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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 Schuemann, John Slagter, David Woodburn

**ACCOUNT EXECUTIVES**

Andrea Keener  
 akeener@propertiesmag.com  
 216.849.4350

David Larkin  
 dlarkin@propertiesmag.com  
 216.251.6753

Patrick Lasby  
 plasby@propertiesmag.com  
 216.671.9244

Donna Tomak  
 dtomak@propertiesmag.com  
 216.251.2520

**OFFICE MANAGER**

Lisa Larissey

Cover photo: InfoCision Stadium – Summa Field at the University of Akron, by Jim Maguire

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Photo courtesy of Developers Diversified Realty

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# NOTES FROM THE EDITOR

December 2009

## A Merry Mix



KEN KRYCH

We end 2009 with an issue filled with projects of great diversity, from contemporary condominiums to a \$61.6 million stadium. As we endeavor to bring a mix of the best newly completed projects each month, it is a fitting finish.

InfoCision Stadium, the focus of this month's cover story, is another example of how the University of Akron continues to grow and prosper, even in these tough times. We congratulate them and appreciate the support.

In the mix of suburban growth, we cover the new addition to Developers Diversified Realty's headquarters in Beachwood, which is essentially the new front entrance of its office park.



With TriPoint Medical Center Physicians Pavilion, we find the completion of a professional medical office and therapy center adjacent to the newly built TriPoint Medical Center in Concord Township (See *Properties*, November 2009). It will house a variety of doctors from the area.

Another recently completed headquarters project is the new office space for Liggett Stashower in the heart of

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Playhouse Square. The new headquarters is another beautiful project by Vocon Inc. and built by Bolton Pratt Inc.

Also in this issue, 27 Coltman is a very unique and creative housing development on the edge of Little Italy in University Circle with imaginative design by Scott Dimit of Dimit Architects and put together by Andrew Brickman, of DHC Associates, who is also working on the 11 River condos in Rocky River for 2010.

This is the second year we have focused on the Construction Management aspect of building and decided to look at its roots and history as it gains ground as one of the mainstays of many public and now even private building projects. We thank the Northern Ohio chapter of CMAA (Construction Management Association of America), as well as the national organization, for their insight and input for the special section this year. We also spoke to many of the region's top experts in the field whose projects have graced our covers for their input.

Peeking ahead, January again will be our annual Look Back/Look Forward issue where we will provide input from the top local, regional and national experts of all markets in the real estate and building industries. We are also proud to cover the renovation of the historic Soldiers and Sailors Monument on Public Square; the headquarters for a fast growing company Safeguard Inc. in Valley View; 118 Circle housing developments in University Circle and more.

Until then, the entire staff of *Properties* wishes you a joyous holiday season and a Happy New Year.

Positively,



Kenneth C. Krych  
Owner/Publisher

## CORRECTIONS

In the November 2009 issue of *Properties*, a caption (on pg. 37) incorrectly identified Dan Hurwitz as president and CEO of Developers Diversified Realty. He currently serves as president and COO at the company and will not take over as CEO until January 1, 2010.



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# PROPERTIES PEOPLE

Highlighting notable industry events



1



2



3

- 1 **Geraldine Weiser** (Cuyahoga Community College), **Blair Bosworth** (Cuyahoga Community College) and **Randy Doi** (URS Corp.)
- 2 **Denise Cole** (The Coniglio Company), **Tyler Lester** (Regency Construction Services, Inc.), **Jesse Mathis** (Regency Construction Services, Inc.) and **Jeff Fullerman** (Regency Construction Services, Inc.)
- 3 **Gus Kriaris** (The Albert M. Higley Co.) with attendees.

## Building Futures at Tri-C

Cuyahoga Community College held its second annual Construction Diversity Outreach program recently at its Corporate College East facility. The event was attended by an eclectic group that ranged from architects and engineers to general contractors, subcontractors, suppliers and consultants. It included eight speakers who explained the college's master plan for development in the future and how it is seeking to expand the group of local talent. Break-out sessions were also conducted for architects, engineers, procurement, construction managers and subcontractors. **P**



1



2



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5



6

- 1 **Mary Helen Hammer** (Cleveland AIA) and **Mandy Phelan** (eBlueprint)
- 2 **David and Lynn Thomas** (Charles E. Phipps Co.) and **Robert Jordan** (Barber & Hoffman Inc.)
- 3 **Kevin Anderson** and **Gena Kohler** (SE Blueprint, Inc.)
- 4 **William Eberhard** (Oliver Design Group) and **Steven Kordalski** (Kordalski Gatta Architects).
- 5 **Jennifer Wahl** (Bostwick Design Group) and **Jean Leathers**
- 6 **Chis Ronayne** (University Circle Inc.)

## AIA Cleveland Design Awards

AIA Cleveland (AIA), a Chapter of the American Institute of Architects recently held its annual awards program at the Cleveland Museum of Art in University Circle. More than 180 architects, associates and guests attended the event. (See full story, pg. 10.) **P**



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## BOMA 10th Annual Awards

The Building Owners and Managers Association (BOMA) of Greater Cleveland recently held its annual business meeting and award presentation at the Terrace Club, Progressive Field. As part of the event, BOMA announced the installation of its 2010 trustees and winners of this year's "Members of the Year" awards. **P**

- 1 **Brian Cappelli** (Forest City Commercial Management) and **Jerry Schoger** (Federal Reserve Bank of Cleveland)
- 2 **Mike Springer**, **Kathy Lease** and **Bethany Gerard** (GSA)
- 3 **Dave Nolan**, **Tom Kroth**, **Pat Osborne** and **Curt Sonntag** (Jacobs Real Estate Services)
- 4 **Brian Cappelli** (Forest City Commercial Management), **Bob Ensworth** (Jones Lang LaSalle) and **Mike Springer** (GSA)
- 5 **Brian Cappelli** (Forest City Commercial Management), **Jaime Shoens** (ServiceMaster by Ameri-Steam) and **Mike Springer** (GSA)
- 6 **Brian Cappelli** (Forest City Commercial Management) and **Janice Parham** (BOMA)

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**TOP SHAPE** Richard Fleischman + Partners Architects, Inc. was presented with a Renovation Honor Award for its work at Wright State University – Lake Campus in Celina. The jury found that the architect had “taken the force of the existing building to magnificently transform it into something new. The fractured entry wall, the canopy and tapered windows are good examples of the finesse at play.”

## Fine Design

### AIA Cleveland honors Northeast Ohio firms’ top projects

Images courtesy of AIA Cleveland

A celebration of exemplary design from Northeast Ohio was held recently at the Cleveland Museum of Art by AIA Cleveland (AIA), a chapter of the American Institute of Architects and attended by 180 of the region’s top professionals.

The formal dinner awards presentation was introduced by Chris Ronayne, president of University Circle Incorporated, with a keynote address by Robert Livesey, FAIA, professor of architecture and jury chair, of Knowton School of Architecture and Ohio State University.

The awards jury selected by Livesey included Curt Moody, FAIA of Moody Nolan, Ruth Gless, AIA of Lincoln



Cleveland Clinic Roofscape

Street Studio, and Andrew Rosenthal, AIA of Gieseke Rosenthal Architecture + Design, LLC.

The night was capped off by a private viewing and exclusive access to an exhibition titled “Paul Gauguin: Paris, 1889.”



Summit Tri-Star Digestive Wellness Center – Summit Tri-Star

This year, there were eight Cleveland Design Awards:

**THE GOLDEN DETAIL AWARD:**  
**CLEVELAND CLINIC ROOFSCAPE**  
 (Cleveland)  
 Architect: Bostwick Design Partnership

**BUILT WORK MERIT AWARD:**  
**SUMMIT TRI-STAR DIGESTIVE WELLNESS CENTER – SUMMIT TRI-STAR**  
 (Norton)  
 Architect: Westlake Reed Leskosky

**UN-BUILT WORK MERIT AWARD:**  
**GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY – CEDAR-UNIVERSITY RAPID STATION**  
 (Cleveland)  
 Design Architect: Yazdani Studio of Cannon Design  
 Architect of Record: URS Corporation

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**INTERIOR DESIGN MERIT AWARD:  
TESTING TUTORING & CAREER CENTER AT  
CUYAHOGA COMMUNITY COLLEGE**

(Cleveland)

Architect: Robert Maschke Architects, Inc.

**INTERIOR DESIGN MERIT AWARD:  
TABLE 45 – CLEVELAND CLINIC/  
INTERCONTINENTAL HOTELS**

(Cleveland)

Design Architect: Blunden Barclay and Associates, Inc

Architect of Record: HFP/Ambuske Architects Inc.



Dots in Glenwillow

**INTERIOR DESIGN MERIT AWARD:  
DOTS**

(Glenwillow)

Design Architect: Vocon

Architect of Record: John Workley

**UN-BUILT WORK HONOR AWARD:  
TOLEDO US FEDERAL COURTHOUSE**

(Toledo)

Design Architect: Yazdani Studio of Cannon Design

Architect of Record: URS Corporation

**RENOVATION HONOR AWARD:  
WRIGHT STATE UNIVERSITY – LAKE CAMPUS**

(Celina)

Architect: Richard Fleischman + Partners

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For more information, visit AIA Cleveland online at [www.aiacleveland.com](http://www.aiacleveland.com)



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# October Construction Jumps 12%

The value of new construction starts climbed 12% in October to a seasonally adjusted annual rate of \$447.6 billion, it was reported by McGraw-Hill Construction, a division of The McGraw-Hill Companies. The upward push came from double-digit gains for nonresidential building and nonbuilding construction (public works and electric utilities). At the same time, residential building in October was unchanged from its September pace. Through the first ten months of 2009, total construction on an unadjusted basis came in at \$350.1 billion, down 29% from the same period a year ago.

The October statistics lifted the Dodge Index to 95 (2000=100), up from 84 in September, and the highest level so far in 2009. The Dodge Index had fallen to 80 in February 2009, and since then has registered improvement, although the October reading was still 19% below the full year 2008 average for the Index at 117.

“After bottoming out in early 2009, there’s been an up-and-down pattern for construction starts, with a gradual upward trend beginning to emerge,” says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. “Single family housing is no longer pulling down the overall level of construction activity, and transportation-related public works has strengthened, helped by the federal stimulus funding. For nonresidential building, much of 2009 has been characterized by a steep loss of momentum, so October’s gain represents a departure from recent experience. It suggests that nonresidential building is beginning to make the transition from steady decline to a more varied pattern, which signifies the trend is shifting to a slower rate of descent going into 2010. On a cautionary note, the nonresidential building market is still looking at several major constraints going forward – rising vacancies, tight bank lending standards, and the weakened fiscal health of state and local governments.”

## Nonresidential building

Nonresidential building in October climbed 19% to \$177.9 billion (annual rate), with stronger rates of contracting being reported for many structure types following a weak September. On the institutional side, the educational building category grew 5%, helped by groundbreaking for two large high schools located in Ohio (\$104 million) and Massachusetts (\$98 million), as well as a large university biotech research

## October Construction Contracts for Cleveland Area

McGraw-Hill Construction recently reported on October 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 |
|-----------------------|---------------|---------------|----------------|
| <b>Nonresidential</b> | \$148,182,000 | \$98,571,000  | +50            |
| <b>Residential</b>    | \$47,816,000  | \$61,305,000  | -22            |
| <b>Total Building</b> | \$195,998,000 | \$159,876,000 | +23            |

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

|                       | 2009          | 2008            | Percent Change |
|-----------------------|---------------|-----------------|----------------|
| <b>Nonresidential</b> | \$615,878,000 | \$1,295,702,000 | -52            |
| <b>Residential</b>    | \$362,422,000 | \$595,609,000   | -39            |
| <b>Total Building</b> | \$978,300,000 | \$1,891,311,000 | -48            |

- 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

building in Colorado (\$98 million). Healthcare facilities also showed moderate growth from the prior month, rising 6%, lifted by the start of a \$300 million hospital tower in Orange County, California. For the smaller institutional categories, amusement-related projects soared 93% in October, reflecting the \$458 million expansion and renovation of the Javits Convention Center in New York, New York. The public buildings category advanced 56%, due largely to the start of the \$325 million U.S. courthouse in San Diego, California, a project funded by the federal stimulus bill. Of the institutional categories, only church construction posted a decline in October, sliding 9%.

For commercial building in October, office construction climbed 24% after a very weak September, as several large office projects reached groundbreaking.

These included a \$367 million corporate headquarters in Oklahoma City and the \$123 million renovation to the Eisenhower Executive Office Building in Washington, D.C. Hotel construction jumped 101% in October, led by the start of the \$303 million Dallas Convention Center Hotel in Texas. Store construction edged up 4% in October, but warehouses showed further weakness, dropping 19%. The manufacturing buildings category in October improved 5% on top of its elevated September amount, with the lift provided by a \$1.1 billion oil refinery expansion in Illinois.

## Nonbuilding construction

Nonbuilding construction, at \$141.9 billion (annual rate), increased 16% in October. Highway construction regained upward momentum, rising 12% after a pause in September, although

bridge-related projects retreated 12%. Through the first ten months of 2009, highways and bridges were one of the few major construction categories able to register year-to-date gains, rising 6% and 7% respectively.

“Highway and bridge construction began to show the benefits from the federal stimulus funding in late spring, while the benefits to other construction project types are only now beginning to emerge,” Murray says.

### Residential building

Residential building, at \$127.8 billion (annual rate) in October, was essen-

tially unchanged from the prior month. Single-family housing slipped back 2%, marking the first decline after six straight months of gains. By region, single-family housing showed diminished activity in the South Atlantic (down 7%), the Northeast (down 2%), and the South Central (down 1%), while the Midwest and West were unchanged.

October's pace for single family housing, while 49% above the extremely depressed amount reported at the start of 2009, was still 11% below the monthly average for full year 2008. Multifamily housing in October advanced 20% from a very weak September, with October

boosted by such projects as an \$80 million senior housing development in Chicago, Illinois, a \$63 million apartment building in New York, New York, and a \$59 million retirement community in Ft. Worth, Texas.

During the first ten months of 2009, the 29% drop for total construction compared to last year was due to weaker activity for all three major construction sectors. Residential building continued to show the largest year-to-date decline, falling 36%, with single family down 28% while multifamily plunged 60%.

