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Image courtesy of Mort Tudor Photography

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Rising to Great Heights



KEN KRYCH

Welcome to our July issue! This month we bring you an inside look at a variety of construction/design projects, including two that are, quite literally, some of the top developments in the area.

First, in Downtown Youngstown, there's Realty Towers Apartments, a 1920s-era, 13-story office building that has been converted into a beautiful new, modern home for upwardly mobile residents who want to live right on the square. It should be a catalyst to attract new growth and opportunities for the city. We extend our thanks to the Frangos Group, D-A-S Construction and City Architecture for their cooperation on this special project.

Secondly, as part of our annual Interior Design Special Section, we

are proud to present the gorgeous new offices for Turocy & Watson LLP, situated on the 57th floor of Key Tower – which makes the intellectual-property law firm's headquarters the highest office space between New York City and Chicago. Our thanks to Steve Kordalski, of Kordalski Architects; David Smik, of Bolton Pratt; and Greg Turocy, partner at Turocy & Watson LLP for their cooperation in telling the story of how this project came together.

Also this month in our "Inside Design" Special Section, we devote our attention to other well-designed interior spaces throughout the area, plus the people who make them possible. There's All Erection & Crane Rental's new headquarters and Liberty Bank N.A.'s new Solon branch. And there's Vieng's Asian

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Bistro, a new Eastern-themed dining establishment at Crocker Park that was designed by Herschman Architects and completed by Design Wise Inc. We also take a look at innovative specialists like Wine Cellar Technologies, who design and build custom wine cellars; Justice & Company, who provide custom stonework, woodwork and more; and Commercial Works, which provides a range of turnkey relocation services. Finally, we get some insight into the latest design trends in the hospitality market from Braun & Steidl Architects; a special look at the International Interior Design Association from local chapter president Erica Shiever; and an overview of recent standout interior design projects from the Ohio North Chapter of the American Society of Interior Designers' 2009 Design Awards.

Last, but certainly not least, is our cover story, which highlights the new Westwood Country Club, recently completed by The Albert M. Higley Company. I was often a guest there in the 1980s and visiting the new clubhouse recently I was stunned by the remarkable job that was done to create a first-class facility. It is truly a lovely place that was built to last.

Coming next month

In August, we are delving into the realm of renovation and restoration with a section devoted to a variety of the biggest, best and most unique throughout our region. We will be shining the spotlight on the Terminal Tower's exterior restoration, the renovation of the 668 building, the new DoubleTree Hotel and many more.

As always, we encourage your input and story ideas for this special Renovation & Restoration section in August, as well as our Green Building special section that's on the way this September.

Feel free to email me directly at kkrych@propertiesmag.com or call me at 216-251-0035.

Positively,



Kenneth C. Krych
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PROPERTIES PEOPLE

Highlighting notable industry events



- 1 **Philip LiBassi, AIA, AHCA** (Westlake Reed Leskosky) and **Frank Mokris, P.E.** (STERIS Corporation)
- 2 **Bob Schneeberger** (Notre Dame College), **Cindy Murphy, P.E., J.D.** (Renner, Otto, Boisselle & Sklar LLP); **Maria Baker** (Renner, Otto, Boisselle & Sklar LLP); **Charles Baker** (Parma Community General Hospital); and **David Peace** (Swagelok)
- 3 **Tony Donofrio** (Middough Inc.) and **Annette Donofrio**
- 4 **Bob Stock, Ph.D., P.E.** and **Ray Knight, P.E.** (Ralph Tyler Companies)
- 5 **Dave Hartman, P.E.** (R.E. Warner & Associates, Inc.) and **Pam Sminchak** (Strongsville City Schools)
- 6 **Catherine Lewis, Olga Gonzalez-Sanabria** and **Rafael Sanabria** (NASA Glenn Research Center)
- 7 **Jonathan Iwamasa, P.E.** (AXA Advisors) and **Jeffrey Anderle** (Sustainable Rhythm Marketing)
- 8 **Marvin Echols** (The Whiting-Turner Contracting Co.); **Maribeth Feke** (Greater Cleveland Regional Transit Authority) and **Phil Kerber** (The Whiting-Turner Contracting Co.)
- 9 **Richard Schindler, P.E.**; and **Anita Schindler**
- 10 **Larry Ho, P.E.** (City of Cleveland); **James Deidrick, P.E.** (City of Cleveland) and **Ken Krych** (*Properties Magazine*)

Cleveland Engineering Society 2009 Meeting & Celebration

Recently, 150 members of CES attended their annual meeting to induct new officers, announce executive committees, recognize committee chairs, present scholarships and honor their Leadership Award winner. This year's event began with a reception in Mixon Hall at the Cleveland Institute of Music, in Cleveland, followed by a recital to demonstrate its use and remarkable acoustics design and function. **P**



Dave Robar (Vocon Inc.) and **Evan Klotzman** (Alpha Park, Inc.)

NAIOP Charity Golf Classic

NAIOP recently hosted its 16th annual golfing event at Fox Meadow & Weymouth Country Clubs in Medina where 140 players spent the day, which culminated in a dinner, a raffle drawing and many prizes all donated to charities. NAIOP has donated over \$20,000 recently to charities such as American Cancer Society, North Coast Community Homes, CNDC, CSU Maxine Goodman College of Urban Affairs and the Cleveland Urban Design Collaborative. **P**



- 1 **Robbi Laps, Charlene Ferko, Dave Sanson** and **Tim Holmes** (Air-Temp Mechanical, Inc.)
- 2 **Eric Hart** and **Andy Hart** (Restoration Mechanical)
- 3 **Ryan Martin** (ABC) with **Larry Phillips, Ken Thacker, Tony Novinski** and **Bob Coldren** (LP Electric)

ABC Westfield Open Golf Scramble

Associated Builders and Contractors recently hosted the second annual Westfield Open Golf Scramble, which drew 60 golfers. The event also included a Kansas City Barbeque cook out. Prizes and awards were given for team scores, longest drive, closest to the pin and longest put. There was a tie for first place (low team score). Three groups came in posting a -9 under 63. Air-Temp Mechanical, Inc. won the event by virtue of a tie-breaker (low net on the number one handicap hole). JF Bernard and Construction Labor Contractors (CLC) – Akron Office shared second place. Westfield Bank; R.J. Martin Electrical Contracting, Inc.; Foundation Software; The Bluebook of Building and Construction; and Ross, Brittain & Schonberg Co., L.P.A sponsored the event. **P**

