <input type="checkbox"/> 500+ |

What is your company's gross annual revenue?

- ☐ Less than \$500,000
☐ \$500,000 to \$1,000,000
☐ \$1,000,000 to \$50,000,000
☐ \$50,000,000+

Fax to 216.251.0064 or mail to *Properties*, P.O.Box 112127, Cleveland, OH 44111

Coming in July



**Realty Towers
Restoration**

668 Building

**Westwood Country
Club**

Allerton Apartments

**Interior Design
Special Section**

...and more

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

216.251.0035 / 888.641.4241



www.propertiesmag.com
The 2009 Media Planner and
archived issues are available
as downloadable PDFs. Visit
us online today!

ADVERTISER INDEX

Absolute Roofing Inc.	19	JACCO & Associates Inc.	56
All Erection Crane	2	Jamieson Ricca Co.	49
Alphonso & Sons, Inc.	13	Jance Construction, LLC	52
American Security Alarms	56	Justice & Company	23
Anderson-Bolds, Inc.	63	K U Resources, Inc.	60
Architectural Fiberglass, Inc.	84	K.W. Lang	37
Art Window Coverings, Inc.	69	KA Inc. Architecture	65
ATC Associates, Inc.	77	Kent's Excavating Services, Inc.	82
Back To Nature Oak	39	Korfant & Mazzone Construction	64
BOMA Greater Cleveland	10	KS Associates Inc.	9
Brennan & Associates	13	Kurtz Bros.	63
Britton Gallagher & Associates Inc.	33	Lisco Heating & Cooling, Inc.	78
Bruder Building Materials, Inc.	15	M & S Connection Landscaping, Inc.	82
Buckeye Sweeping, Inc.	49	M Neff, Inc.	76
Building Environmental Council Of Ohio	56	Madd Chef, The	23
Carey Roofing Corporation	39	McConnell Excavating, Ltd	46
Carron Asphalt Paving, Inc.	88	MHA Construction Group	36
CertaPro Painters	46	Mid State Restoration, Inc.	31
Chagrin Valley Steel Erectors	26	Mighty Ducts	63
Chas. E Phipps Company, The	60	Nelson Contracting	18
Chemtron	80	North Coast Paving	43
Cleveland Chemical Pest Control, Inc.	80	Novatny Electric, Co.	4
CNC Construction News Corp.	14	Pease Photography	50
Columbia Building Products	40	Pete & Pete Container Service	29
Construction Employers Association	44	PlanCycle.com/SE Blueprint, Inc.	74
County Fire Protection Inc.	18	Precision Environmental Co.	54
Courtad Inc.	47	Pring Roofing	32
CTC Realty LLC	84	Pro Class	51
Cunningham Paving Inc.	83	PSI Engineering, Consulting & Testing	76
Cuyahoga Community College	16	R. G. Nieto Company	21
Damschroder Construction, LLC	20	RAF Building Maintenance	20
Delta Industrial Services, Inc.	7	RDL Architects	78
Design Surfaces	36	Reliable Construction Heaters	53
E Blueprint	67	RWL Architects, Inc.	29
EA Group	73	S.A. Comunale Company	77
Earth Consulting Ltd.	78	Schulz, Charles Building Company	7
Educational Equipment	30	SecuriTec One Inc.	20
Euclid Glass & Door Inc.	82	Service-Tech Corporation	59
Farrow Group Restoration Services	12	SMPS Northeast Ohio	81
Final Coat, The	40	Sobol Sales Co.	33
Flynn Environmental	77	Space Comfort Co.	15
Fogg, Ray Corporate Properties LLC	71	Spectra Contract Flooring	29
Fortney & Weygandt, Inc.	16	Stark Group, The	45
Gallagher, John F. Co.	48	Steingass Mechanical Contracting, Inc.	42
Gem Testing & Engineering Labs	55	Stout, R.B. Inc.	28
Giambone Masonry, Inc.	78	Sunray Window Films LLC	40
Givens Geotech	59	Suntrol Co.	80
Great Lakes Financial Group	15	Thompson Hine LLP	36
H Leff Electric	39	Warren Roofing & Insulating Co.	10
Hattenbach Co. The	87	Wave Landscape Development, Co.	69
HMH Restoration Ltd.	86	Welker McKee Supply Co./Kohler	60
Howells & Howells Enterprises	34	Willham Roofing Co., Inc.	31
HZW Environmental Consultants, Inc.	76	Wood Dimensions, Inc.	3
Infinity Construction	24	Zarzycki-Malik Architects	38
J.V. Janitorial Services, Inc.	50	Zinner & Co. LLP	6

HMH^{RESTORATION}

SPECIALIZING IN EXTERIOR MASONRY REPAIR & RENOVATION SINCE 1972

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

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

4408 St. Clair Ave.
Cleveland, Ohio 44103

The HATTENBACH logo, which consists of a blue circle containing a stylized white wave or 'H' shape.

HATTENBACH

Since 1944, a leader in the design, installation & service of:

- ◆ *refrigeration*
- ◆ *HVAC*
- ◆ *electrical*
- ◆ *energy management*
- ◆ *custom millwork*

PROVIDING 24-HOUR SERVICE

5309 Hamilton Ave, Cleveland, OH 44114 ◆ 52 East Myrtle, Youngstown, OH 44507
216-881-5200 ◆ 800-966-5204
www.hattenbach.com



Put our experience to work for you!

Carron undertakes every step in the paving process, including:

- *Earthwork*
- *Storm drainage*
- *Asphalt paving*
- *Concrete & curbing*
- *Pavement marking*
- *Rehabilitation & maintenance*

Whenever your needs call for asphalt paving or rehabilitation, make Carron Asphalt Paving, Inc. your first choice for quality and value!

carron
asphalt paving, inc.

440-439-6464
www.carronasphalt.com

7615 Bond Street, Solon, Ohio 44139
carronsales@carronasphalt.com

Licensed, bonded and insured. ODOT approved.