Nonresidential building was not far behind with a 34% reduction, as the result of this year-to-date performance by segment – commercial, down 50%; manufacturing, down 67%; and institutional, down 16%. Nonbuilding construction in the first ten months of 2009 retreated 14%, with public works slipping 4% while electric utilities plummeted 51%. By geography, total construction in the first ten months of 2009 showed similar weakness across the five major regions – the Midwest and West, each down 28%; the South Central, down 29%; and the South Atlantic and Northeast, each down 31%. **P**

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## Showing Appreciation

**T**his article is specifically targeted to BOMA Greater Cleveland Members. However, if you are not a member BOMA encourages you to read the article anyway and realize why many of your peers and real estate professionals choose the association.

As we approach this holiday season and the New Year, the BOMA Greater Cleveland Staff and Board of Trustees would like to take a moment to thank our members for their continued support of BOMA Greater Cleveland, commercial real estate's number one business solutions provider and support network. We know and understand that our members have choices when it comes to spending their membership dollars and participation time in professional organizations, and we sincerely appreciate that they chose BOMA Greater Cleveland.

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Now, more than ever, membership in BOMA Greater Cleveland is vital to your professional success and your company's well being. The BOMA Staff truly appreciates your membership, participation and input. We look forward to fighting even harder for you and your interests in 2010. All of our best for a great wonderful upcoming holiday season and extremely successful New Year.

*Please contact the BOMA Center at 216-575-0305 with any questions about your current membership or obtaining more information about becoming a member with BOMA Greater Cleveland.*



**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](mailto:mjohns@bomacleveland.org)



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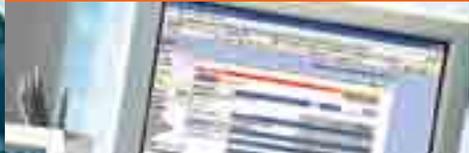
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# Building on a Brand

## Liggett Stashower moves headquarters into renovated structure at Playhouse Square

By Dave Larkin | Photos courtesy of Liggett Stashower

Locally based advertising and public relations agency Liggett Stashower recently moved its headquarters to a historic, five-story building in the heart of Playhouse Square in downtown Cleveland. After a dramatic renovation that began in March and was completed in July, the firm now occupies the first three floors at 1240 Huron Rd. with a total of 40,000 square feet of space. The building, constructed in 1905, will henceforth be known as The LS Brand Building in keeping with the agency's mission of building brands for its clients. The agency has deep experience in the building products industry.

The new space has first-floor, floor-to-ceiling frontage with street-level presence on Star Plaza and is located just minutes from the firm's former space on the second floor of the historic Halle Building at 1228 Euclid Ave., where it was located since 1987.

"We could have located in the suburbs and found space in an industrial park for less, but we didn't feel like that would have represented the Liggett Stashower brand," says CEO Mark Nylander.

Boasting a modern, open, flexible floor plan and contemporary décor, design elements include curved, metal staircases connecting all floors; open atriums; doorless offices; three open levels with no interior walls; two employee personal rooms; multiple collaborative work spaces with comfortable, mobile furniture and full wireless capabilities; and an employee café complete with kitchen facilities.

The first floor houses the reception area, ample conference space with

fully integrated AV capabilities where clients will meet with their agency teams, a spacious food service area, and a 75+-seat presentation theater for client and agency events. The second and third floors house brand management, finance, information technology, human resources, connection planning and creative teams. The employee café is on the circular mezzanine level. The new space features energy efficient lighting and motion sensor lighting where feasible.



**FITTING COLORS** Liggett Stashower's signature terra cotta and dark blue logo are complemented by the selected color palette throughout the new offices, from the reception area (top) to informal meeting areas (bottom).

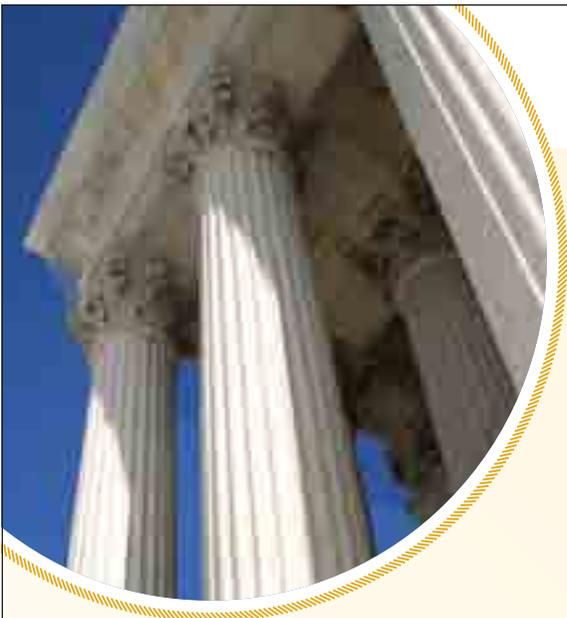
“The location selected was optimal – space that gives [Liggett Stashower] first floor presence, making a statement for prospective clients,” says Michelle Thompson, senior project designer with Vocon Partners, which served as project architect and interior designer. “We created a first floor conference center, separate from the working floors. By moving from a very large spread-out floor plan to a space with two smaller floors that are connected with an internal stair, makes for a more efficient work environment.”

Sustainability was a high priority during the project. With all new furniture at The LS Brand Building, the agency recycled more than 80% of usable furnishings and supplies from its former space through donations to Habitat for Humanity, Kent State University, Journey Community Church, staff selection and traditional recycling programs. Items were reused and some relocated to save on raw material usage and disposal. For example, to increase connectivity of the three floors and optimize communications among staff, the metal, circular stairwell existing between the third and fourth floors was relocated to join the second and third floors.

Walter Sutliff, president of the Bolton Pratt Co., general contractor, identifies some of the work accomplished. “Renovation of the existing building included new architectural finishes, plus mechanical and electrical systems. From a constructability standpoint, perhaps the biggest challenge was relocating an existing architectural communicating stairway that serves floors three and four to floors two and three, and providing a new stairway from the existing first-floor mezzanine to the second floor. The building floors were opened up so that new structural steel could be installed to support the relocated and new stairways.”

“We have really established a personal connection to downtown,” Nylander says. “We believe the Playhouse Square District is key to a strong region, and we enjoy being part of that.” **P**





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## Contemporary Connection at 27 Coltman

### Modern townhomes stylishly link University Circle with Little Italy

By Lou Kren | Images courtesy of Adobe, Luxe Living

**H**ome to Cleveland Clinic, University Hospitals, Cleveland Institute of Art and Case Western Reserve University, one-mile-square University Circle is the second largest employment center in Cleveland. The mix of healthcare, education and cultural establishments is expected to add 10,000 jobs by 2017, according to University Circle, Inc. a development, service and advocacy organization devoted to the area.

The influx of high-paying professional jobs, even as the Greater Cleveland economy continues to stumble along, has created a need for new housing near University Circle.

#### Rare go-ahead for new townhomes in Cleveland

Helping to meet that need in a significant way is 27 Coltman, situated on Coltman Road between Mayfield Road and the RTA Euclid Corridor and a stone's throw to Little Italy. The \$10 million project is another of Abode, Luxe Living's efforts to take residential architecture to a new level in Northeast Ohio. Developer Andrew Brickman, the managing partner of Abode is developing 27 Coltman under the name of

Little Italy Preservation Partners, LLC. It will total 27 townhomes arranged in clusters on a 1.3-acre dog-legged site. Significance arises from the fact that, given this economic climate, a townhome project could attract the needed financing. Credit Brickman and his partners on the development team, including Nate Barrett, Lou Barbee and Justin Campbell, for putting together a solid project in a growing area. And credit Key Bank for recognizing that. Credit also goes to Scott and Analia Dimit and Dimit Architects, of Lakewood, for 27 Coltman's bold, modern styling.

#### Raising design standards

27 Coltman "sets new standards for Cleveland in terms of timeless, modern

design, eco-friendliness, efficiency and convenience," reads the publicity material. Hype, you say? The fact is, as far as townhomes go, 27 Coltman definitely has raised the standards in the Cleveland area. The units feature floor-to-ceiling windows, high-end finishes, open floorplans, roomy terraces and rooftop decks with stunning views of University Circle and neighboring landmarks.

The project comprises five base designs, with 16 multi-story townhomes at 1,676 square feet, five at 2,234, four at 2,247 and two surpassing 3,200 square feet. Home prices range from about \$300,000 to \$500,000. In the typical townhome layout, the ground floor, or entry level, includes a two-car garage and studio space. The second floor

*Proud partner at 27 Coltman*



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**MODERN MIX** The appearance of building mass is minimized by the use of recessed and protruding features as well as a variety of materials, such as steel, glass and concrete.

contains living and dining areas with bedrooms on the third floor, leading up to the roof deck.

### Customized interiors

To customize interior space, townhome buyers can take advantage of 10 complimentary hours with top local interior-design specialists retained by Little Italy Preservation Partners, including technology and security experts. The 27 Coltman Design Centre, located just down the road on Mayfield in the heart of Little Italy, maintains the feel of the 27 Coltman townhomes and provides a meeting place where homeowners and interested parties can meet with the project principals and designers.

“The floorplans are flexible due to the lack of interior load-bearing walls,” notes Brickman, alluding to the open townhome interiors.

### Pushing design boundaries

When *Properties* visited in October, three of the site’s five planned buildings were under construction. When completed, the site will include 15 guest parking spaces and a landscaped piazza. And homeowners, neighbors and passersby will be witnesses to truly unique modern architecture.

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**CLEAR INTENT** Glass is a key component of the design at 27 Coltman. Full-wall windows lighten townhome exteriors and draw natural light into interiors. Inside, glass panels are also used along staircases and for entryway ceilings.

“Andrew [Brickman] wanted to push boundaries and provide modern loft living,” Dimit explains.

And Brickman knew that Dimit could pull off such a design, as the two had partnered to design the Brownstones at Derbyshire in Cleveland Heights. 27 Coltman exteriors are heavy on light, so to speak. The townhomes, five or six to a building, are clad in glass from the second-floor balconies up through the third floors on the front facade. That design allows an influx of natural light and gives the development a look of action as interior light pours out at night.

Providing a natural-wood exterior look are MEG (material exterior grade) laminated panels manufactured by Abet Laminati, a European company with U.S. headquarters in New Jersey. (“MEG panels are low maintenance and provide better wear than natural wood since there’s no additional finishing involved,” says Roger Boucher, a sales representative with Abet Laminati.)

Nichiha cement board installed over a waterproof membrane offers a contrasting exterior complement. Topping off

the townhomes are roof decks featuring cantilevered trellises and the option for rooftop greenery. The variety of exterior materials as well as recessed and protruding building features minimize the appearance of building mass.

Full-wall windows lighten townhome exteriors and draw natural light into interiors. The compact townhome footprints, according to Dimit, were key in that respect.

“The townhomes are not overly lengthy from front to back, and with the absence of interior walls, natural light enters the space and leaves no dark areas,” he says.

Inside, creature comforts abound. Features include solid-core doors throughout, 10-foot ceilings, bamboo flooring standard, security systems, gas ranges, kitchen islands, floor-to-ceiling glass panels along staircases, glass-paneled ceilings in entryways and high-efficiency climate-control systems.

At press time, 14 townhomes had been sold, with buyers enticed by 15-year, 100% tax abatement provided by the City of Cleveland; up to \$15,000 in forgivable loans available toward down-payment or closing costs for employees of University Circle institutions through the Greater Circle Living program; and

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below-rate 30-year financing provided by Key Bank. And appreciative of the work performed by nonprofit organizations in University Circle and Little Italy, the development team will match any charitable contribution made by a townhome purchaser to any of those entities.

### Spectacular views

After a December 2008 closing on the property, construction of 27 Coltman began this past March. Prior to building, the brownfield site had been remediated, with soil removed and replaced to a depth of 12 to 14 feet to provide a base for the townhomes' slab foundations. The unique building site owes to the convergence of streets near the RTA Red Line tracks. Might the passing trains and rapid transits make for a noisy location? During *Properties'* tour, trains passed without notice. No special soundproofing was added during construction, but the low-E glass and extra batt insulation along with added drywall on load-bearing walls keep the sound out. Even from the open balconies noise is not a problem. In fact,



**LOCAL LOOK** Residents enjoy unique views of University Circle and neighboring landmarks.

Brickman sees the tracks as an asset – adding to the magnificent scenery surrounding the 27 Coltman property. From the rooftop decks, residents can take in views of downtown, University Circle and Lakeland Cemetery as well as architectural treasures abounding in Little Italy. They can even glimpse the helipad at University Hospitals.

“The views here are spectacular, especially at night,” Brickman says.

### Another townhome project underway

With the advent of 27 Coltman comes another development from the Abode team, this one on the West Side. Eleven River in Rocky River on the west bank of the waterway, will



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encompass 11 townhomes in two buildings, also in modern styling courtesy of Dimit Architects. Financed by Parkview Federal Savings Bank, \$8 million Eleven River will begin construction before year's end. Again, the ability to obtain funding for both of these townhome projects is a feather in the development team's cap. Identifying growing areas; forwarding bold, innovative designs; and developing phased plans greatly assisted in attracting financing for 27 Coltman and Eleven River.

### Further afield

Abode is also beginning construction on an eco-resort in Tulum, Mexico, Kiela Villas, [www.kielavillas.com](http://www.kielavillas.com). Located about an hour south of Cancun in Sian Kaan, a 1.3 million acre Biosphere Reserve and UNESCO world heritage site. Each villa is bordered on one side by over 330 feet of the finest porcelain beaches in the Caribbean. With the world's second largest barrier reef within swimming distance. On the other side a pristine freshwater lagoon brings you ancient Mayan canals and unparalleled fly and sport fishing. Each Villa is completely self-sustaining and uses solar and wind power while recapturing rainwater.

Brickman is confident that all projects will meet success, and he's especially thrilled with the 27 Coltman environs.