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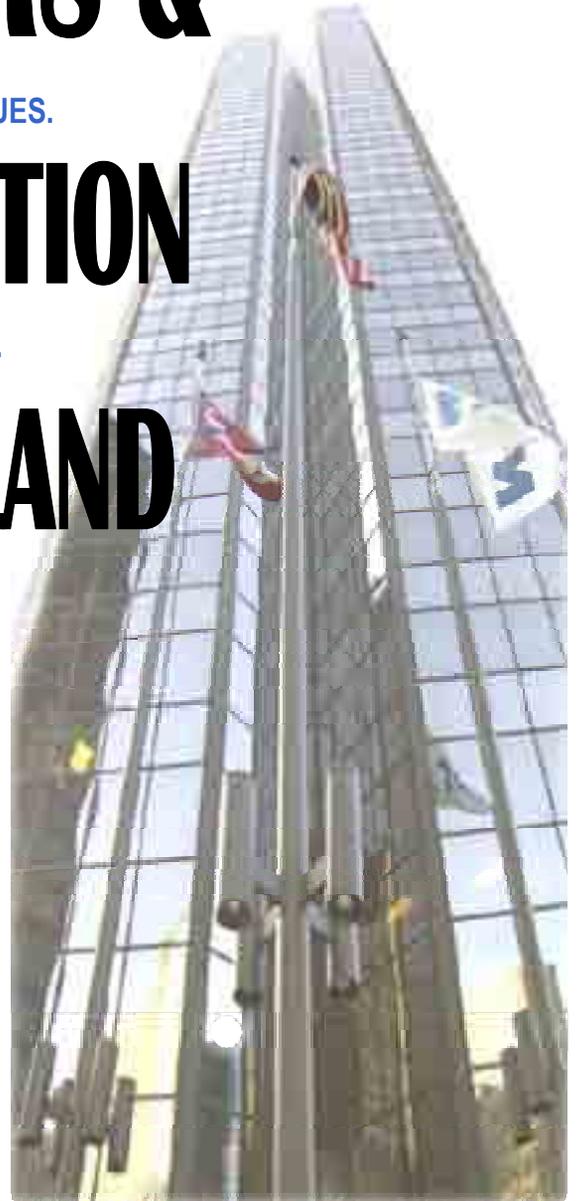
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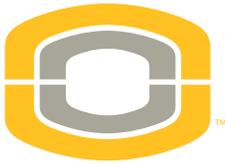
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Image courtesy of Dimit Architects

SLEEK PEEK When completed, 27 Coltman will offer modern living spaces with open floorplans.

Condos on Coltman

Luxury townhomes project breaks ground in Cleveland's Little Italy neighborhood

Little Italy Preservation Partners Inc. recently began construction for 27 Coltman, a fully financed luxury townhomes project situated in Cleveland's Little Italy/University Circle neighborhood, at Coltman Road & East 119th St. Situated on Coltman Road between Mayfield Road and the RTA Euclid Corridor (HealthLine), 27 Coltman luxury townhomes is at the epicenter of University Circle's cultural, educational and medical communities. Various entertainment, fine and casual dining, shopping, public transportation and recreational opportunities are just around the corner throughout Little Italy.

A \$10 million development, 27 Coltman features 27 fee-simple residences with open, contemporary floorplans, two to four bedrooms (per plan), private rooftop decks and terraces, one- or two-car garages with insulated garage doors and professionally designed landscaping. Gourmet kitchens include maple cabinets, gran-

ite countertops, hardwood flooring and stainless steel appliances. Bathrooms offer ceramic tile flooring and maple cabinets, plus granite countertops and Whirlpool tubs in owner's baths.

Design assistance is available at the 27 Coltman Design Centre, which is open to interested parties and is located at 12026 Mayfield Rd.

27 Coltman offers a 15-year 100% tax abatement. Units range in

price from \$299,000 to \$499,000. Financing for the project is provided by KeyBank.

The project is being developed in part by Andrew Brickman and designed by Dimit Architects, both of whom are concurrently working on 11 River, a similar residential project in Rocky River (see *Properties*, June 2009). For further information, visit www.27coltman.com. **P**

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May Construction Climbs 7%

At a seasonally adjusted annual rate of \$412.3 billion, new construction starts in May advanced 7% from the previous month, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. May's strengthening was led by a substantial increase for public works, which featured a major pipeline project as well as gains for highways, bridges, sewers, and water supply systems. Meanwhile, housing stayed flat and nonresidential building resumed its downward trend after the brief upturn reported in April.

The May statistics lifted the Dodge Index to 87 (2000=100), compared to 82 for April. The pace of new construction starts had fallen steadily from mid-2008 through February, but since then has shown slight if hesitant improvement. However, the level of activity registered during March, April, and May remains weak by recent standards – up 4% from the average for January and February, yet still down 10% from last year's fourth quarter.

"The pattern of construction starts over the past three months suggests that a bottom is being established," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction.

"Single family housing now seems to be leveling off after its lengthy correction, and public works is picking up speed, with more to come given the lift that's just beginning to emerge from the federal stimulus funding. This will be offset, however, by further weakness for nonresidential building, involving its commercial, manufacturing, and institutional segments."

Nonbuilding construction

Nonbuilding construction in May surged 28% to \$149.1 billion (annual rate). The "miscellaneous" public works category (including such project types as pipelines and rail work) soared 91%,

with the push coming from \$2.5 billion related to segments of the Keystone oil pipeline project covering the states of South Dakota, Nebraska, Kansas, Missouri and Illinois. If this massive project is excluded from the May statistics, then the

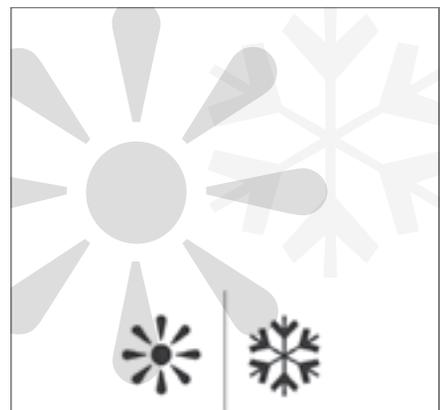
28% increase for nonbuilding construction would be reduced to a 2% gain, and the 7% increase for total construction would become a 1% decline. The "miscellaneous" public works category in May was also helped by the start of a \$315 million mass transit rail line extension in Miami, Florida. Aside from May's strength for pipeline and rail work, May also included gains for other types of



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public works. On the transportation side, highways advanced 12% while bridges climbed 54%, with the latter helped by the start of a \$366 million bridge renovation project in New York, New York. On the environmental side, growth was reported for sewers and water supply systems, up a respective 13% and 12%, but river/harbor development fell 32% after heightened April activity. Electric utility construction in May grew 5%, aided by the start of a \$382 million transmission line project in Virginia and West Virginia, as well as by the start of a \$200 million wind farm in Iowa.

Residential building

Residential building, at \$102.8 billion (annual rate), was essentially unchanged in May from the previous month. Single family housing in May grew 2%, and has now shown improvement in dollar terms for four straight months. Even with this improvement, the volume of activity continues to be very weak, with May down 28% from the monthly average for 2008, itself a depressed year for single family housing.

“Recent months have offered more evidence that single family housing has reached bottom, whether looking at the level of starts or home sales,” Murray says. “While this represents a noteworthy change from the steady declines that were reported over the past three years, the large amount of home fore-

May Construction Contracts for Cleveland Area

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

	2009	2008	Percent Change
Nonresidential	\$52,365,000	\$482,613,000	-89
Residential	\$33,211,000	\$59,272,000	-44
Total Building	\$85,576,000	\$541,885,000	-84

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

	2009	2008	Percent Change
Nonresidential	\$248,204,000	\$717,307,000	-65
Residential	\$127,501,000	\$258,433,000	-51
Total Building	\$375,705,000	\$975,740,000	-61

- 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

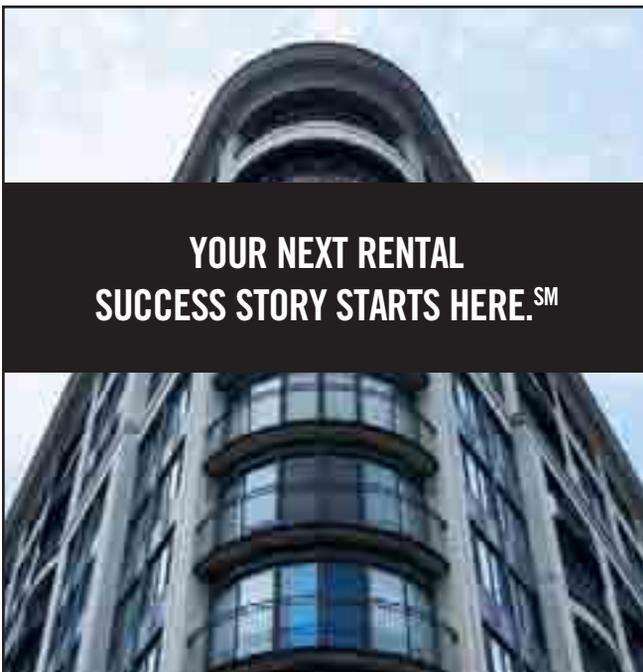
closures still underway will continue to weigh down the single family market for some time.”

By region, single family housing in May showed gains in the Midwest, up 14%; the South Central, up 6%; and the Northeast, up 2%; but declines in the West, down 2%; and the South Atlantic, down 6%. Offsetting the modest increase for single family housing in May was a 13% decline for

multifamily housing. While single family housing appears to be reaching bottom, the same has not yet occurred for multifamily housing, which has registered declines in eight out of the past ten months.

Nonresidential building

Nonresidential building in May dropped 4% to \$160.4 billion (annual rate). Much of the weakness for non-



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residential building took place on the institutional side, as school construction fell 8% and healthcare facilities plunged 35%. The healthcare facilities category in the first three months of 2009 showed diminished contracting after a record 2008, followed by a brief rebound in April. The pullback in May indicates that the downward trend for healthcare construction has resumed. Amusement-related projects, such as theaters and sports arenas, retreated 23% in May. Several institutional categories reported greater contracting in May, such as churches, up 27%; transportation terminals, up 37%; and public buildings, up 51%. The public buildings category in May was supported by the start of two large courthouse projects in Florida (\$224 million) and New York (\$173 million), and two large detention facilities in Alabama (\$184 million) and New York (\$133 million). The manufacturing plant category had a particularly weak May, sliding 61%.

The commercial categories in May ran counter to their downward trend that's been underway over the past year. Store construction, which has seen a particularly steep drop after peaking in 2007, held steady in May.

Both warehouses and hotels showed gains from very weak April activity, with warehouses up 5% and hotels up 31%. Office construction in May climbed 51%, lifted by the start of a \$347 million office tower in New York, New York and a \$99 million office tower in Seattle, Washington. The volume of office construction in May was still depressed relative to the past year, as it came in 35% below the monthly average for this category in 2008.

On an unadjusted basis, total construction during the January-May period of 2009 was reported at \$154.2 billion, down 38% from the same period a year ago. The year-to-date declines are likely to stay substantial through mid-year, but then become less severe during the second half of 2009 given the comparison to the sharp erosion in construction activity that took place in the second half of 2008. By sector, nonbuilding construction for the first five months of 2009 showed a relatively small decline, retreating 14%. The downturns for the other two sectors were considerable

– residential building, down 49%; and nonresidential building, down 43%. By region, total construction during the first five months of 2009 showed the largest reductions in the Northeast, down 45%; and the South Atlantic, down 41%. Not far behind were the West, down 39%; the South Central, down 34%; and the Midwest, down 29%.

Added perspective is made possible by looking at twelve-month moving totals, in this case the twelve months ending May 2009 versus the twelve months ending May 2008. On this basis, total construction is down 25%, with the smallest decline by sector shown by nonbuilding construction, down just 1%. Larger declines were reported for residential building, down 43%; and nonresidential building, down 23%. By region, the twelve months ending May 2009 showed this performance for total construction versus the prior twelve months – the South Atlantic, down 34%; the West, down 31%; the Northeast, down 26%; the South Central, down 16%; and the Midwest, down 15%. **P**

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Moving Up

Realty Tower Apartments bring modern amenities to Downtown Youngstown

By John Elliott | Photos by Bill Webb

The recession has shaken the confidence of many Northeast Ohio residents, but it has not fazed leaders of revitalization projects such as developer Lou Frangos, who remains committed to downtown redevelopment in both Cleveland and Youngstown. The most recent evidence of Frangos' commitment to restoring the downtowns is the renovation of Youngstown's Realty Tower Apartments at Federal and Market streets.

The \$8.3 million renovation, scheduled for completion this month, converts the 13-story building formerly known as the Realty Guarantee and Trust Co. into modern apartments for upwardly mobile residents. Elegant amenities, coupled with the classical design of a turn-of-the-century commercial building,

creates downtown living unlike anything previously available in downtown Youngstown.

This historic landmark, originally opened in 1924, will consist of 23 customized residential units that offer private balconies, large windows, 10-foot-high ceilings, rooftop decks and views of the city's historic Central Square. The

building was designed by Youngstown architects Morris Scheibel and Edgar Stanely and placed on the National Register of Historic Places in 1980. The register application called it a rare combination of Sullivanesque and Beaux Arts designs.

Securing financing for the renovation took time. Frangos, who bought the building for \$540,000 in 2000, has been approved for \$3.1 million from federal and state agencies that support the rehabilitation of historic buildings upon completion of the project. He also secured financing from KeyBank and a no-interest loan from the city of Youngstown.

Frangos admits to having dual loyalties to Youngstown and Cleveland, which explains his commitment to both cities' downtowns. He was born in Youngstown and moved to Cleveland at an early age. He maintains close ties to relatives in Youngstown.

Frangos' commitment to the cities is also rooted in a belief that both are destined for prosperity. "They are both good communities, there are solid people there," Frangos said.

The Frangos Group comprises the largest single property owner in Cleveland's Gateway Entertainment District, a region that includes Progressive Field, The Quicken Loans Arena, Playhouse Square Theater District, Cleveland State's Convocation Center and Cleveland State University.

Frangos' major Youngstown properties besides Realty Tower include the Chase Bank Building, the First National Bank Building, the Plaza parking deck, the Stambaugh Building and parking deck, the Wick Building, the Erie Terminal, the Harshman Building, a building at 213 W. Boardman Street, the Paramount Theatre, and the St. Vincent de Paul Society thrift store and office building.

A need for residential options

"Youngstown is a university town and a county seat," Frangos says, explaining his decision to buy the Realty Tower, an adjacent garage and another office building in downtown Youngstown. He previously completely renovated the Park Place Garage, a \$6 million endeavor. The 50,000-square-foot Plaza building across from Realty Tower houses



UP THROUGH HISTORY Originally known as Realty Guarantee and Trust Co. and opened in 1924, the historical landmark has been transformed into 23 customized residential units with private balconies, rooftop decks and views of Youngstown's historic Central Square.

Frangos' Youngstown office, in addition to a restaurant and other offices.

Realty Tower was largely, although not completely, vacant when Frangos bought it.

Frangos pegged Realty Tower for apartment space after he conducted a needs study and concluded there were not enough residential living options in the downtown area for upwardly mobile residents. "There is enough office space in Youngstown," he explains. "Housing is something we thought there would be a need for."

He said there is a particular need for university housing. "The city needs

the university and the university needs Youngstown," he says.

Frangos did his homework in learning the housing needs of the university. Before deciding what type of apartments to build, he met with Bill Sperlazza, who had 33 years in administration and housing at Youngstown State University, including serving as director of housing. In 2008, Sperlazza joined Frangos as development and project manager for his Youngstown properties.