"With University Hospitals, Case Western Reserve University, The Cleveland Clinic, The Veterans Administration Hospital, the Cleveland Museum of Art, MOCA and more, there is over \$1 billion in development underway within a two-mile radius," he says. "This is a great location, and a great product." **P**



PROUD TO BE PART OF THE TEAM AT 27 COLTMAN

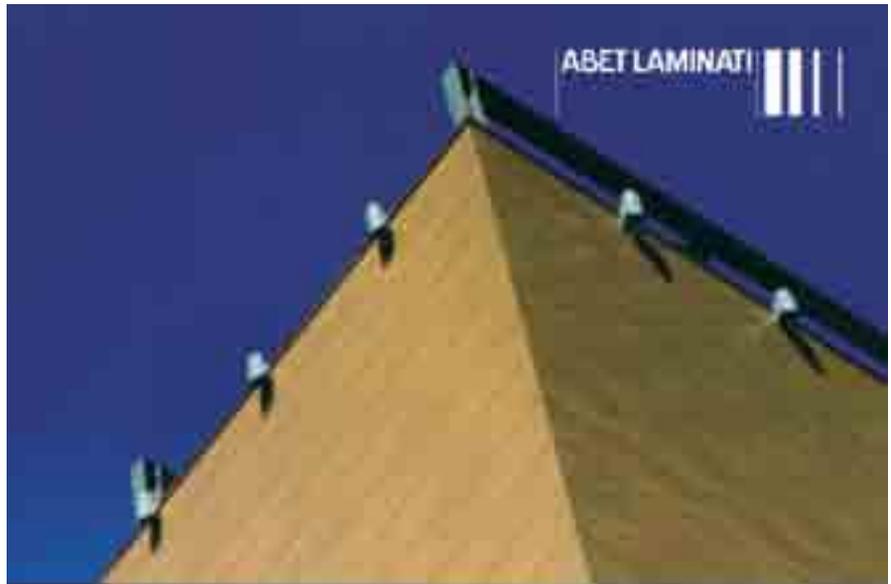
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## GIGO

For all those that suffered through the early age of computer programming classes, such as FORTRAN or COBOL, GIGO should strike a familiar cord. For those that weren't subjected, err, had the pleasure of learning these languages, this acronym stood for "Garbage In, Garbage Out." It was a simple premise, implying that the validity of the output for a specific programming function was wholly dependent on the accuracy of the input.

All too often, real estate decisions are made in a similar manner – using ill-advised or unwise, inaccurate input variables or assumptions. This month, we are going to discuss some ways to improve the accuracy and confidence related to these underlying assumptions.

The types of input variables are largely dependent on the perspective of the decision-maker.

- Investors of existing properties need to understand rent levels and rate of absorption, as this will impact both future rents as leases roll as well as the "shelf time" and rent level associated with vacant space.
- Developers considering new projects must also understand rent levels and absorption as well as construction costs, trade areas, competition and cost of capital.
- Lenders want to know that the assumptions made are not only valid but also fully documented. Risk must also be assessed and documented.
- Tenants need to understand current market rents and the likely future trajectory and pace of those rents, as well as the duration of leases for similar tenants.
- Government officials can benefit from real estate market analysis to anticipate future infrastructure needs

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that result from new development as well as to help shape economic development policies.

Ultimately, for all types of real estate decision-makers, the outputs of a thorough analysis become the inputs for the financial modeling. The overall analysis can be subdivided into four types – market & competitive analysis, location & site analysis, political & legal analysis and financial analysis.

Figure A shows the relationship between these four analyses and much of the input for the financial analysis is formed by the outputs of the other three. The process of ultimately reaching a “go/no go” conclusion should be directly predicated on these collective analyses.

Each type of analysis asks the real estate decision-maker to answer a central question:

- **Market & Competitive Analysis:**  
Does the relationship between supply and demand for the property type in a specific location indicate success, both now and in the future?



Figure A

- **Location & Site Analysis**  
Will the existing or proposed design of the improvements along with the attributes of the site maximize the market income available?
- **Political & Legal Analysis**  
Is the political climate and the legal ramifications conducive to a successful project over the foreseeable future?
- **Financial Analysis**  
Does the projected financial model have sufficient profit or return commensurate with the risk to satisfy the future expectations of the owner or user?

Now that we know the questions, let's see how each of these analyses will help us find the answers. In market &



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## Daus, You Know?

**OLIVE BRANCH?** Last month, Cleveland-based Musca Properties purchased a three-property portfolio for just over \$17 million. The fact that this well-heeled investor is jumping back in the market is certainly a good sign as we head into 2010. —AP

competitive analysis, the supply and demand for the subject property type is studied. If demand exceeds supply, there will be upward pressure on pricing, absorption will be positive and it will generally be a sellers/landlords market. But if supply exceeds demand, the tables are turned and it will generally be a buyers/tenants market. It is critical to understand not only the current balance but how this is anticipated to shift in the future. Real estate is site- and use-specific, so the supporting analysis must also consider the immediate location and site. Everyone has heard the old real estate adage of "location, location, location" but just because a property is in the right location doesn't mean that it's the right site. If it's a retail property, perhaps it's on the wrong site of the street or the

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site is below grade, hampering visibility. If it's an industrial property, perhaps the site is too narrow to permit adequate truck turning or the site is fully built out. Understanding how the immediate site correlates to the intended use is a critical step, as it's very difficult to force a square peg fit into a round hole.

Real estate is integrated into the surrounding political and social fabric and its positioning can have a positive, negative or neutral impact. An easy example is zoning. Suppose that a community has a very large area that is zoned residential. There may be a site within this area that is an absolute home run location for a retail use but without the prospects of obtaining the proper zoning, it's a moot point. Other items that have an impact include the taxing rates, the local municipality's posture on economic development and tax abatement and the existence of enterprise zones or foreign trade zones. Finally, financial analysis helps to show if the anticipated return is sufficient to compensate for the level of anticipated risk. And as stated earlier, the outputs from the market & competitive analysis, the

location & site analysis and the political & legal analysis help to form the inputs for the financial analysis. They also help to quantify the anticipated risk. A quick example can help to tie this all together.

Suppose that I am an investor considering the purchase of a vacant industrial building. The market & competitive

***All too often, real estate decisions are made in a similar manner – using ill-advised or unwise, inaccurate input variables or assumptions.***

analysis shows that supply is exceeding demand and there is a 36-month supply of vacant space. The location & site analysis shows that the nearest rail line is two miles away but the three most recent lease deals in this submarket have needed rail service. And the political & legal analysis shows that the

zoning allows general industrial uses but is narrow and prohibits distribution activities. All of these factors help to shape the inputs for the financial analysis. The rental rate used in the pro forma will either be equal to or lower than the most recent lease comparables, there will not be any rent growth for a number of years, the lease-up time is going to be elongated and the overall return requirements will be higher. Why am I being so bearish? The market is decidedly in favor of the tenant and is expected to remain that way for a while. And if a prospective tenant is in the market looking for space, the subject building may be ruled out since it doesn't have rail and can't be used for distribution.

Real estate is influenced by a variety of factors. And by understanding not only the input data, but how various factors influence this data, the conclusions reached will be much more insightful and accurate. **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](mailto:apacella@naidaus.com).*



## **The Construction Employers Association Construction Industry Service Program**

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STEVE DIMENGO

## Are You Paying Ohio Sales Tax on Leased Employees?

The use of “leased employees” has become more popular over the years due to a recognition that such an alternative may be more beneficial in addressing a company’s business needs. When contracting for the use of a leased employee, consideration should be given to the potential sales tax liability that may arise.

Ohio’s broad sales tax base on services includes “employment services” which are defined as transactions involving the provision of personnel who are under the recipient’s supervision or control yet receive their compensation from the provider of the service. Excluded are transactions involving personnel providing medical or health care services. Also excluded are arrangements between members of an affiliated group, which is narrowly defined to include relationships where one entity is controlled by the other or both are controlled by the same person.

Another exception is available when personnel are provided under a one-year contract that specifies each employee is assigned to the purchaser on a permanent basis. This does not mean the individual must work for the purchaser forever (or even continuously during the one-year term). The critical requirement is that each leased employee is intended to be used for an indefinite period of time (i.e.,

no contemplated ending date). Thus, permanent assignment means the employee is not provided as a substitute for an individual on leave or for seasonal or project work. It is dangerous to rotate an employee among multiple lessees unless there is a consistent path of permanent assignment to each on a part-time basis. Natural turnover is acceptable, such as often occurs in the construction industry.

Ohio sales/use tax audits of construction contractors invariably result in the assessment of tax on all leased employees upon which tax was not paid since the Ohio Tax Commissioner assumes all construction work is seasonal thereby precluding permanent assignment of leased employees. However, contractors can, and do, arrange projects to maintain a constant level of work. Accordingly, if you are leasing employees for an indefinite duration to be used continuously for construction projects, you must have a written contract that reflects the necessary



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“permanent assignment” language to avoid or defend a Tax Commissioner assessment. The contract must also have a one-year term, preferably with annual renewals. However, the authorities have respected contracts as being one-year contracts even though they are terminable upon 30 days’ notice (and possibly even if they do not last for a year as long as the termination was not contemplated from the beginning of the arrangement).

After the appropriate written contract is in place, there must be performance consistent with permanent assignment. Upon audit, manifestations of intent to have permanent assignment are typically illustrated with a graph of the total number of leased employees. The graph would reflect a constant or increasing level of employment of leased employees during the relevant time period. Each employee’s employment would also be charted to illustrate consistent assignment (with an allowance for natural turnover).

Finally, if any leased employees are contemplated to be provided on a non-permanent basis, a separate contract should be used for their retention

so as not to taint the exempt “permanent assignment” contract. The Ohio Tax Commissioner has taken the position that non-permanently assigned employees provided under a “permanent assignment” contract makes the entire contract taxable. Although many practitioners disagree with this position, it has not yet been addressed by the courts. Thus, you can simply avoid the issue through two separate contracts.

The decision to use leased employees may be the right choice for your business. However, consideration of the

potential sales tax implications of using leased employees when you structure the transaction could provide even more upside to your business. **P**

*Steve Dimengo has extensive experience working with clients in solving their Federal and State tax issues. The material appearing in this article is meant to provide general information only and is not a substitute for legal advice. Readers should seek the advice of their attorney or contact Steve at [sdimengo@bdblaw.com](mailto:sdimengo@bdblaw.com) or 800.686.2825. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2009.*

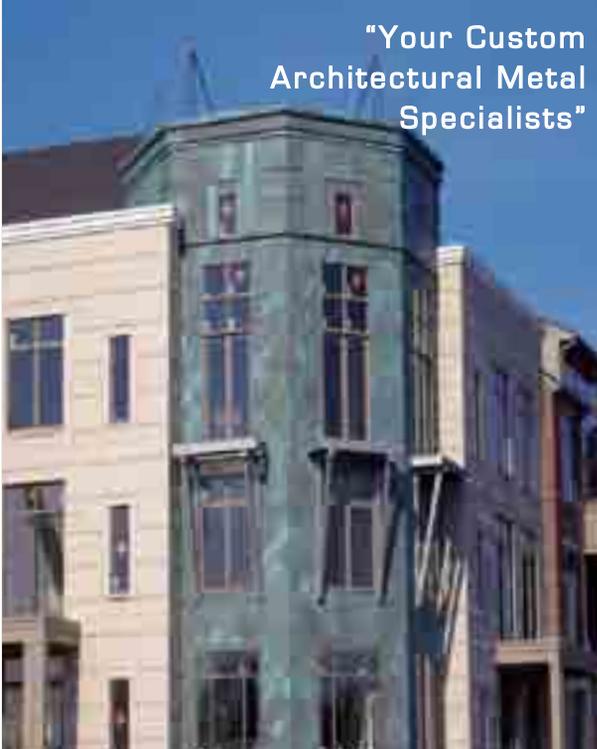


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# BILLBOARD

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## Daniel Rose Re-joins CB Richard Ellis

Daniel Rose recently returned to CB Richard Ellis after being a director of development and leasing for Carnegie Management and Development Corporation in Westlake. He handled the day-to-day functions of development and leasing activities including detailed financial analysis, project management, market/trend analysis, planning and design, budgeting, forecasting, along with database management.

He is now a member of CB Richard Ellis's Office Specialty Group, specializing in office building sales and leasing, tenant representation, build-to-suit development and consultant services in Northeastern Ohio.

Rose's office leasing career began with CB Richard Ellis in January 2000. He was instrumental in securing new accounts on the tenant representation side and provided landlord representation for real estate investment trusts, developers and investors. He later joined a local real estate firm where he was part of a four-person team and responsible for leasing over 500,000 square feet of office space in the Cleveland CBD. Prior to joining CB Richard Ellis in 2000, Rose was an analyst with Pinnacle Financial Group in Cleveland.



Daniel Rose

of Friendship 7, the space module flown by astronaut John Glenn. The structure consisted of 1,600 cans, which were donated to the Cleveland Foodbank.

Canstruction® will again be hosted by HA March 26, 2010, at Beachwood Place.

## Day Ketterer Welcomes Finance Attorney

Day Ketterer Ltd., Attorneys at Law recently announced the addition of Finance Attorney Paul N. Edwards. Edwards joins Day Ketterer from the Cleveland firm of McDonald Hopkins LLC, where he was chairman of its Securities Law Practice for 13 years. Before private practice, he served as in-house senior finance attorney and assistant corporate secretary to a multi-billion dollar public utility holding company, and was special counsel in the Division of Corporation Finance of the Securities and Exchange Commission.

## Herschman Architects Re-Creates Canstruction for NASA

When NASA Glenn Research Center held its 17th Young Astronauts' Day (YAD) recently, Herschman Architects (HA) was asked to re-create Canstruction® as part of the day's activities

and teach students the importance of giving back to the community.

Canstruction®, a major HA philanthropic project, is an annual design/build competition that highlights the creativity of local architectural and design firms and calls attention to hunger. Teams from various firms

compete to build the most impressive sculptures with cans of food, which are then donated to the Cleveland Foodbank. Canstruction® has donated 55,000 pounds of canned goods to the foodbank over the last three years.

Following HA's Canstruction® model, YAD students built a replica

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"[Edwards] will complement the firm's business, transactional and bankruptcy and Corporate Restructuring Practice law groups, positioning Day Ketterer to negotiate and close sophisticated financing and securities transactions," says Day Ketterer's managing attorney James R. Blake.

Edwards represents financial services holding companies and their banking, merchant banking, investment management, capital markets and consumer finance affiliates in securities, regulatory compliance and transactional matters. He also represents other financial institutions, including broker-dealers, investment advisors and pooled invest-



Paul N. Edwards

ment vehicles, in compliance and transactional matters. For state and local governments and government agencies and their business constituents, he advises on public finance options and economic development solutions, including cost-containment strategies achieved through regionalism.