"What we're doing here is the first of its kind," Sperlazza says, noting that Realty Tower is the first phase of Frangos' plans to renovate downtown



FIRST CLASS The new Realty Tower Apartments, one of several rejuvenating developments in Youngstown, is the first upscale housing offered downtown.

advantages, but he says many people in their early to mid thirties are choosing to live downtown and are likely to stay. "They don't have the baggage the older generation has," he says, noting this group of people didn't live through the area's earlier decline.

Peyko notes some key developments rejuvenating downtown in the last five years. One was the opening up of a pedestrian plaza to automobiles. "When that reopened, it created a sense of vitality," he says. Another was the removal of some trees that blocked some attractive views. "You could see the buildings when they moved the trees; it changed the way the whole downtown felt," he says.

Youngstown. "He sees an opportunity in the revitalization of this town," Sperlazza says of Frangos.

Downtown revitalized

In addition to the university, many of the businesses that have emerged from the city's economic development initiatives, such as the Youngstown Business Incubator, have created a new demand for high quality residential space. Private employers include Turning Technologies, Exal Corp., Phantom Fireworks and MS Consultants. "The city has a great economic development program which has helped us tremendously," Frangos says. "Companies have moved into the area

and are expanding. It's what I call a hidden jewel."

Also generating downtown activity is the Covelli Centre, a sports and entertainment auditorium, and St. Elizabeth Health Center, Youngstown's leading hospital.

Mark C. Peyko, editor and publisher of Youngstown's *Metro Monthly* and a local historic preservation expert, says Realty Tower does indeed bring a new type of residential space to the downtown. "This is the first upscale housing offered in the downtown," he says.

Peyko says downtown has struggled as a destination for new businesses since suburban properties have offered

A need to preserve history

Frangos recognized the need to preserve some the building's historic architecture. This necessitated hiring an architect experienced in historic buildings, Cleveland-based City Architecture Inc. Tapping his experience restoring historic buildings in Cleveland, Frangos was able to get state tax credits for three of the buildings in downtown Youngstown.

"Getting city officials in Youngstown to sign on to the first loan and tax credits was a pleasure," Frangos notes. "Mayor

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BY THE NUMBERS There are 23 apartment units with nine different floor plans ranging from 1,200 to 2,057 square feet, and all are minimum two-bedroom units with two full baths.

Williams, Economic Development Director T. Sharon Woodberry, Finance Director David Bozanich and all of city council get what economic development is all about, and offered help every step of the way." Getting the community to buy in was more challenging. "Overcoming negativity was the toughest thing," he

says. "[Youngstown residents] had reason to be skeptical. That's all changed now." The renovation resulted in a total gutting of most of the building, including a new rubber roof, but retained certain historic features. New plumbing, electrical systems and elevators have been installed.

Cleveland-based D-A-S Construction did the demolition while the Frangos Group hired Medico Environmental, a specialist, to handle asbestos abatement.

"Renovating the building was quite a task to undertake," Sperlazza says. The original marble walls and the stairway doors have all been restored.

"The marble throughout the building will really look sharp when completed," says Mike Morrell, project manager for D-A-S Construction Inc., the general contractor for the project.

Major sections of the cornice on the roof were completely rebuilt. "They had that terracotta in hundreds and hundreds of pieces," Sperlazza says. "It's just a small segment of architects and restoration specialists that really know that field."

Much of the ornamental molding in the lobby was restored and repainted. An ornate plaster molding extends above the elevators. Ornate plaster also extends from the ceiling about 18 inches onto the wall. Boardman-based Roger Kreps Drywalling & Plastering Inc. per-

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formed “reverse molding” on areas with the original plaster intact.

Extensive restoration performed

Charles Hall, project construction administrator for City Architecture Inc., says the building’s existing façade was tuck pointed and power washed. In addition, the cornice was restored to preserve the original design. Major sections of the cornice were completely rebuilt. A mold made from the existing cornice was used to recreate the original terracotta look.

Cleveland-based M-A Building & Maintenance Co. handled the exterior restoration. Jim Wamelink, project manager for the company, says the cornice restoration was the most challenging aspect of the job. The cornice, which protrudes about three and a half feet away from the building, was removed and rebuilt. “It was ready to fall off in some areas,” he says.

Wamelink says many of the individual terracotta pieces in the cornice were cracked and had to be catalogued and carefully reassembled. Each piece had to be cleaned, prepped, drilled and fit together with stainless steel pins and epoxy. “That couldn’t be done on the ground or in the warehouse,” he says, due to time constraints. “We had to figure out how to do it onsite on the roof.”

Replacement elements matching the original design and finish were needed as some terracotta elements could not be rebuilt. A mold made from the existing cornice was used to recreate the original terracotta look using glass fiber reinforced concrete. Finally, new structural steel was fabricated and installed to hang the reassembled cornice.

Wamelink notes that a lot of brick was replaced and some openings were made for new windows and doors. To protect and beautify the building, M-A Building & Maintenance Co. applied an elastomeric coating on the south and east elevations where masonry was exposed from a previously attached building. M-A Building & Maintenance also pressure washed the entire exterior.

Hall from City Architecture Inc. says it was necessary to cut out new masonry door openings on the south side of the



ROOM WITH A VIEW All suites have a series of windows offering views of either Market Street or Federal Street, which combine in a majestic downtown Central Square including a Civil War monument.

chute manufacturer to adjust the chute in order to avoid some large steel beams.

A vestibule was added at the back entrance to allow residents to enter from the parking lot on the building’s east side.

Constructing the new fire escape stairway on the south side of the building was challenging since the foundation extended 15 feet deep, Morrell notes. “That was a very tight area to work in,” he says. “You were working in a little cave to erect a stair tower.”

The stair tower has metal rails but is nonetheless spacious, allowing residents convenient access. “We had to add an emergency stair egress,” Sperlazza says.

A fire escape on the back of the building has been repainted and kept for aesthetics; it is not functional, but preserves the building’s history. Frangos plans

building to for the new balconies and egress stair tower. A chimney chase on the southeast corner of the building was used for the trash chute.

“We didn’t have to create a new trash chute,” he says. “It worked out pretty well.”

Morrell of D-A-S Construction Inc. says he had to work with the trash

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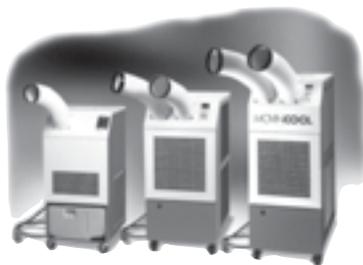
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to locate a restaurant on the first floor of the building, which previously housed a restaurant and a small TV studio.

Individual floor plans

There are 23 apartment units with nine different floor plans ranging from 1,200 to 2,057 square feet, and all are minimum two-bedroom units with two full baths.

Suite amenities include a washer/dryer in every unit, custom cabinetry, ceramic tile floors, elevator access, on-site parking, central air conditioning, rooftop decks, large windows, trash chute/compactor, exercise/community rooms and private balconies.

Monthly rents will range from \$1,400 to \$2,300.

A modern fitness center has been added to the second floor.

The suites are clean, modern and basic, but not lacking in character. All have new kitchen appliances, and kitchen cabinets are made of cherry wood. Walls and ceilings are painted white while most of the carpeting is beige. Kitchen and bathroom floors have ceramic tile.

The living rooms, dining rooms and bedrooms have gypsum board ceilings, while some kitchens and hallways have dropped ceilings. "Every apartment has a different flair," Sperlazza says.