## Farrow Group Earns Inclusion in Weatherhead 100 Awards

The Farrow Group recently announced that it is a recipient of a 2009 COSE Weatherhead 100 Award. This award recognizes The Farrow Group as one the 100 fastest growing companies in Northeast Ohio for this year. The Farrow Group is located at 3788 Lee Road in Cleveland and will be opening offices in the Akron and Painesville areas in 2010.

The Farrow Group opened its doors in 1945 as a retail dry cleaner and in 1970 became the full service restoration company it is today. President Jack Grimaldi has assembled a team of professionals that have elevated The Farrow

Group to a pristine restoration company.

For more information, visit [www.farrowgroup.com](http://www.farrowgroup.com).

## CREW Throws "Party in the Park"

CREW (Commercial Real Estate Women, Inc. of Cleveland) recently held a fundraiser in The Park Building on Public Square. The organization considered "Party in the Park" a success as members and guest partied in the building, which is currently under renovation to turn old department store space into luxury, residential condominiums.

The CREW event was the first to be held in this commercial space since 1978.

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Attendees were treated to picnic fare, a DJ spinning tunes, a silent auction and tours of the newly renovated living space. The event went well into the night and raised funds for Cleveland's Old Stone Education Center and for The CREW Fund.

## TDA Announces Hire of Intern Architect

Cleveland-based architectural firm TDA recently announced that Abby Twarek has been hired as intern architect. In this position, she is responsible for assisting the project manager, developing design and presentation materials and client presentations.

Twarek interned at TDA while attending graduate



Abby Twarek

school. She is an active mentor in the ACE Mentor Program of Cleveland and most recently she has earned Leadership in Energy and Environmental Design (LEED) Accredited Professional (AP) status

from the U.S. Green Building Council.

She is a graduate of the Kent State University Cleveland Urban Design Collaborative where she earned a Master of Architecture & Master of Urban Design degree. Twarek received a Bachelor of Science degree in Architecture from Kent State University.

## NAWBO Announces Top 10 Awards Call for Entries

For the 16th consecutive year, NAWBO (the National Association of Women Business Owners) is accepting nominations for the Top 10 Women Business Owners of Northeast Ohio. The award recognizes women who have demonstrated initiative, cre-

ativity, and excellence in business, and participated in community or philanthropic events. The Top 10 Award is the only local award presented to women business owners by women business owners.

Qualifications for the award includes female ownership of a for-profit organization and integral involvement in the daily operations of that business. Winners will be chosen by an independent panel of judges. The deadline for nominations is January 31, 2009.

The honorees will receive their awards at a gala dinner April 21, 2010 at Executive Caterers at Landerhaven. For further information, call the NAWBO office at 440-914-9262 visit NAWBO's website [www.nawbocleveland.org](http://www.nawbocleveland.org). **P**

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DIANNA HOSTA-STICKNEY

## National Credit Crunch is Hindering Recovery

In the third quarter of 2009, Ohio commercial transactions were down 12% from the previous quarter. CABOR members attending the 2009 Realtors Conference & Expo in November found that this number is not unique. Our affiliates and colleagues from states such as California, Arizona and Texas were down in commercial transactions by 21%, 27% and 22%, respectively.

The severe credit crunch in commercial real estate continues to hold back recovery on a national level. Commercial transactions and sales are down across the country from the virtual lack of available credit. Banks are not lending and mortgage-backed securities are almost unavailable. The government needs to take action to relieve some of the lending pressure.

In his Realtors Conference & Expo presentation, "Economic Issues and Commercial Real Estate Business Trends Forum" on November 13, National Association of Realtors (NAR) Chief Economist Lawrence Yun reported that the commercial real estate market price movement of the past 10 years closely mimicked the rise and subsequent fall of the residential housing market, even though commercial underwriting stan-

dards were far more prudent than those of residential subprime and other risky mortgage loans. He said in the current market the federal government is not backing commercial loans as it is for the residential home market.

While commercial REIT equity issuance increased recently because of positive increases in the U.S. stock market, the flow of capital into the commercial real estate market remains weak because lenders remain reluctant to lend. Data from Real Capital Analytics shows that the largest source of financing for commercial projects under \$5 million is currently local and regional banks, which helped fund nearly 48% of recent transactions. Many small regional banks were not involved in risky lending in recent years and consequently, they are not suffering

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from large amounts of loan defaults like some of the bigger banks.

The lack of credit has also led to an increase in seller-financed transactions. This type of financing previously accounted for less than 1% of transactions; and recently this number has jumped to nearly 13%.

Like the residential housing market, commercial defaults have significantly increased among all property types, and Yun predicts that defaults will continue to rise for the next six to 12 months. He estimates that \$800 to \$850 billion in commercial loans will mature in the next two years and will require refinancing. As Yun suggested, policy-makers need to step in and address some of the continuing lending problems in the commercial real estate market by developing policy or regulations to help facilitate the refinancing of these large, looming commercial loans.

Yun also predicted the commercial real estate market could see more weakness before lending and transac-

***The severe credit crunch in commercial real estate continues to hold back recovery on a national level.... The government needs to take action to relieve some of the lending pressure.***

tion activity improves in mid- to late 2010. He expects to see some modest improvement in commercial lending to small business owners and commercial projects next year as banks become more stable. This could happen sooner if the Federal Reserve stepped in with clearer rules and guidelines about refinancing commercial loans. **P**

Dianna Hosta-Stickney is the 2009 Chairwoman of the Board for Cleveland Area Board of Realtors (CABOR). CABOR is the voice of real estate in Northeast Ohio, serving the community, real estate professionals who sell real property, and businesses that work in or with the real estate industry. CABOR provides a variety of services to its professional members including education, insurance, affinity programs and legislative representation, as well as membership in the Ohio Association of Realtors (OAR) and the National Association of Realtors (NAR). For more information, visit [www.CABOR.com](http://www.CABOR.com).

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# Forward Progress

## University of Akron charges ahead with new InfoCision Stadium - Summa Field

By Mark Watt | Photos by Jim Maguire

Over the past decade, the University of Akron (UA) has made dramatic improvements to its campus with an aggressive series of infrastructure upgrades, building renovations and new construction projects. Since 1999, the university has constructed new classroom buildings, residence halls and parking garages, as well as a new student recreation/wellness center, a field house and a student services building. Arguably, however, none of the new facilities could have as much of an impact for the university as its latest completed project: InfoCision Stadium – Summa Field, which opened this fall at the corner of East Exchange and Spicer Street on the southeast edge of the UA campus.

Constructed by Welty Building Co. and designed by HNTB Architecture, of Kansas City, Missouri, the \$61.6 million stadium features a seven-story press tower and seating for 27,000 situated around an artificial surface playing field. The facility primarily

serves as the new home to the Zips, the school's NCAA Division 1 football team, but will additionally include classroom space for sports-related coursework. Just as important, it also serves as a dramatic beacon for potential UA students.

“We know that when prospective students tour a college campus, they decide within the first five to 20 minutes whether that university is right for them,” says UA’s Facilities Planning and Construction Department Vice President Ted Curtis, who spearheaded



**WIN-WIN SITUATION** At the inaugural football game at InfoCision Stadium on September 12, 2009, the UA Zips defeated the Morgan State Bears 41-0.

the campus-wide construction program (known as “A New Landscape for Learning”) 10 years ago. “For many years, we didn’t even have a campus. There were buildings in which students took classes, but that was it. It wasn’t welcoming at all.

As part of the overall construction program, we closed city streets with the mayor of Akron’s approval and replaced them with 30 acres of green space with walkable paths, shade trees, flags and benches. We now have a place we can call a campus for the first time.”

The refreshed environment has paid off for UA. In the last five years, enrollment has increased 26.7% with the

current fall semester seeing the largest increase at 6.7%, Curtis says. He anticipates further growth now that InfoCision Stadium is open and operational.

### **Kicking off**

According to Curtis, the InfoCision Stadium project began around 2000 shortly after the New Landscape for Learning construction program launched. At the time, the Zips were playing at the Akron Rubber Bowl, located four miles away in Springfield Township.

“The old stadium was a great facility when it was built in 1940, but it was outdated and deteriorating in front of our eyes,” Curtis says. “On top of that,

because it was so far away from the university, it never felt like it was part of the campus here. After games, people would run back to their own neighborhoods.”

For those reasons, Curtis and then Athletic Director Mack Rhoades argued that building a new, state-of-the-art stadium on campus would not only provide an updated venue for sports entertainment, but also serve as a marketing tool and help UA shed its image as a commuter school.

After winning approval to move forward, UA enlisted HNTB, which conducted feasibility studies, helped in site selection and contribute initial design ideas. Welty Building Co.



Campus officials believe the new facility lays the foundation for future success at University of Akron – on and off the field.

was brought in early on as well, to serve as construction manager for the project; Welty additionally brought in Hunt Construction, of Indianapolis, Indiana, as a secondary consultant and partner because of the company's expertise in stadium construction. After the planning process was completed, HNTB began the design stage in 2005. Construction started in early 2008 and was completed in late August 2009, just in time for the stadium's inaugural game on September 12.

### **Winning formation**

Today, visiting fans can enter the stadium grounds from gates at four

corners of the site, as well as through the main entry of the press tower. The first level concourse wraps around the entire field and overlooks the field at the bottom of a bowl 25 feet below grade. As noted by Marty Haynes, senior designer with HNTB, the topography of the site had a direct influence on the layout of the facility.

"Part of the reason we chose the site was the ability to provide the bowl shape," Haynes says. In all, 110,000 cubic yards were excavated to prep the site. "It allowed us to create an intimate situation where the lower bleachers wrap around the inside of the bowl and around the field. It also allowed us to

provide berm seating on a grassy hill at the south end of the stadium."

On the opposite end of the facility is the North End Zone Building, which includes offices for the university's Olympic sports, administrative offices and game day lockers for the home football team. Above the structure, designed by URS Corp., is an open patio that can be rented out for game-day special events.

Double-deck stands are situated to the east and west of the field. The use of galvanized and powdered structural steel and closed riser aluminum bleachers supply durable seating that should last for decades. ("We



**MORE THAN A GAME** With classrooms on floors two through four, the press tower (left) is designed to be used all year, not just on gamedays. Additional spaces, such as elevator lobbies on each level (right), are available for business meetings, parties and other special functions.

used the Rubber Bowl for almost 70 years,” Curtis says. “We approached the new stadium as though it will be used for the next 70.”) Additionally, the powder coating, by Thomarios of Akron, eliminates hydrocarbons from being emitted into the atmosphere.

The wide concourse offers uncluttered pedestrian circulation during games, providing access to 10 concession stands, 16 women’s and seven men’s restrooms, security and first aid stations, and two team shops.

The press tower is situated on the west side of the stadium. With interior design provided by Julia Schumacher of Schumacher Designs of Akron, the tower includes an entry lobby with display cases and a cut-out ceiling feature with indirect blue lighting. Belt-driven elevators promise quick, quiet transport between floors.

The tower’s top floor is the press level, which provides workspaces and technology for media during games behind a glass curtainwall with mullions spaced 16 feet apart on center. Accordion glass windows allow TV cameras to capture

***“We did this for \$2,400 per seat, which is on the lower end of the cost scale, but we ended up with a first-rate product.”***

**Ted Curtis  
University of Akron**

action on the field. Here, as on each floor, an open elevator lobby space takes advantages of expansive walls of glass to provide impressive views of the University of Akron campus, with the city’s downtown buildings visible to the

west as well as the Cuyahoga Valley National Park in the distance.

The sixth floor houses 16 luxury suites for corporate partners, as well as a presidential suite where UA President Luis Proenza and guests can view games in comfort. The presidential suite contains closets, drawer refrigerators, a ceramic tile gas fireplace, soft seating and custom chairs upholstered with football pigskin-style fabric, as well as three tiers of seating for guests. Glass walls allow views into adjacent suites, all of which feature 10-foot ceilings, cushioned seats and bar stools, kitchenettes and multiple flatscreen TVs.

Recessed, indirect lighting provides an elegant touch in the sixth floor’s main hallway, which connects suites and leads to open-air, covered patios on the north and south ends of the floor, a unique feature in contrast to comparable stadiums.

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When it came to competing on Saturday afternoon, Akron University brought in their starters at Belden Brick to supply the brick to Infocision Stadium in the heart of Akron, Ohio. The beautiful blend of colors, shapes and accents complement numerous other Belden Brick projects at the University of Akron.

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**EXTRA POINTS** Unique features abound within the press tower. The sixth floor includes two open-air, covered decks for private functions (top) and a presidential suite with plush seating and a ceramic tile fireplace. The seventh floor houses state-of-the-art accommodations for sports journalists.

The fifth floor is the club level, which offers 522 club seats and 38 club loge boxes, with four movable chairs and a table each, another unique feature. Climate-controlled club lounges are situated inside.

Floors two, three and four, currently undergoing build-out, will provide 68,000 square feet of space for academic programming.

“It was important to us to see that the stadium can be used in some fashion 365 days a year,” Curtis says. “In addition to the classroom spaces, there are various spaces in the press tower that can be rented out for private parties, business meetings and other uses.”

The stadium’s \$1.5 million, 85-foot-wide by 60-foot-high scoreboard is

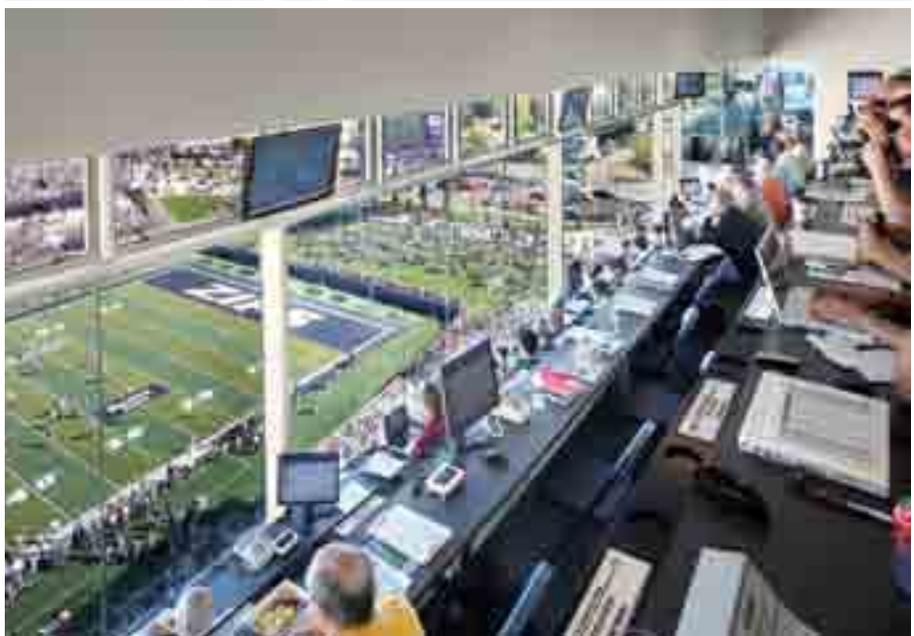
***“To create a collegiate stadium from the ground up is a rare thing these days.... This was a once-in-a-lifetime opportunity.”***

**Marty Hanes  
HNTB Architecture**

located to the south of the field and includes an 850-square-foot video screen and an LED message board.

The playing field itself is an artificial surface supplied and installed by ProGrass, of Pittsburgh, Pennsylvania. The turf is composed of two-inches blades of synthetic, polyurethane grass woven into a matting material, with tiny pellets of recycled rubber acting as infill. The entire field sits upon a crushed stone base that has a cushion of permeable soil, allowing water to quickly pass through to drain pipes leading away from the stadium and into the city’s storm drainage system.

Overall, construction materials used throughout the stadium included poured concrete, steel framing, limestone and brick, particularly a Belden Brick product, made in Canton, that





**LOOKING AROUND** In elevator lobbies at each level, curvilinear floor-to-ceiling walls of glass take advantage of extraordinary views of the UA campus, downtown Akron and the Cuyahoga Valley National Park in the distance.

is a campus-wide design standard. For maintenance efficiency, carpet tiles were used as floor covering inside. Heating and cooling comes from the university's central steam and chilled water system; heating and chilling units are located on the single-ply membrane roof.

"We did this for \$2,400 per seat, which is on the lower end of the cost

scale, but we ended up with a first-rate product," Curtis says.

#### True teamwork

When the stadium project began a decade ago, Curtis envisioned an exciting scene on game days, with students, fans and visitors gathering on campus before and after games. Today, that dream is

a reality. Despite a challenging year for the Zips, which has a losing record this season, the facility has still drawn thousands of fans throughout the fall.

"We now have authentic collegiate wall-to-wall tailgating," Curtis says. "In this type of situation, football games aren't just for diehard fans. It becomes a social destination, a place to see and be



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**GAINING YARDS** A wide concourse ensures easy circulation around the entire stadium.

seen. All of that excitement goes a long way in attracting prospective students to the university.”

One regular fan at games is Jon Hefner, project manager with Welty Building Co.

“I used to go to the Rubber Bowl when I was five years old and when I was going to [UA as a student] I used to vend at games,” Hefner says. “So when the opportunity to be part of the project came up, I was very excited to be involved – and it has been great. The results have exceeded our expectations.”

Haynes, of HNTB, says the collaborative relationship between his firm, UA, Welty and the subs was key to the project’s success.

“We were pleased and proud to be part of the team,” Haynes adds. “To create a collegiate stadium from the ground up is a rare thing these days. Typically we’re doing renovation work at stadiums, so to be involved in designing a new stadium was a once-in-a-lifetime opportunity.”

Curtis says that he has only received positive feedback from UA students, alums and staff since the stadium opened, not to mention neighbors within the downtown Akron community. One of those neighbors is Tim Ochsenhirt, chairman of Roetzel & Andress, the largest law firm in Akron, who says the stadium is a welcome addition to the downtown area.

“This was a bold move by the university and it’s the result of bold leadership,” Ochsenhirt says. “They should be proud. It’s a landmark addition for the entire community.”

Curtis agrees: “The president and the board were very bold in authorizing us to proceed.” **P**

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# Integrating Operations

## Tripoint Medical Center Physicians Pavilion joins hospital functions, doctors' offices

By John Elliott | Photos by Frank Salle

**T**he state-of-the-art Tripoint Medical Center in Concord Township marked a major development in medical care for residents in Lake County and surrounding areas when it opened in October, as reported in the November cover story in *Properties*. Playing a key support role to the 300,000-square-foot, full-service hospital is a physician's office building connected to the hospital, the 100,000 square-foot Tripoint Medical Center Physicians Pavilion.

Where the planning took several years for Tripoint Medical Center, one of the most technologically advanced and aesthetically alluring medical centers in Northeast Ohio, the physician's pavilion came together very quickly by comparison. Getting the four-story physician's pavilion up and running in time for the medical center's October opening was no small feat for the design and construction team.

Both the Lake Health medical center and the adjacent office building sit on 44 acres of land visible from I-90 in Concord Township and are easily accessible from the Route 44 interchange. Both buildings are redefining the health

care experience for patients, families and the community.

The physician's pavilion was part of Lake Health's master plan for Tripoint Medical Center, but it has a separate owner. The owners include 24 physician investors in partnership with Lake Health. The doctors investment group is led by E. Luke Bold, M.D., a partner at Mentor-based ENT Specialists, an ear, nose and throat practice covering the Lake Shore area from Euclid through Lake County to Geneva and Chardon.

Because the physician's pavilion houses several hospital functions in addition to serving as an office building for many of the hospital's doctors, it was

necessary to have it up and running when the hospital opened. The owners decided that a design/build delivery system made the most sense, given the budgetary and time constraints.

"It's the right delivery system," says Douglas Richardson, general manager for Willoughby-based Marous Brothers Construction's design/build group, which provided the design/build services. "The design was not fully realized before the core and shell were built."

### A building with dual functions

The Tripoint Medical Center Physicians Pavilion offers unique services and will bring doctors closer to

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**MEETING NEEDS** The first three floors of Tripoint Medical Center's new Physicians Pavilion include outpatient care centers, offices and a conference center (above).

patients. The building's first floor and parts of the second and third floors house various outpatient care centers and clinics, a conference center and some Lake Health offices. The outpatient services opened to patients and visitors along with the hospital in October.

The building's remaining space on the second, third and fourth floors will open in mid December 2009 and January 2010 when physicians move into their new offices.

The Tripoint Medical Center Physicians Pavilion will offer 100,000 square feet of medical office space in which there are approximately 46,000 square feet of administrative offices and outpatient services serving the Lake Health system. Connected to Tripoint Medical Center via a pedestrian walkway and a bridge at the first and second levels, the physician's pavilion was designed to complement the aesthetics of the medical center and has a two-story atrium lobby.

The \$17 million physician's pavilion utilizes brick, metal panel and glass curtainwall for the exterior design to complement the aesthetics of the new medical center.

Currently, eight physicians groups will be locating within the facility, including otolaryngologists, cardiac specialists, obstetricians/gynecologists, family practitioners and a general surgeon.

Features of the building include:

The Wellness Institute, designed to care for the whole person – body, mind and spirit – the center offers nutrition and fitness programs (i.e., yoga, Pilates and core strengthening) combined with integrative medicine therapies such as acupuncture, healing touch, medical massage therapy and music therapy.

An Outpatient Rehabilitation Center, where physical, occupational, speech and cardiopulmonary therapists work together in over 11,000 square feet of space designed to provide patients with the full range of expertise needed for the most complete return to normal daily activities.

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**TRANQUIL TOUCH** Windows in each floor's lobby provide views of the large picturesque pond that sits northeast of the building.

A Community Health Center, which offers a new standard of ongoing care, organized around the services in demand today including: the Diabetes and Renal Care Center, the Infusion Center, the Chronic Kidney Disease Clinic, the Anticoagulation Clinic and the Congestive Heart Failure Clinic.

The Lake Health Resource Center, a unique community and professional resource, the center helps patients become partners in their own care, with the best current information and professional librarians to guide them in finding resources in print and online.

Marous Brothers Construction provided design/build services in conjunction with its design partner, Cleveland-based Perspectus Architecture. The site, concrete, carpentry and interior finishes divisions of Marous Brothers Construction self-performed much of the work throughout the project.

"There are a lot of different components in support of the hospital in this building," says Jim Wallis, AIA, senior project director for Perspectus Architecture.

Most medical office buildings his firm designs are slightly smaller, says Wallis, whose firm has worked on numerous medical and hospital buildings in Northeast Ohio and elsewhere. This building's design process was unique in that it integrated the attached hospital support and office functions, outpatient services and private doctor's practices under one roof.

"The hospital is utilizing this building for their integrated operations," Wallis says.

#### **Natural light & abundant workspace**

The first floor houses the Lake Health Resource Center. The center has a lot of natural light, comfortable seating, computer workstations for online research, and a meeting room available to patient support groups.

"We tried to bring as much light as we could into the building without potentially disrupting the tenant spaces," says Richardson.

Librarians and volunteers are available in person, by phone, email or live Internet to research health care questions and provide references or assistance.

The outpatient rehabilitation center is located on the ground floor and provides physical, occupational, speech and cardiopulmonary therapy. Large open areas complemented by private treatment rooms allow therapists to be creative in rehabilitation technique and simulation of daily activities.

A rubberized walking track, exercise machines and elliptical trainers are available within the facility.

The building features large windows for natural light and a view of the healing garden.

Wallis says windows allow a lot of natural light in each floor's lobby and give views of the large picturesque pond that sits northeast of the building.

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**ROOM TO MOVE** The rehab center provides resources for physical therapy, as well as speech, occupational and cardiopulmonary therapy.

records – including prescriptions and allergies – can help prevent medical errors and avoid duplicate tests and other procedures. And with this information available at the bedside, patients can see their test results firsthand and become more involved in their own care.”

**“Through the wall” structural masonry**

The design team wanted to complement the aesthetics of the medical center as much as possible, Wallis notes. “Due to the tight schedule and budget, we used a ‘through-the-wall’ structural masonry unit and a precast structural floor system to accomplish this in an economic way. It allowed us to work on framing out the lower floors as the building was coming along structurally on the upper floors,” Wallis says. “It ended up being a unique solution to facilitate the demanding budget and schedule.”

Marous Brothers Construction’s carpentry and interior finish divisions installed all rough blocking, plastic laminate casework, plastic laminate and solid surface countertops, wood and plastic laminate paneling, door frames and hardware, protective wall covering, corner guards, crash rails, accordion-folding fire doors, overhead-coiling

The main lobby entrance has a four-story glass curtainwall design element and a protruding canopy that can shelter three cars. Wallis says the curtainwall windows allow a lot of natural light into each floor’s elevator lobby and provides views of the surrounding picturesque site and of Lake Erie on the upper floors.

There are two elevators in the building that are available to staff, patients and visitors alike. Visitors to the physician’s pavilion can also use the hospital’s valet service through the attached hospital lobby. The hospital’s main lobby also features a rotating community art gallery, a coffee shop and a gift shop.

**Electronic records enhance care**

Wallis notes that the physician’s office building is integrated with the elec-

tronic records of the hospital and the entire Lake Health system. The electronic health record system replaces the traditional hospital chart and streamlines patient care at every encounter, enhances physician’s decision making, and helps prevent errors at every level.

The patient medical history, medications, notes, orders and test results are now a secure digital file accessible instantly by physicians and caregivers at any location.

“By utilizing the most advanced technology available, we can ensure that our patients receive not only the best care, but also the safest care,” says John P. Ferron, M.D., president of the Lake Health medical staff and a general surgeon. “Having immediate access to patients’ complete health

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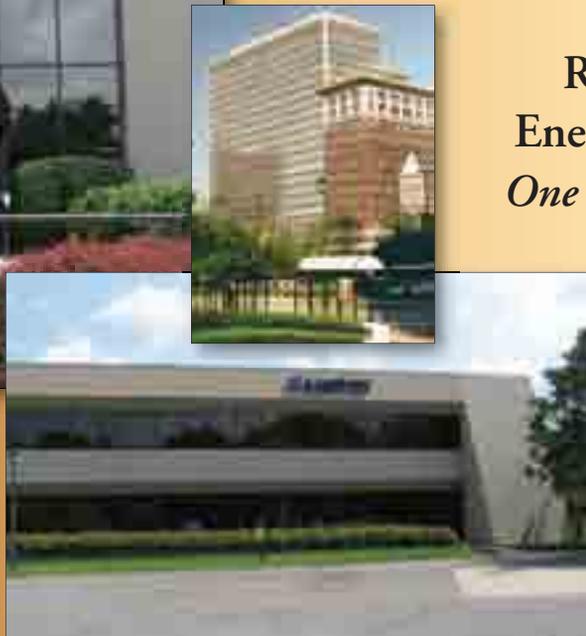
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**STEPS FORWARD** A rubberized walking track, exercise machines and elliptical trainers are available at the outpatient rehabilitation center.

doors, loading dock equipment, miscellaneous bath accessories, and a number of owner-supplied items.

Richardson notes that all of the interior spaces were custom built for their specific purposes. “These are all custom designed spaces for the tenant,” he says. In some cases, the team had to get con-

ditional occupancy permits before all the floors were completed. He gives the Concord Township and Lake County officials high marks for their cooperative effort. “It was really a commendable project,” he notes.

Tim Cox, superintendent for Marous Brothers Construction, says medical

buildings are always challenging since there are more government inspections involved. In the case of the Tripoint Medical Center Physicians Pavilion, the task was complicated by the exceptionally clay soils that had to be dug and compacted beneath the foundation of the building.

“Any medical building is more complicated from the mechanical part of it,” Cox observes.

Another challenge was meeting the approval of a diverse owner’s group. The owner’s representatives met with the design and construction team regularly during the 10-month construction process.

**A new home for Lake County doctors**

Patricia Nocero, a Painesville-based attorney who represents the owners, says most of the physician tenants wanted to be closer to the hospital. Some came from a building that was next to Lake East Medical Center in Painesville, which Tripoint replaced within the Lake Health system.

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"Some of [the doctors] were in spaces they had outgrown," Nocero says. "This [new office space] serves a number of needs."

"It's a draw for physicians to have easy access to hospital services and physician's services," says Pat Valenza, an administrator for Lake Health Physicians Group, which is a building tenant. "The building provides easy access to services. All the patient has to do is walk down the hall. It's like one-stop shopping."

"At the end of the day, it was a win-win for everyone," Wallis, the architect, says.