Each floor houses two suites. All have a series of windows offering views of either Market Street or Federal Street, which combine in a majestic downtown Central Square with a Civil War monument.

The three upper floor penthouse suites have two stories, with an open stairway leading to the bedrooms.

Some suites have spacious rooftop decks overlooking the city. Some have dropped ceilings to add character.

Realty Tower is only the first phase of Frangos plans to restore downtown Youngstown to its former glory. He plans to turn the Wick Building at 35 W. Federal St. into apartments and to renovate the Erie Terminal at 112 W. Commerce St. into housing. The Erie Terminal may be targeted for use by Youngstown State University students, Sperlazza says.

"We have a strong commitment in Youngstown," Frangos said. **P**

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By Lou Kren | Photos by Eric Hanson

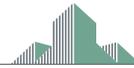
The Westwood Club would be proud. The club, a group of businessmen brought together in 1908 through dissatisfaction with the local golf course, set in motion events that would create Westwood Country Club in 1915. Today, Westwood Country Club boasts a magnificent new 37,500-square-foot clubhouse, the centerpiece of an 18-hole golf course on 145 acres in Rocky River.

The clubhouse, according to Daniel Denihan, Westwood's general manager, replaces an original structure built in 1914 and expanded over the years to 53,000 square feet. Construction crews, led by general contractor The Albert M. Higley Co., of Cleveland, began demolition of the original clubhouse in late 2007.

In its place grew the two-story, Colonial Revival-style replacement, designed by Partners & Sirny Architects, of Minneapolis, Minnesota.

Denihan recently gave *Properties* an inside look at the new clubhouse. The classic front portico provides an inviting entry to a grand staircase that leads to the main level, raised two feet from the former elevation to allow better course views. This level features a parlor, the Alison Dining Room & Bar (named for golf course architect C.H. Alison, who designed Westwood's golf course in 1924), a family grill and a dining terrace. All of the dining facilities overlook the golf course. The west side of the

clubhouse features a private entrance for the ballroom area. The main ballroom features seating for 300 – if not partitioned into as many as three separate spaces – as well as a cocktail area, bridal room and gazebo veranda, all overlooking the golf course's eighth hole. Male and female locker rooms with adjoining lounges, a business center, wine cellar and tasting room, grill room lounge and 1500-square-foot fitness center comprise the lower level, as do back-of-house services such as laundry. Vertical access



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CLASSIC CLUBHOUSE Furnishings and artwork in the Alison Dining Room & Bar match well with rich wood detailing, including red-oak woodwork and coffered ceilings, to provide a traditional look.

is via stairways and a passenger elevator at the front of the clubhouse and a freight elevator at the rear. Between the clubhouse and existing pool and pool house, a natural blue-stone lounge patio – larger than originally planned – and fire pit provide for outdoor enjoyment.

Resulted from extensive study

The new clubhouse grew out of years of research. Club officials knew something needed to be done.

“The existing clubhouse was old and tired,” says Denihan. “The roof as well as the electrical and mechanical systems were very old. On top of that, the existing clubhouse had undergone a hodge-podge of renovations, with the latest coming in 1964. So the newest parts of the clubhouse were 45 years old. It had been laid out poorly and lacked modern conveniences.”

A 2004 membership study conducted by Westwood management covering the clubhouse, golf course, dining, member-

ship and finances brought a variety of remarks, according to Rick Christensen, director of the Golf Clubhouse Studio at Partners & Sirny and project architect for the Westwood clubhouse. The top six of these responses were: create a coed 19th-hole casual dining room; convert the formal dining area, with the only view of the 18th fairway, to casual dining; add an outdoor dining terrace; create family friendly dining; maintain the Men’s Grill; and add a fitness facility

As a result, the Westwood board of directors decided to develop a facilities

master plan and in early 2005 formed a long-range-planning committee. The committee soon interviewed architects with clubhouse experience, ultimately selecting Partners and Sirny, which had just completed a master plan for The Country Club in Pepper Pike.

With Partners & Sirny onboard, a complete facilities assessment was made, including functional and building-systems conditions. The assessment revealed numerous issues ranging from an inefficient layout with duplication of functions on two levels to an aging

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TIED TO TRADITION Designed by Partners & Sirny Architects, the new, Colonial Revival-style clubhouse provides classic detailing – in the Alison Dining Room & Bar (top), a sitting room (middle) and a wine cellar and tasting room (bottom) – that meshes with Westwood Country Club's 94-year history.



infrastructure requiring significant maintenance. The architects documented for the committee the existing clubhouse spaces and compared those to a new space design. With that, Partners & Sirny planned alternatives that included stabilization of the existing structure, an enhanced stabilization, a complete remodel and new construction. At this juncture, The Albert M. Higley Co. provided construction budgets for each alternative. A 2006 town meeting with membership outlined the alternatives with a membership survey indicating a strong preference for new construction.

In response, the Westwood board formed a steering committee to

The new Westwood clubhouse appears to have always been there, so seamlessly it fits with the surrounding structures. But the improvements are unmistakable.



develop a comprehensive package that would include the clubhouse and needed improvements to the golf course. Refinements were made and the committee narrowed the alternatives to two: stabilization, which would entail a construction cost of \$6.9 million, and new construction, which would total \$9.7 million.

Issues in favor of new construction, according to Christensen, included the high cost of stabilization that would bring significant infrastructure improvements but no programmatic improvements requested by the members in the early survey, and the fact that the new clubhouse, while 14,000 square feet smaller, would include

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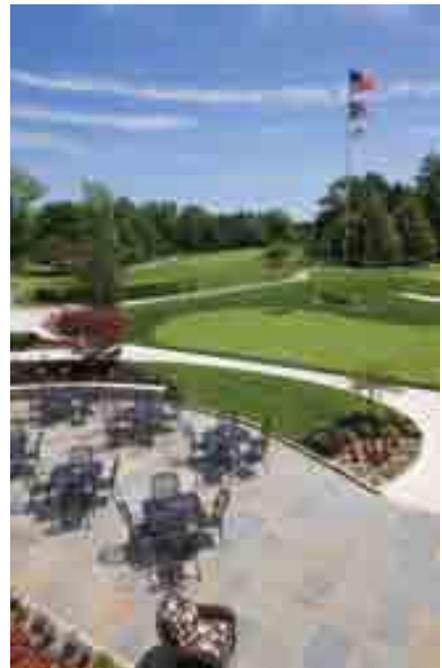
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NATURAL ATTRACTION Casual outdoor dining spaces, overlooking part of the 18-hole golf course, have been added at the rear of the new clubhouse.

all improvements sought in the survey and increase service and operation efficiencies. In addition, a market analysis confirmed that a 300-person banquet facility and an emphasis on casual family friendly dining would improve the club's position in the market.

In April 2007, membership voted for new construction, and from May to October, Westwood, Partners & Sirny and The Albert M. Higley Co. teamed to refine the clubhouse design and budget. Demolition began in October 2007 as golf season wound down, with construction progressing through 2008 while Westwood remained open. That's a testament to Albert M. Higley and its subcontractors, as electrical and other services had to be rerouted to keep other club facilities operating.