Tripoint Medical Center and Tripoint Medical Center Physicians Pavilion are changing the character of what's long been known as the "Auburn-Crile" corridor, Concord officials note.

More than a dozen physicians will open offices in the physician pavilion in January, including family practitioners, cardiologists, otolaryngologists, OB/GYNs and a general surgeon. Additional physicians specializing in pediatrics, internal medicine, orthopedics and urology will establish offices later in 2010. **P**

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## Center of Attention

### Developers Diversified Realty constructs new headquarters building at Beachwood campus

By Diane DiPiero | Photos by Kevin Reeves

**D**evelopers Diversified Realty's new headquarters in Beachwood is much more than a 177,000-square-foot structure teeming with impressive details. It can also be seen as a unifying statement that incorporates existing buildings, creates an elegant and welcoming central location for some 500 employees and offers the eastside Cleveland marketplace its newest alternative for Class A office space. The new building also symbolizes the retail real estate company's solid presence in the community.

Developers Diversified Realty (DDR) had long envisioned adding another building to establish a centralized headquarters. "We also wanted to have room for continued growth," explains John Sabatos, vice president of construction for DDR. "We built the largest building we could and still comply with zoning."

From the handsome precast concrete and granite of the façade to the rich pear paneling in the foyer, the DDR headquarters makes a commanding

presence without being imposing. The thoughtful planning, design and execution of this project was the direct result of a team effort that involved DDR, architecture firm Richard L. Bowen + Associates, general contractor Premier Development Partners and interior design firm Spectrum Design Services, along with a host of manufacturers and suppliers. DDR Builders, DDR's internal construction department, handled construction of the interiors.

Thinking outside the box was a must for this project, and it was something that everyone involved readily embraced. "There were challenges along the way, but none that we didn't think we could accomplish," says Jerry Gruszewski, senior vice president of Premier Development.

"There were several variances required by the City of Beachwood," adds Ross Farro, Premier's CEO. "Collectively, DDR, Premier and Bowen worked



**MIXING MATERIALS** The entrance to Developers Diversified Realty's headquarters addition provides a commanding but not imposing presence with a blend of pear wood, maple trim, porcelain tile and granite features.

closely with the city to achieve these requirements without compromising the quality of the overall project.”

Many considerations had to be kept in mind during the planning phase. Among the most important: connecting the headquarters both physically

and visually to the company's existing buildings; accommodating employee, tenant and guest parking; maximizing the number of square feet of office space that DDR desired; and ultimately creating an impressive commercial building that respected the

privacy and character of a nearby residential neighborhood.

First of all, the new headquarters building had to be positioned so that it could easily connect with the company's other two office buildings. At the same time, the surface parking lot had to be large enough to accommodate employees, tenants and guests. These two factors resulted in situat-



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**BRIDGING THE BUILDINGS** A 117-foot, steel-and-glass skywalk connects the new headquarters with the existing facilities.

ing the headquarters far enough from the street that it didn't impose upon the residential neighborhood across Richmond Road.

Still, there would be a need for additional parking. Too large a lot above ground would mean decreasing the size of the building.

"We analyzed the parking three ways, based on cost, functionality and visual appeal," says Spencer Piszczak, president of Premier Development. Together with DDR and Bowen, Premier looked at a trio of options: a parking garage within the footprint of the building, a deck outside the footprint and underground

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parking. It was determined by the team that an underground garage would best facilitate the company's parking needs without detracting from the overall look of the DDR campus.

Premier thus devised a post-tension, 207-space underground parking garage that would be accessible from behind the building.

With the parking situation handled and the positioning of the structure in place, the next step was to determine how to maximize space for DDR. "We worked to maximize the square footage and determined that there was a need for four floors of office space in addition to a lower level," explains Allan Renzi, project manager for Bowen + Associates. DDR decided that it would initially rent out two floors of the office space, while the rest of the building would be devoted to the company. The fifth and lower level of the building has 37,000 square feet of space largely dedicated to building amenities including a cafeteria, an amphitheater, training rooms and a wellness center.

Most important in the development of the headquarters building was estab-



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**PRIME PRESENTATION SPACE** A 143-seat amphitheater accommodates portfolio reviews and other large employee meetings that used to be held offsite.

lishing a seamless look among the new and existing buildings. “This was not just going to be a third, stand-alone building but a continuation of what was already there,” Renzi says. “It had to look, feel and operate like a campus, and the flow of traffic among the three buildings had to work as one.”

At the same time, the idea was “not to copy the design of the existing buildings

but maintain the same characteristics,” Renzi notes.

The exterior of the new headquarters building features the same white precast concrete and reflective windows as the other structures, but is enhanced with gray granite outlining the entranceway.

A 117-foot, steel-and-glass bridge connects the new headquarters with

the existing buildings. While the bridge is aesthetically appealing, it was intended not to compete with the building materials, according to Renzi.

Some unique features evolved during the project, says Gruszewski. He points to walkout terraces at the four corners of the building and a third-floor terrace above the entrance as examples.



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**CLASSIC COLORS** Interior spaces convey sophistication without pretentiousness. “There’s a strong but timeless color palette,” says Kelli Schaffran, director of interior design for Spectrum Design Services.

The interiors of the headquarters maintain the same level of professional elegance as the exterior. Pear wood, granite and decorative walk-off mats distinguish the lobby. Maple trim and

porcelain floor tiles define the lower level. Throughout the building, digital signage keeps employees informed of news and upcoming events. The Developers Diversified brand is reflected

in subtle elements, including intersecting arc details and artwork featuring the company’s core values: customer focus, integrity, teamwork, innovation, respect and tenacity.

On the lower level, a 143-seat amphitheater accommodates portfolio reviews and other large employee meetings that used to be held off-site. “There are two screens, microphones for every two seats and teleconferencing capabilities,” says Nan Zieleniec, senior vice president of human resources for DDR.

Three training rooms near the amphitheater are used for professional development. Meetings in the amphitheater can be simulcast in the training rooms, which have movable walls to create one large space.

A pre-function room on the lower level is used for non-meeting oriented employee gatherings.

A state-of-the-art wellness center has already become a big hit, with nearly 400 employees signing up for fitness classes and training, according to Zieleniec. Locker rooms and showers make it convenient for employees to

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**HEALTHY CHOICES** Nutritional dining is available to employees onsite at the Blue Plate Café, which is designed more like a charming public restaurant than a corporate lunchroom.

exercise before or after work or on their lunch break.

A key component of DDR's commitment to being an employer of choice is the creation of the Blue Plate Café. The cheerful space, which will also be available to tenants, seats up to 100 inside and another 40 outside. This café looks more like a charming public restaurant than a corporate lunchroom.

Through a competitive process, DDR chose Metz and Associates out of Pennsylvania as the food service provider. The café's "Healthy Check" program encourages patrons to make good nutritional choices for breakfast and lunch.

Outside the Blue Plate Café, Azul (Blue Dog) stands guard. The vibrant, limited-edition sculpture was a gift to DDR from Brazilian artist Romero Britto.

Artwork plays a key role throughout DDR's headquarters. A series of three architectural glass installations by Cleveland artist Renee Culler accentuates the reception area, for example.

"DDR was adamant about supporting local or regional artists," says

interior designer Marta Ralston, LEED AP, of Spectrum. DDR and Spectrum consulted with Bonfoey Gallery to acquire custom artwork, she adds.

Just like the exterior, the interior spaces convey sophistication without pretentiousness. "It's not your typical corporate, dark wood, red tie kind of space," explains Kelli Schaffran,



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**SUSTAINABLE SURFACE** Marmoleum, a natural linoleum product, provides an eco-friendly and durable solution in the dining area of the Blue Plate Café.

ASID, LEED AP, director of interior design for Spectrum. "There's a strong but timeless color palette and natural materials like pear and maple wood, marble and granite."

Spectrum worked with Bowen + Associates to select finishes, millwork and other features. The client, however, was a big part of the selection process. "DDR is a very involved client," Ralston says. "They knew what they wanted."

That included employing a number of sustainable elements into the architecture and décor. "The windows are reflective, Energy Star-rated," Sabatos

***"[The addition] had to look, feel and operate like a campus, and the flow of traffic among the three buildings had to work as one."***

**Allan Renzi  
Bowen + Associates**

says. "We used regional manufacturers wherever possible. The precast for the exterior was made in Dayton; the steel was made in Columbus; and the windows came from 20 miles away."

Inside, DDR chose recycled steel furniture, carpet tiles by Shaw throughout the building (so that worn or stained areas could be replaced without having to install an entire room of carpeting), rubberized flooring in


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the wellness center and Marmoleum, a natural linoleum flooring product, in the Blue Plate Café.

By incorporating these elements into the new headquarters, DDR is respecting a company-wide initiative. "It's important to our employees that we're adopting eco-friendly materials," Zieleniec says.

DDR selected its office furniture from American Interiors in Toledo and window treatments from Cleveland's Art Window Coverings, Inc. The Premier Window Shades chosen for

the interiors feature certified Green Guard mesh for "daylighting" ability. The shades have a mesh-driven clutch for easy control of the lifting mechanisms; the vertical movement of the fabric aides air quality by minimizing dust collection on the shades.

For the finishing touch on the DDR campus, the company selected The Brickman Group Ltd. of Avon to handle landscape design and execution. "We've had a landscape maintenance and snow removal account with DDR, so they felt comfortable working with us," explains

Tim Korte, a regional project director with Brickman Group.

DDR wanted as much green space as possible, which was challenging, Korte says, because of the large parking facility in front of the building. Brickman Group designed a display garden set on a slightly elevated area along Richmond Road, which downplays the size of the parking facility while complementing the architecture of the new headquarters. DDR also requested large, self-watering planters next to the new headquarters for additional green space. By calling in the landscape crew during the planning phase, DDR and Brickman were able to allow for areas for snow removal, Korte notes.

"We also did some landscaping at the back of the building and updated landscaping around the existing buildings," Korte says. This further reinforces the unified campus atmosphere that DDR wanted to establish.

Inside and out, the new headquarters is a reflection of DDR's commitment to its industry, its employees and the local community. **P**

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# BUILT TO SUIT

## A special look at Construction Management in Northeast Ohio & beyond

Introduction by Joseph J. O'Connell, SET, president of the Ohio chapter of Construction Management Association of America (CMAA)

**A**s we are all aware, we now live in a global community. There are discussions of opening up the Great Lakes to more international shipping. Large international companies are acquiring smaller local firms. The major companies and institutions in our community have offices or branches throughout the United States, and in many cases, the world.

Construction Management (CM) practices are no longer provided only by locally based firms. Large healthcare institutions, transportation projects and national manufacturing firms utilize designers and contractors from around the country that specialize in their spe-

cific service or industry. Construction Managers need to be sharper than ever to address growing competition, technological advances, tighter budgets and newer markets.

In my current role as the president of the Construction Management

Association of America's (CMAA) Ohio Chapter, I have the privilege of working with several leaders in the CM industry. As a senior manager for NTH Consultants, Ltd., I have worked side by side with CM firms on projects across the country. Although there are some

regional differences, the majority of CM concepts are shared by all.

Today's Construction Manager is generally wiser and better educated than their predecessor. They must have knowledge of Building Information Modeling (BIM) systems, LEED® or sustainability processes, contracts, materials, scheduling, trades, budgets, change orders, permitting, inspections, computers and software, and much more. Gone are the days of less sophisticated methods of construction management. CM's are selected through a Qualifications Based Selection (QBS) process where firms are ranked and the most qualified firm is selected for the assignment rather than being selected based on a low bid. When you retain a CM firm today, you are getting a well educated team of professionals. Many will hold a form of certification indicating the additional training they have received and confirming their experience on projects as a Construction Manager.

CMAA is a professional organization that provides certification as a Certified Construction Manager (CCM). For those that are new to the industry, or are still in school working towards becoming a Construction Manager, a Construction Manager in Training (CMIT) program is also available. These programs are not a simple one-day exam and get a certificate of attendance. There is a full training and testing program that

can take many months to complete and will require documentation that the candidate has successfully performed on past projects. As you can see, a CM professional that carries an accreditation like CCM behind their name has pride in what they do, is willing to put forth the effort to better themselves, and is an excellent asset to our community.

Wondering about when you should involve a CM professional in your project? The answer is simple, as soon as

**Wondering about when you should involve a CM professional in your project? The answer is simple, as soon as possible.... Early involvement by team members promotes better communication and understanding of the project goals and a unified vision of the successfully completed project.**

possible. The CM will work hand-in-hand with the design team and owner to provide constructability reviews, material alternatives and actual construction cost estimates for your project. This will reduce the number of construction issues and change orders you would normally see on your project. Early involvement by team members promotes better communication and understanding of the project goals and a unified vision of the successfully completed project.

Does this mean you should be looking for a large national firm to provide CM services for your project? Not necessarily. The local Northeast Ohio CM firms go toe-to-toe with the national firms for the same projects. This requires that they have the same knowledge, training and experience as similar firms throughout the country. The deciding factors may include whether you need more localized knowledge or more client industry specific knowledge. I believe you will find that our CM firms here in Northeast Ohio can meet the majority of your construction needs.

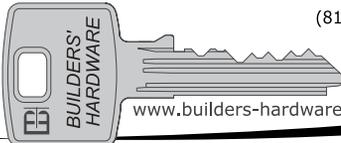
What are some of the advantages of using a CM professional? The main reason is that they are professionals. CM firms have existing relationships with many subcontractors across many services lines that have already proven their level of quality to the CM. Fees and rates have usually been agreed upon for projects that are overseen by the CM. Relationships with many of the design professionals and permitting agencies are already established. When required, trusted advisor relationships already exist with professional engineering and quality control testing firms. In general, CM professionals handle the major and minor day-to-day issues that many people either don't see or don't know how to address.

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that “the new office building on the corner sure is going up fast,” or “gee, that was a vacant lot a few months ago?” How about the beautiful new facelift to an aging structure? What about the new local school with the great athletic field? Chances are excellent that a qualified CM professional was involved in successfully completing those projects.

If you would like to learn more about the resources available to CM professionals in our community, I would suggest checking out the CMAA web site at [www.cmaanet.org](http://www.cmaanet.org). Although more information is available to members of CMAA, there is still a lot of information available to non-members as well. You can also reach me directly at [joconnell@nthconsultants.com](mailto:joconnell@nthconsultants.com). **P**

*Joseph J. O'Connell, SET, is president of the Ohio chapter of CMAA and senior manager of Construction Engineering Services at NTH Consultants, Ltd.*



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## Searching for Structural Improvement

### Tracing origins of construction management in the United States

By Lou Kren

As with so many other achievements, the development of construction management in the United States was a collective task. A main factor driving the creation and growth of professional construction management in this country was the high inflation rate in the mid-1960s, along with the growing complexity of construction projects and the technologies available to execute them, according to John McKeon, vice president of communications for the Construction Management Association of America. Using McKeon's research and writing as a guide, this article will trace the evolution of U.S. construction management.

According to Chuck Thomsen, a fellow of the American Institute of Architects and CMAA, inflation rates of 15% to 18% in the mid-1960s caused the buying power of each budgeted dollar to decrease. This greatly affected public

Increasingly complex construction projects also demanded a better method of structure and management. For centuries, construction primarily had been directed and executed by a single person or team that commanded the skills and knowledge necessary for the job. As an example, for his Monticello home, Thomas Jefferson served as architect, construction supervisor and procurement officer, and even oversaw the making of bricks on his property.

But in time, construction cost and complexity needed a better solution. By the 1960s, project owners and developers had become disenchanted with cost and schedule overruns. Couple that with the growing recognition that projects would only become more complex in the future, demanding skills that did not currently exist in the traditional environment, and the seeds for today's construction-management model were planted. The mid-1960s

#### ON CONSTRUCTION MANAGEMENT:

##### Turner Construction Company (Cleveland)

"Turner has been performing construction management services in Cleveland since the early 1960s," says Mark Dent, vice president and general manager at Turner Construction Company's Cleveland office. "We found that developing an early partnership with clients allows for a collaborative process. Clients are looking for firms who can deliver on a 'total cost of ownership' approach and the construction management delivery system allows for this and the opportunity to build on a long-term relationship. The fact that over 70% of Turner's contracts come from 'repeat' clients speaks for the success of a construction management delivery approach."

#### ON CONSTRUCTION MANAGEMENT:

##### Fortney & Weygandt Inc. (North Olmsted)

"We essentially perform contract management at risk," explains Robert Fortney, president. "A construction manager at risk selects the subs with a set budget prior to contracts being let. We really don't get involved in construction management in the traditional sense. That model is needed on bigger projects to help fast-track the process."

agencies as much public construction was funded by bond issues and the gross amount of money available for any given purpose could not easily be enlarged.

also mark the first appearance of the terms "construction management" and "construction manager."

During the 1960s, no construction project owner, architect, contractor or



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other participant could bring so many skills and areas of knowledge together. Separate organizations advanced the interests of each of these specialties. In directing and balancing the interests of all of these participants, the owner faced a daunting task, compounded by the need for speed in moving projects from concept to completion. The result: severe impacts on the construction industry. Builders shied away from taking on projects or abandoned them mid-stream. Owners, impaired and disadvantaged in this system, never knew how much their projects would cost, how long they would take, or if they

phase, it began to influence many issues that in the traditional method were entirely within the architect's realm. The contractor's involvement in the design phase, the increased complexity of building projects, and the owners' push for timely and on-budget project deliveries made the contractors realize the need for professional management

assistance in construction. This gave birth to the full-time professional construction manager...."

What could construction management bring to a project? Construction Management: A Professional Approach, written in 1978 by Thomas C. Kavanagh, Frank Muller and James J. O'Brien and widely regarded as one of the first true

**ON CONSTRUCTION MANAGEMENT:**

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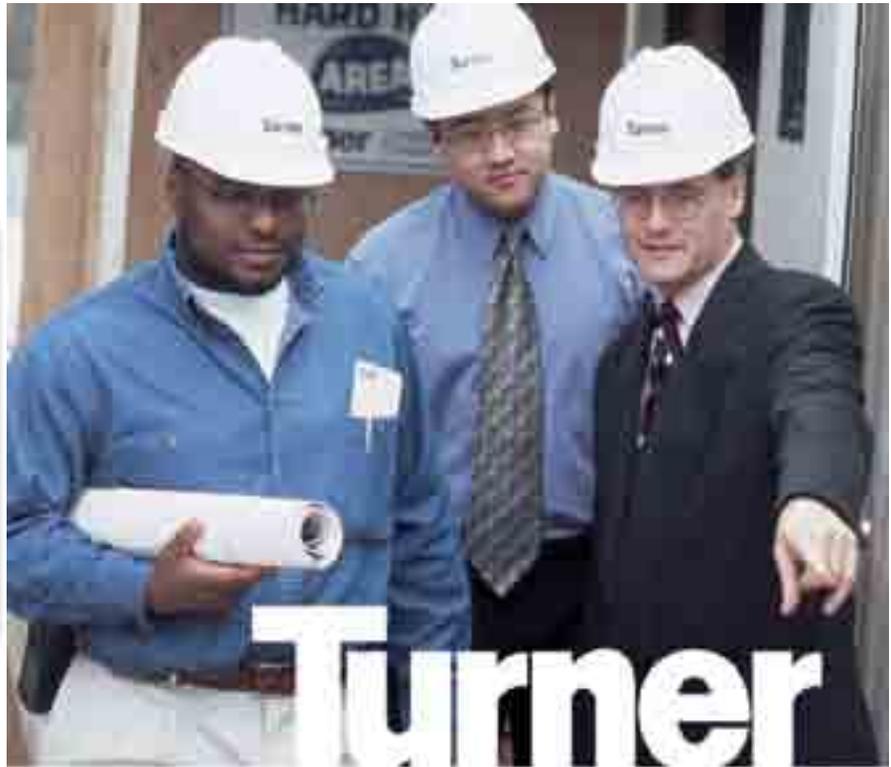
"We get on board with the owners at the beginning of the design process and move on to the architects," explains Walter Sutliff III, president of the firm that recently celebrated its 100th anniversary. "The collaboration that construction management brings makes quite a difference, avoiding oversights and establishing means and methods to carry out a successful project on time and on budget."

could be completed at all. The industry needed to find a cheaper, quicker way to deliver a completed project on time and on budget.

**Seeds planted for CM**

In the 2008 book *Building Construction: Principles, Materials and Systems*, authors Madan Mehta, Walter Scarborough and Diane Arm Priest described how professional construction management evolved in relation to these challenges and changes in the basic architect/engineer/constructor relationship:

"In the 1970s, because of the large cost overruns and time delays on many projects, owners began to require architects to include a cost estimating professional in the early stages of the design process.... (This) often meant involving the contractor during the design phase. As the contracting community acquired the ear of the owner during the design



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textbooks of construction management, makes the case:

“Construction management offers a fresh approach to filling the gaps between construction, engineering and management as the concepts of the institutions, traditions and, in essence, the basic fabric of the construction industry evolve with changing needs... Future projects will be characterized by a shift to large-scale undertakings, large organizations and a telescoping of the traditional architect/ engineer-contractor relationship in a team attack, aided by social, behavioral and environmental scientists, to meet the needs of society.”

One part of the solution involved finding a way to execute projects more rapidly. Hence the advent of fast-track construction, which allowed different parts of the traditional construction work flow to proceed concurrently. For example, portions of a project would be put out for bid

before the design for the entire project was completed. But fast tracking brought a higher risk of errors in design and

### ON CONSTRUCTION MANAGEMENT:

#### Project & Construction Services (Cleveland)

“Formed in 1988, we started out with construction management as the primary form of project delivery,” recalls Robert Strickland, president and CEO. “Bringing on a construction manager offers advantages for the owner. We have a skill set to handle budget and scheduling concerns, and having a project team together from the beginning to work with an owner is advantageous, too.”

execution. The proliferation of specialists involved in even relatively straightforward projects, coupled with the intense economic pressure on owners, created a clear and resounding need for leadership, i.e. full-blown construction management.

Out of fast tracking arose what we would refer to today as construction

management at risk. In the 1960s and ‘70s, several well-known buildings were constructed using this project-delivery method. Here, construction-management services were provided by the general contractor. In time, architects and engineers as well as other project participants became interested in delivering these services on a fee basis, without incurring the significant added risks of acting as a general contractor. General contractors, basically, sought to develop a way to meet their clients’ need for expert advice during pre-construction. The system that evolved as a result combined consultant services in the early stages with a traditional contracting structure once construction was underway. One prominent early project employing construction management at risk, Madison Square Garden in New York City, was completed in 1968.

Over time, the value of professional construction-management services

|   |  |   |
|---|--|---|
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| <p><a href="http://WWW.CMAANET.ORG">WWW.CMAANET.ORG</a></p>   | <p><b>FOR MEMBERSHIP INFORMATION</b></p> <p><b>Joe O’Connell</b><br/> <b>CMAA Ohio Chapter President</b><br/>                 (216) 344-4021<br/> <a href="mailto:JOConnell@NTHConsultants.com">JOConnell@NTHConsultants.com</a></p> |   |

## ON CONSTRUCTION MANAGEMENT:

### The Krill Co. Inc. (Cleveland)

"At one time we were a true general contractor, but as construction changed, so did we," says Jeff Glebe, vice chairman. "We could not self-perform for larger projects so we assumed more of a management role. About 25 years ago we began hiring people with experience and education related to construction management and we've assumed a construction-manager role. With construction management, every participant, from architect to builder to owner to subcontractor, is accountable to each other participant. It is collaborative, not adversarial as the old general-contractor model frequently had been."

during pre-construction became well accepted, and professionals began to realize that they could offer these services separately from actual construction without being exposed to the numerous risks inherent with construction. Architects and engineers began to view construction management as a value-added service for design clients. This was the root of today's agency construction manager.

### 1970s introduce modern construction management

Boosting the viability of construction management was a 1970 study by the General Services Administration (GSA), which administers all construction work for the U.S. federal government. The study report recommended that GSA begin using phased construction in conjunction with construction management. By 1975 GSA had completed its first projects using construction management. One of the most highly visible of these early projects, the National Air and Space Museum in Washington, D.C., was completed in 1976.

As the value of construction management became accepted, confusion set in as to the correct project participant to lead the process. By 1980, many large general contractors were providing construction management, primarily following the construction-manager-at-risk model. But work already had

been underway to formalize construction management. In 1975, the American Institute of Architects, Associated General Contractors and American Council of Engineering Companies jointly issued a position statement that for the first time recognized construction management as a distinct discipline and recognized that the skills and knowledge needed for successful construction manager were not automatically part of the skill sets of professional architects, engineers or contractors.

"From a practical standpoint, an effective construction-management organization is likely to be a multi-discipline organization," the statement read. "However, construction management is an appropriate function for construction contractors, as well as architectural or engineering firms or divisions thereof, so long as said organization or division, in fact, has construction-management capabilities."

### Growth continues

In 1981, the Construction Management Association of America (CMAA) was formed to foster understanding of construction management among owners, potential clients and other professional groups; and to develop construction management as a profession, including a code of ethics, standardization of practices and other factors. Since its founding, that is what CMAA has done. And construction management continues to grow. According to Engineering News-Record, the top construction-management/project management firms generated \$12 billion in revenue in 2007, a 38% increase from 2006.

Fueling such growth are similar factors to those that launched construction management back in the 1960s: owner concern for better control over schedule and costs, and the steadily growing complexity of modern projects and programs. **P**

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Special thanks to John McKeon and Construction Management Association of America for information used in this article.

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A McGraw-Hill Research study of Industrial Advertising found that three years after the 1981-1982 recession, companies "that kept advertising through the dark days had sales that were up 275% from the base year, while those that had cut their budgets were up only 19%"

[The New York Times]

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Executives of Sales Marketing Professional Society [SMPS]

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HB Revolutions Greatest Entrepreneurs, Carson Services Inc.



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**TEAM LEADERS** Headquartered in Cleveland (above left), P|C|S is led by partners (above right, from left) Senior Vice-President Kevin Green, Executive Vice President Kevin Lawlor and President & CEO Bob Strickland.

## Sweating the Small Stuff

### P|C|S prides itself on exceeding expectations, avoiding surprises

**P**roject and Construction Services, Inc. (PICIS), headquartered in Cleveland, and with a branch office in Wheeling, West Virginia, is stepping into its 22nd year of providing construction services as Partners in Construction Success. The firm partners with educational, healthcare, public sector, commercial, institutional and transportation clients, providing construction advisory and management services start to finish.

PICIS was founded on the concept that there is a better way to provide professional construction consulting and management services beyond what the traditional market has to offer.

“Our approach is to deliver hands-on, personalized services,” says PICIS President and CEO Bob Strickland. To do this, PICIS is structured as a doer-manager firm. This means that each member of the leadership team is dedicated to project delivery work – not just management responsibilities. This allows the firm to bring the expertise of its senior professionals to its clients, while guiding and mentoring an ever expanding Project Management Staff.

PICIS is led by: President & CEO Robert S. Strickland, Executive VP & Principal-in-Charge of Estimating Kevin Lawlor and Senior VP & Manager of Construction Operations N. Kevin Green. Rounding out the leadership team are associates: Senior Estimator Mike Adams, Senior Project Manager Kevin Lacey, Senior Project Manager Pete DeVine, Estimator Brandon Lawlor and Vice President Matt Ambrose.

A principal is assigned to oversee each project, giving clients the ben-

efit of personalized contact with its senior leaders and the highest level of construction advisory and management experience. With three corporate principals, each who offer more than 25 years of experience, plus 36 additional construction professionals, PICIS maintains a very hands-on approach with every project assignment.

The firm offers full construction management services during the design and construction phases of the project, as well as providing a complete menu of stand-alone design phase services. These include cost consulting, value engineering, scheduling and constructability reviews.

To PICIS, providing professional Pre-Construction and Construction Phase services means acting as an extension of the client’s staff, always keeping the interest of the client at the forefront on any decision or recommendation offered on the project. PICIS assists with all aspects of the design and construction process.

“One of our greatest strengths, as our clients often indicate, is that we are respectful of their needs,” says Vice President Matt Ambrose. “When you

speak to our clients, you will hear a consistent response – our construction decisions are made to maximize the client’s dollar. They say this because we base our fees on staffing levels and project duration, not on a percentage of construction costs.”