Seamlessly matched with surroundings

As completed, the new Westwood clubhouse, with its majestic columned entrance and elegance, appears to have always been there, so seamlessly it fits with the surrounding structures. But the improvements are unmistakable. Take the central kitchen location, which Denihan noted as a must for the new clubhouse and quite a departure from the inefficient kitchen facilities located on two floors in the old clubhouse. The centralized kitchen enables



CENTER OF ATTENTION A new 37,500-square-foot clubhouse is designed as the centerpiece of Westwood Country Club's 18-hole golf course on 145 acres in Rocky River.

efficient service to dining areas on the main level as well as to the banquet rooms and to the added dining area on the lower level.

Separate entrances for meeting and banquet areas are another big and appreciated change, as visitors can attend events without routing through club areas. In fact, the old clubhouse had

combined access for golfers, dining members and banquet attendees – a crowded and disjointed arrangement.

The new layout, much more efficient, enabled less square footage for the new construction. Also new: all MEP. The HVAC system includes zoned control with rooftop units hidden behind a mansard-roof façade, and new lighting

includes timers and automatic dimming. The project included placement of utilities underground as well, to eliminate unsightly aboveground poles and wiring. Decorative lampposts now illuminate the main drive from Detroit Road to the clubhouse circle. Insulated windows help with noise control and climate efficiency, and the entire clubhouse is Wi-Fi-enabled,

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TIMELESS TREATMENT With its majestic columned entrance, the new clubhouse is designed to appear as though it has existed since the club opened in 1915.

majority of the furniture restoration work. "Custom work was created to complete the picture designed by Partners & Sirny."

The furnishings and artwork are certainly ornate, matching well with rich wood detailing, including red-oak woodwork, and coffered ceilings, all acting to provide a traditional look. Also reused: 500 wood lockers and a marble fireplace surround.

Nontraditional, but much appreciated by members, are a number of flat-panel televisions placed throughout the dining and lounge areas.

These amenities and improvements position Westwood Country Club for future success, and speak to the success of the club's planning committees and the project partners who brought the project home. **P**

with a central location controlling all computer and audio/visual equipment services for the meeting rooms.

A classic appearance

To ease maintenance, composite material forms the clubhouse exterior, yet maintains a classic appearance. That classic appearance holds true even at the rear of the clubhouse as carriage-house-style doors mask service entrances.

To maintain continuity from old to new, and also bring cost savings, the new clubhouse uses 90% of existing furnishings (other than dining tables and chairs) and 95% of existing wall hangings, according to Denihan.

"Case pieces were restored to their original luster while seating was reupholstered with seamless attention to detail," says Fred Woodrich, of Woodrich Furniture, Inc., which completed the

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ALEC J. PACELLA

Getting Late Early

Among a treasure trove of quips from Yogi Berra is one he uttered after game two of the 1961 World Series. Playing outfield for the New York Yankees, Berra dropped a fly ball, as he was blinded by the late afternoon sun. During the post-game interview, Berra was asked what happened. His response: “It gets late early out there.”

As we headed into 2009, many of the pundits (myself included) believed that this year would mark the start of a real estate recovery. But now at the halfway point, Yogi’s words are beginning to ring loud and clear. This month, we will review the first half of the year and take a look at what may be coming up for the balance of 2009.

Gone nowhere fast

A funny thing happened when I searched the investment sales for the first

six months of the year. Three properties showed up with a collective sale volume just under \$20 million. For comparison, the volume was \$416 million over the first half of 2008 and \$728 million over the first half of 2007. Briefly reviewing the search criteria, this represents office, industrial, retail and multi-family investment real estate valued at \$5 million or more that have transferred, as reported by my friends at Real Capital Analytics (RCA). This is a shocking number but Cleveland isn’t alone. Nationally, RCA

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is projecting an 80% decline in activity for the first half of 2009. I could spend hours pontificating on the how's and why's but, in my opinion, it boils down to two things – no leverage and no confidence. There are plenty of buyers with plenty of capital that are evaluating plenty of properties currently on the market. But the continued lack of debt has caused the whole cycle to break down, as investors simply are having a devil of a time finding lenders that are, well, willing to lend. And while many of these investors have enough capital to purchase assets using little to no leverage, a general lack of confidence has caused most to conserve capital rather than spend it. Shake all that up, with liberal doses of corporate bankruptcies, surging job losses and, don't look now, rising fuel costs, and the result is an investment market firmly stuck in neutral.

Movin' on up

After reaching historically low levels during the waning months of 2008, interest rates have been on the increase during the first half of 2009. The 10-year treasury bill, a bell-weather rate for commercial and residential real estate loans, has risen nearly 160 basis points since January. And while the debt markets have bigger fish to fry, namely getting money out into the marketplace, this run-up in rates will certainly have an impact when money begins flowing again, particularly if the upward trend continues throughout the second half of the year.

Got comps?

The lack of transfers is creating a growing problem for those involved in the real estate business. Sale comparables, commonly known as comps, are an integral part of the valuation process. They are widely used by almost everyone in the business, ranging from appraisers to lenders to brokers to owners. So what happens when the comps slow to a trickle? One has to go back well over a year to find any appreciable comps, sometimes even further. And the market

Daus, You Know?

RETURN TO LENDER The list of local real estate that is being sold by lenders continues to grow. Some of the more notable recent additions include the YMCA in downtown Cleveland and King James II in Westlake.... **IN MEMORY** Last month, the real estate world lost a true icon with the passing of Richard E. Jacobs. He was a landmark figure in the industry for many decades, ranging from his early days pioneering mall development to subsequent accomplishments that helped to shape Cleveland's downtown skyline. —AP

way of the dinosaurs? Certainly not but I do think that, in the current market, comps should be carefully scrutinized, particularly when being used as a primary foundation for value.

Going nowhere fast

So what is in store for the real estate market over the balance of 2009? In this very column six months ago, my bold prediction was a rising market over the second half of the year. I would love to stand by those words, really I would. But the real estate market is just too big of a ship to turn that quickly. Not only have completed deals dried up, but the pipeline of deals currently under contract is also very sparse. And by the time properties work their way through that transaction pipeline and actually begin to transfer . . . well, you guys get the idea. More importantly, some fundamental changes need to occur to help jump-start the investment market. The economy needs to show not only slowing job losses, but actually a couple consecutive months of job growth as well. The banking system needs to instill confidence, not only among borrowers, but also amongst the lenders themselves. And corporate America needs to prove that the massive right-sizing that has been underway for about a year is yielding positive results. Is it getting late early for 2009? Most likely, but similar to the New York Yankees, who bounced back from that game two loss to win the 1961 World Series in five games, we will preserve. Lets just hope that it's sooner rather than later. **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.

a year ago is significantly different from the one we face today. For example, the fact that a small retail center sold for \$120 per square foot in May 2008 has almost no relevance or impact on the determination of current value for a similar retail center. Am I saying that comps are going the



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JOHN P. SLAGTER, ESQ.

Operating Expenses In Commercial Triple Net Leases

A “triple net lease” obligates the tenant to pay base rent (and possibly percentage rent), in addition to real estate taxes, maintenance expenses and insurance. In general, the tenant is assuming the risk that expenses may increase. In contrast, a “gross lease” usually has a set rental amount that includes all expenses. In such case, the landlord is assuming the risk that expenses may increase. Typically, the cost of such risk is built into the rental amount in a gross lease. From a landlord’s perspective, it is important that the tenant be charged with all operating costs so that the landlord can protect its rate of return on investment. To the extent that a tenant does not pay certain expenses, the landlord’s income will be directly impacted.

If a tenant agrees to a triple net lease, the tenant must understand that the language in the lease should be carefully drafted so that there are no surprises. Landlords will try to “pass-through” all or a portion of operating costs to tenants under leases. Usually, these “pass-through” provisions require tenants to pay their *pro rata* share of the property’s operating costs, and allow a landlord to recoup in full, or in part, such expenses. The tenant must pay careful attention to the definition of *pro rata* and understand exactly how the lease defines tenant’s share of expenses. For

example, on one hand, the lease may require tenants to pay their share of expenses based on the amount of space the tenant is leasing as compared to the *total amount of space in the building*. On the other hand, the lease may require the tenants pay their share of expenses based on the amount of space the tenant is leasing compared to *the leased space in the building*. Therefore, tenants in the later example are assuming responsibility for vacant space, while the landlord assumes such risk in the former example.

Landlords have an incentive to define operating costs very broadly, and merely

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provide general categories of such expenses by means of example only. Further, a landlord may even attempt to include in the definition of operating costs items such as the landlord's debt service, leasing commissions, litigations costs, and fees paid to landlord's asset manager; however, unless specifically included in the definition of operating costs, such costs are typically not included.

From a tenant's perspective, the tenant has an incentive to restrict the definition of operating costs as much as possible in order to prevent being subjected to mounting and unpredictable costs. An exclusive, restrictive list of items included as operating costs will limit the types of costs that can be passed-through to a tenant. Several methods a tenant may use to control excessive operating costs are as follows:

1. **Request an Estimate.** Request that the landlord provide a breakdown of the landlord's costs from the previous years. This would also allow the tenant to identify its potential exposure and trends in the costs. The lease should include language that the estimates were relied on by tenant and that the landlord confirmed their accuracy.
2. **Check Other Properties Managed by the Landlord.** It may be helpful to check the operating expenses in other buildings managed or owned by the landlord to confirm that the landlord is an efficient operator.
3. **Limit the Pass-Through Costs.**
 - Limiting language. Limit operating costs to such costs that are "reasonable," "competitive," or "necessary."
 - Provide a list of items defined as operating costs and have the lease language provide that the costs are limited to only these items.
 - GAAP. Require that Operating costs be determined in accordance with generally accepted accounting principles (GAAP). This will assist in insuring that the application of costs is relatively consistent over time.
 - Capital Expenditures. Capital expenditures are one of the most

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hotly negotiated items concerning commercial leases, and tenants will attempt to exclude or restrict them from the definition of operating costs. Tenants argue that the cost of capital expenditures constitute an ownership risk that should not be passed to a tenant, since such costs should already be part of the base rent. Landlords typically respond that there is no reserve built into the base rent; consequently, capital expenditures should be included.

Generally, most office leases include cost-reducing capital expenditures and capital expenditures required by changes in law (i.e. ADA). Tenants should always insist that capital expenditures, if included in the definition of operating costs, be amortized over the useful life of the applicable item. Sometimes tenants are successful in the capping of capital costs that may be passed through to the actual amount of savings achieved.

- **Repair or Replacement.** The lease should be clear as to both landlord's and tenant's responsibility to make repairs, and also who is responsible for replacement obligations which may be more similar to a capital expenditure.

4. Consumption of Services.

Tenants may be concerned about disproportionate consumption of services and costs by other tenants because operating costs are typically allocated among tenants based on floor area and not use. Tenants may request excluding the cost of providing services to certain other retail tenants, such as restaurants, or exclude costs relating to insurance premiums arising from another tenant's hazardous use or improvements. For example, a building may have a tenant who operates 24 hours per day, 7 days a week, while the rest of the tenants operate within standard business hours from 6:00 a.m. to 6:00 p.m. Often times, a lease will address this discrepancy by including a provision which would require the tenant with extended hours to pay for any increased costs associated with their increased use.

5. Management and Administrative Fees.

If a landlord insists on including the management fee to be paid to the manager of the property in the operating costs provisions, then a tenant may attempt to limit the fee to the customary fees paid to managers of similar properties.

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6. **Affiliated Company Charges.**

Tenants may want to limit the fees for service to the property attributable to the services conducted by the landlord's affiliate or subsidiary. Such a limitation may include limiting fees charged by the landlord's affiliate and/or subsidiary to general market rate fees.

7. **Other Specific Exclusions.** Just as a landlord may want to specifically include categories in the definition of operating costs, a tenant may want to specifically exclude categories or specific costs from such definition. Such costs include:

- Costs related to generating income for landlord, which include leasing commissions, attorney fees and costs associated with tenant negotiations and/or disputes, costs of operating commercial concessions, garage operating costs, and advertising and promotional costs.
- Costs reimbursed from third parties, including the costs of repairs covered by warranties, insurance, or eminent domain proceeds.
- Ownership costs, which are costs incurred by the landlord to maintain its ownership of the property. Such costs include debt service, ground rent, and the costs of defending landlord's title to the property.

The law presumes that parties to a commercial contract are sophisticated and understand the meaning of the language in the contract. Because leases have a long term impact on both the landlord and tenant, it is critical that both parties have a clear understanding of their current and future obligations. As set forth in this article, the obligation to pay operating expenses exemplifies the importance of clearly defining the landlord's and tenant's obligations in a commercial lease. **P**

The material appearing in this article is meant to provide general information only and not as a substitute for legal advice. Readers should seek the advice of their attorney or contact John at jslagter@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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PICIS Welcomes Matt Ambrose as Vice President

PICIS Project and Construction Services, Inc. recently announced the addition of Matt A. Ambrose to its Construction Management staff.

"We are thrilled and excited to have someone of Matt's caliber joining our team," says PICIS President Bob Strickland.

Ambrose brings over 30 years of management experience including 19 years within the construction industry. Matt has a Bachelor's Degree in Business Management from Kent State University, a Masters Degree in Strategic Business Management from Baldwin Wallace College and has been an active member of NAIOP, currently serving as the local chapter president for 2009.

Ambrose will provide oversight and direction for the Business Development function and a variety of business development activities including proposal development, client relations and account management. He will also oversee efforts to identify and secure new project opportunities, facilitate efforts to promote the capabilities of PICIS to current and prospective clients, including the cultivation of relationships with architects, and coordinate exhibits at conferences and the development of presentations and collateral materials.

PICIS is headquartered in Cleveland and provides construction management, cost estimating, scheduling, as well as construction management at risk, general contracting and design/build for K-12, higher education, health care, civic and commercial clients across the country.



Matt Ambrose

ing renovation, conversion and reset programs for retailers across the United States.

Garra has been a project manager with Fortney since 2006, managing projects ranging from restaurants to student housing. He attended Akron University, studying Construction Management.

The U.S. Green Building Council administers the Leadership in Energy and Environmental Design (LEED) accreditation program. Construction and architectural professionals who have displayed their understanding of green building techniques, the LEED rating system for construction, and the certification process for sustainable buildings are awarded the LEED AP certification.

Fortney & Weygandt Project Managers Earn LEED AP Accreditation

National account general contractor Fortney & Weygandt, Inc has enhanced its capabilities in the "green building" arena as two project

managers have earned LEED AP accreditation from the U.S. Green Building Council. The LEED certification puts Matt Garra and Bard Fulton in the forefront of Fortney & Weygandt's continuing commitment to utilize sustainability in building.

Fulton, who has earned BA and MBA degrees from Kent State University, has been a project manager with Fortney since 2001. He has worked primarily with Fortney & Weygandt's Rollout Services Group, which specializes in deliver-

Ohio Supreme Court Makes Decision on Prevailing Wage

On June 17 the Supreme Court of Ohio ruled that the state's prevailing wage statute only applies to workers whose work is performed directly on



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the site of a public improvement project.