A partial list of PICIS clients includes: City of Bedford, City of Avon Lake, The Cleveland Clinic Foundation, Greater Cleveland Regional Transit Authority (GCRTA), Rocky River City Schools, Euclid City Schools, The Ohio School Facilities Commission, Ashtabula Area City School District, Michigan State University, Buffalo University, Lake County Prosecutors Office, City of Marietta, Marshall County Schools, Wood County Schools, Marshall County Courts, Ohio Department of Administrative Services, Cuyahoga County Department of Central Services, along with many design firms nationally. **P**

*PICIS, an employee-owned company, is headquartered at 1360 E. 9th St., Ste. 910 in Downtown Cleveland. For more information, visit PICIS online at [www.pcscmservices.com](http://www.pcscmservices.com) or call 216-619-1700.*

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*"P|C|S has worked well with our architectural team, Firestone Jaros & Mullin, Inc. (FJM). With the thorough review of the architectural drawings by P|C|S, and the team collaboration attitude that they helped to develop between all parties, the attention to detail and the thoroughness of the construction documents led to a low number of change orders on our high school project...resulting in a savings of approximately \$1 million to the District.*

**Marvin R. Wourms**  
*Superintendent*  
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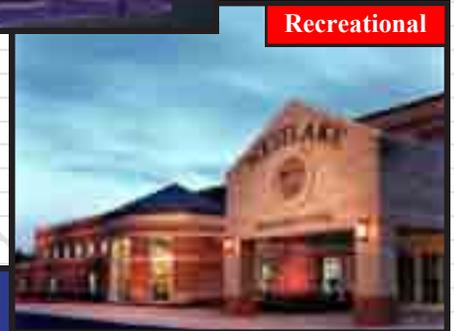
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# CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-U0330093

## H & C BUILDING EXPANSION

**Kirtland, OH** (Lake Co.)

**ESTIMATED AMOUNT:** \$9,000,000

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Announcing Architect.

**OWNER:** Lakeland Community College  
7700 Clock Tower Drive  
Kirtland, OH 44060  
www.lakeland.cc.oh.us  
(440) 953-7000

**ARCHITECT:** The Collaborative Inc.  
500 Madison Avenue  
Toledo, OH 43604  
www.thecollaborativeinc.com  
tci@thecollaborativeinc.com  
(419) 242-7405 FAX (419) 242-7400

**DETAILS:** Combined 21,000 SF expansion to the H and C buildings. In addition approx. 12,000 SF of existing and interior space will be renovated and upgraded.

PN-T1113016

## TOWN HALL RENOVATION

**Sharon Township, OH** (Medina Co.) Sharon Circle

**ESTIMATED AMOUNT:** \$375,000 - 380,000

**CONTRACTING METHOD:** Public Bids

**UPDATE:** November 2009 bond was approved; construction could begin in February 2010; bid schedule to be announced.

**OWNER:** Sharon Township - Medina Co.  
1322 Sharon-Copley Road  
Sharon Center, OH 44281  
(330) 239-4406

**ARCHITECT:** Kevin Robinette  
2091 South Belvoir Blvd  
South Euclid, OH 44121  
(216) 297-0067

**DETAILS:** Complete interior and exterior renovation; the siding on the exterior will be completely or partially replaced; interior will be gutted and re-insulated; all new

wiring; new HVAC; ADA improvements; an elevator lift for wheelchair accessibility will be added; replacing fluorescent lighting with more historical fixtures; making main floor windows operable; reconstructing stairways to meet code; adding storage area to the main level; enclosing electrical panels; refinishing floor; insulating and replacing cabinetry on lower level; stripping, repainting and updating woodwork on the main level; replacing wood siding as well as trim, eaves and molding; reconditioning the tower's bell; adding capability for audio-visual equipment; possible plumbing issues.

PN-U0212063

## HVAC UPGRADES

**Mentor, OH** (Lake Co.)

**ESTIMATED AMOUNT:** \$500,000

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Announcing Engineer; bidding to advance early 2010.

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

**ENGINEER:** CT Consultants - Willoughby  
35000 Kaiser Court  
Willoughby, OH 44094  
www.ctconsultants.com  
(440) 951-9000 FAX (440) 951-7487

**DETAILS:** Upgrades to both City Hall and the Ice Arena buildings; additional details to be announced.

PN-U1110016

## BROOKLYN ADULT ACTIVITIES CENTER ROOF REPAIRS

**Brooklyn, OH** (Cuyahoga Co.)

**ESTIMATED AMOUNT:** \$630,000

**CONTRACTING METHOD:** Public Bids

**STATUS:** Architectural Services due Tuesday, November 24, 2009 (To Owner)

**OWNER:** Cuyahoga County Board of Dev. Disabilities  
4553 Hinckley Ind'l Pkwy  
Cleveland, OH 44109  
www.cuyahogabdd.org  
(216) 741-2784 FAX (216) 741-2678

**DETAILS:** 42,950 SF facility located at 10991 Memphis Avenue. Existing roof deck is cementitious fiber (Tectum) with Carlisle ballasted rubber membrane.

PN-U1109065

## OPERATIONS CENTER ROOF REPLACEMENT

**Cleveland, OH** (Cuyahoga Co.)

**ESTIMATED AMOUNT:** \$215,000

**CONTRACTING METHOD:** Public Bids

**STATUS:** Architectural Services due Tuesday, November 24, 2009 (To Owner)

**OWNER:** Cuyahoga County Board of Dev. Disabilities  
4553 Hinckley Ind'l Pkwy.  
Cleveland, OH 44109  
www.cuyahogabdd.org  
(216) 741-2784 FAX (216) 741-2678

**DETAILS:** 10,490 SF facility located at 4553 Hinckley Industrial Parkway. Existing deck is metal with mechanically fastened insulation and totally adhered Carlisle membrane.

PN-S0329001

## YMCA FACILITY

**North Royalton, OH** (Cuyahoga Co.)

**ESTIMATED AMOUNT:** \$6,000,000 - 8,000,000

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

**STATUS:** Owner seeking funding and is considering various sites; no additional information has been released at this time.

**OWNER:** YMCA of Greater Cleveland

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STONE RESTORATION  
WATERPROOFING

2200 Prospect Avenue  
Cleveland, OH 44115  
(216) 344-0095

**DETAILS:** 12 different sites are being considered with both existing facilities and vacant land under consideration; 40,000 - 50,000 SF recreational facility housing an eight-lane competitive pool; a full fitness center; a gymnasium; outdoor playground equipment and practice fields; an aerobics and cycling studio; child ace options; a whirlpool spa/sauna and leisure/therapy pools; restroom facilities; sitework; thermal and moisture protection; windows and doors; mechanical; concrete; masonry; structural steel; wood and plastics; roof membrane; insulation; steel doors/hardware; caulking; glass and glazing; painting; drywall; floor coverings; toilet and bath accessories; plumbing; HVAC; electrical; lighting.

PN-U1104036

#### CAREER CENTER IMPROVEMENTS

**Brecksville, OH** (Cuyahoga Co.)

**CONTRACTING METHOD:** Public Bids

**STATUS:** Architectural Services RFPs due Monday, November 30, 2009 (To Owner)

**OWNER:** Cuyahoga Valley Career Center Bd. of Education  
8001 Brecksville Rd.  
Brecksville, OH 44141

(440) 526-5200  
psmith@cvcworks.com

**DETAILS:** Could include additions to existing building, renovation to the buildings and/or grounds, and new construction; specific details to be determined.

PN-T0902033

#### ATI HALTERMAN HALL IMPROVEMENTS

**Wooster, OH** (Wayne Co.)

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Project is in design phase; bid schedule to be determined.

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

**ARCHITECT:** eS Architecture & Development

6077 Frantz Road, Suite 201

Dublin, OH 43017

www.esarchitecture.com

generalmail@esarchitecture.com

(614) 764-1115 FAX (614) 764-1116

OSU-071570

**DETAILS:**

The project scope involves upgrades to eight teaching laboratories and four support/preparation spaces. Building systems upgrades will include improved lighting, plumbing, and HVAC. Also included are upgrades to laboratory case

goods, benches, lab tops; upgrades to student workstations, tables, seating; and new paint and finishes as required. The construction phase of the project might need to be phased over two academic summers, to allow for classroom scheduling.

PN-U1002028

#### NEW KENT MUNICIPAL COURT

**Kent, OH** (Portage Co.)

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Design Services RFQs have been received; award to be announced.

**OWNER:** Portage County Director of Internal Services

449 S. Meridian Street, Room 701

Ravenna, OH 44266

co.portage.oh.us/internalservices.htm

(330) 297-3611 FAX (330) 297-3610

**DETAILS:**

SF to be determined; sitework; concrete; masonry; thermal and moisture protection; framing; plumbing; electrical; HVAC; finishes; specific details to be announced. The Kent Branch of the Portage County Municipal Court is currently located at 214 S. Water Street in Kent, Ohio and occupies the one-story, downtown building originally built for the Kent Post Office. The building is one-story with a partial basement. The Courtrooms, Court offices, Clerk's

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offices, Prosecutor's offices and Sheriff's holding area are all located on the first floor in approx. 5,800 GSF. The Clerk has archive file storage in the basement of approx. 2,400 GSF.

PN-U1102097

#### WALGREENS DRUGSTORE

**Eastlake, OH** (Lake Co.) 35279 Vine Street

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

**STATUS:** Planning is preliminary; developer seeking approvals

**OWNER:** Walgreens Company  
200 Wilmont Road #83-A  
Deerfield, IL 60015  
(847) 940-2500

**DEVELOPER:** JND Properties, Inc.

1 S. Main St.  
Chagrin Falls, OH 44022  
(440) 893-8930

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

**DETAILS:** Approx. 14,500 SF; site preparation; excavation; site concrete and sidewalks; asphalt paving and ramps; site utilities; landscaping; concrete footings; slab-on-grade concrete; concrete block; brick/stone veneer; structural steel, joists and

deck; heavy gauge metal stud framing and roof trusses; misc. metal rails, roof ladder; rough carpentry and roof sheathing/blocking; building insulation; roofing membrane and deck insulation; exterior wall sheathing and vapor barrier; standing seam roof system; metal flashing, gutters and downspouts; aluminum storefront and glazing; metal doors and hardware; metal stud framing (interior) and drywall; acoustic ceiling; painting; flooring; toilet accessories; misc. specialties; drive-thru window; HVAC; plumbing; fire protection; electrical; lighting; fire alarm system.

PN-U1030031

#### BRUNSWICK TOWN CENTER

**Brunswick, OH** (Medina Co.)

**CONTRACTING METHOD:** To Be Determined

**STATUS:** Developer RFOs due Tuesday, November 24, 2009 at 12:00 PM (To Owner)

**OWNER:** City of Brunswick  
4095 Center Road  
Brunswick, OH 44212  
www.brunswick.oh.us  
(330) 225-9144 FAX (330) 273-8023  
Robert A. Zienkowski, City Manager/  
Safety Director

**DETAILS:** Development redesign, creative configurations, land uses and marketing design of remaining approx. 19 acres.

The City's goal is to create an overall unique, high quality mixed-use development, with green space preservation and park development, as well as infrastructure upgrades that successfully blend with the residential aspect of this development.

PN-U0501073

#### MUNICIPAL SERVICE CENTER RENOVATIONS

**Beachwood, OH** (Cuyahoga Co.) 23550 Mercantile Road

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Bidding to advance shortly.

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

**ARCHITECT:** KA Architects, Inc.

1468 West 9th Street  
Suite 600  
Cleveland, OH 44113  
www.kainc.com  
(216) 781-9144 FAX (216) 781-6566

**C.M.:** Panzica Construction Co.

739 Beta Drive  
Mayfield Village, OH 44143  
www.panzica.com  
(440) 442-4300 FAX (440) 442-4179

**DETAILS:** Renovations of an existing building to serve as the municipal maintenance and



### Programs coming in 2010:

#### BOMA Building Tour & Happy Hour

Thursday, January 21, 2010  
Terminal Tower & Hard Rock Cafe

#### The Event - BOMA Masquerade Ball

Saturday, February 6, 2010  
200 Public Square

#### The Every Building Show - A Showcase of Products & Services

Thursday, March 11, 2010  
Browns Stadium

For more information on an  
upcoming meeting visit  
[www.bomacleveland.org](http://www.bomacleveland.org)

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service facility; specific details to be announced.

PN-U1026036

**COLLINWOOD RECREATION CENTER**

**Cleveland, OH** (Cuyahoga Co.) Lakeshore Boulevard

**ESTIMATED AMOUNT:** \$10,800,000

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Bidding possible in November 2009; construction could begin the first half of 2010.

**OWNER:** City of Cleveland  
601 Lakeside Avenue, Room 128  
Cleveland, OH 44114  
www.city.cleveland.oh.us  
(216) 664-2628 FAX (216) 664-2177

**ARCHITECT:** City Architecture Inc.  
3634 Euclid Avenue, Suite 100  
Cleveland, OH 44115  
www.cityarch.com  
mark@cityarch.com  
(216) 881-2444 FAX (216) 881-6713

**DETAILS:** Vacant former Kmart and Big Lots store. Project will include a gymnasium; a natatorium with play pools, a four-lane lap pool and a large water slide; an aerobics studio; a fitness room; a learning center; community meeting spaces; project will seek to attain a Gold LEED rating; state-of-the-art plumbing, recycled concrete, natural light, high-tech monitoring equipment to keep energy costs low. Landscaping will include a generously proportioned rain garden, intended to capture and filter runoff from the center's 200-space parking lot.

PN-U0420034

**AUSTINBURG ELEMENTARY SCHOOL**

**Geneva, OH** (Ashtabula Co.)

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Bidding possible March 2010.

**OWNER:** Geneva Area City Schools

135 S. Eagle Street  
Geneva, OH 44041  
www.genevaschools.org  
(440) 466-4831

**ARCHITECT:** BSHM Architects - Youngstown  
15 Federal Plaza, Suite 300  
Youngstown, OH 44503  
www.rbparch.com  
info@rbparch.com  
(330) 744-4401 FAX (330) 744-2370

**C.M.:** Scaparotti Construction Group  
5910 Landerbrook Drive, Suite 230  
Cleveland, OH 44124  
www.scapcg.com  
(440) 753-5200 FAX (440) 753-5201

**DETAILS:** Approx. 43,000 SF; concrete; masonry; sitework; utilities; drywall; insulation; wood and plastics; glass and glazing; doors and hardware; floor coverings; lighting; electrical; HVAC; painting; plumbing; mechanical; toilet and bathroom accessories.

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