In a 6-1 decision, the court held that a labor organization that obtains written authorization to represent one employee of a contractor on a public improvement project cannot rely upon that authorization to pursue violations of prevailing wage law on behalf of other employees on the project.

In the case, Sheet Metal Workers' Union Local 33 filed a prevailing wage lawsuit in the Medina County Court of Commons against Gene's Refrigeration, Heating and Air Conditioning on behalf of an employee with the company. In the complaint, the union alleged that Gene's had committed multiple pre-

valing wage violations on the project, including failing to pay the employee at the prevailing wage rate for hours he worked off-site fabricating duct work that was installed later on the project.

Gene's Refrigeration won in the trial court, which granted a motion for summary judgment after finding that the off-site fabrication of building materials for a public works project was not subject to the prevailing wage requirements, and also that Local 33 did not have standing to file a prevailing wage claim against Gene's, or to represent any other Gene's employee who worked on the project.

The union appealed and the court of appeals reversed, concluding that Ohio's prevailing

wage law required prevailing wage payments to off-site employees, in particular, those who fabricate materials to be used on or in connection with a public work.

The Ohio Supreme Court reversed the appeal court ruling and ruled in favor of Gene's Refrigeration.

Gillmore Security Adds Staff, Receives Nat'l Recognition

Gillmore Security Systems, Inc., an Oakwood Village-based security provider, has added two and promoted three associates to accommodate its growing business. Two positions, director of technical services and office coordinator, were created to address the needs of the company.

Additionally, for the third year in a row, Gillmore has been ranked in the SDM 100, an industry listing of the top 100 security companies in the United States. Gillmore is the only security firm in Northeast Ohio to be included in the SDM 100.

"As a family business, we are committed to creating growth and opportunity in Northeast Ohio," says Alan Gillmore IV, vice president of sales. "

Osborn Engineering Company Acquires Wulk Engineering Group

The Osborn Engineering Company announced that The Wulk Engineering Group, Inc. (WEG) has become an

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Osborn Engineering company recently. The addition expands Osborn Engineering's geographic presence with an office in Columbus.

WEG is a technology design and engineering firm that provides integrated solutions for complex data and telephone communications; security and surveillance; audio, video and cable TV; and medical systems communications, for healthcare, educational, public safety, theatrical, entertainment, commercial and community facilities.

"We've worked with WEG for years," says Gene Baxendale, president of Osborn Engineering. "By bringing their services inhouse, we create greater efficiencies for our clients. We can bring the technology perspective to the table at the earliest stages of project conception. This results in broader options and design solutions for our clients."

Tony Wulk, president of WEG, is a registered electrical engineer, PE, and a

Registered Communications Distribution Designer with a specialty in network transport systems (RCDD/NTS). He is certified in audiovisual system design and holds certifications from numerous manufacturers for design of their respective systems.

"After working together for years on a wide variety of projects, combining our businesses was a natural step," Wulk says. "Bringing our businesses together as one entity allows us to further integrate our processes, collaborate more closely, and optimize our design solutions for our clients."

Walter & Haverfield Attorney to Chair Ohio State Bar Association Board

Walter & Haverfield LLP recently announced that John W. Waldeck, Jr. has been appointed to serve as Chair of the Ohio State Bar Association's Real Property Specialty Board. Waldeck, who heads the firm's Real Estate Group, has more



John W. Waldeck, Jr.

than 30 years of experience in handling real estate matters for owner/developers, corporations, lending institutions, health care providers, non-profit institutions and individuals.

Waldeck has lent his expertise to a wide variety of client projects, including office and medical buildings, industrial parks, condominiums and planned unit developments, marinas, hospital buildings, apartment buildings, affordable housing, theaters, hotels and shopping centers. In addition, he also specializes in the formation of business entities dealing with real estate, such as limited liabil-

ity companies, joint ventures and limited partnerships.

Panzica Announces 16 LEED Accredited Pros on Staff

Panzica Construction Co. recently announced that 16 of its staff have now become LEED Accredited Professionals (LEED AP's). Panzica now has one of the highest ratios of LEED AP's to total staff in the region.

Panzica has successfully executed several green construction projects such as Ruffing Montessori School in Cleveland Heights and a Hiram College dormitory. The company also is in the process of achieving LEED Silver certification for its own headquarters under the LEED Existing Building (LEED-EB) rating system.

Panzica is also a member of the USGBC Northeast Ohio Chapter, Green Energy Ohio, Sustainable Cleveland, E4S and The Green City Blue Lake Institute at The Cleveland Museum of Natural History. **P**

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ASID Ohio North Chapter honors top projects at 2009 awards gala

In early May, members of the Ohio North Chapter of the American Society of Interior Designers (ASID) gathered at Marriot Cleveland East to honor top projects in the area. At the event, dubbed the 2009 Ohio North Chapter Awards Gala and including a reception, dinner and awards ceremony, 15 projects were awarded in a variety of categories:



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Teri Ianni, ASID (Herschman Architects)
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Residential, Entire Space

Honorable Mention

Amy Dinsmore, ASID (Herschman Architects)
Private Residence • Bentleyville, OH

Carved into the Chagrin River Valley hillside, this residence was built by a general contractor for his family. Steel frame construction, custom copper-colored metal panels and slate tile veneer visually set this house apart from the typical residential project. An indoor pool area has five large overhead doors that open for summer entertaining, while a large canopy with richly stained wood panels protects visitors from the elements. The center of the home consists of the kitchen, living and dining areas. On the left side of the house, the entertainment wing features a game room, access to the pool, a locker room and home gym.



Residential, Single Space

First Place

Heidi Crutchley, Allied Member ASID
Private Residence • Copley, OH

This sprawling chef's kitchen evolved from the love of cooking, entertaining and for a modern, warm gathering place. Environmental awareness and efficiency were also top priorities in the design. New windows replaced elongated existing ones to provide space for new cabinetry. There are two islands, one for preparation and another for entertainment with seating for six.



Residential, Single Space

Honorable Mention

David Hawkins, ASID (Design Management)
Private Residence

The challenge for the designer was to create a more usable space as well as increase storage for this small, 176-square-foot kitchen without moving any existing walls and using the existing cabinetry. The owners wanted a quaint, provincial, rustic kitchen to give them



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warm memories of a kitchen seen in the Provence region of France. A soft, delicate marble was selected for color and authentic provincial look. The backsplash required a monolithic approach to give the appearance of a much larger space. A custom rustic, distressed finish topped off with paste wax was applied to the cabinetry.



Residential, Detail

Honorable Mention

Alan Garren, ASID (Alan Garren Interior/Exterior Design)

Private Residence • Akron, OH

The “vanity peninsula” that was designed and then custom built, is part of a complete master suite remodeling project. The clients wanted to convert two existing bedrooms and a bath into a master suite with a larger bedroom, bath and closet. Lightly stained cherry wood, red onyx, mirror and stainless steel were the materials selected, with a limestone floor. The door and millwork were also designed and custom built.



Gov’t/Institutional – Over 5,000 sq. ft.
First Place

Julie Schumacher, ASID (Schumacher Designs)
The University of Akron • Akron, OH

Formerly a large 500-seat, open-area cafeteria with a closed kitchen and institutional lighting, stack chairs and tables, the space was transformed into



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a student-friendly environment, while supporting campus activity/entertainment programs and a 24/7 convenience store. The café is elevated from the main dining area floor and opens to serve as a performance stage. Mobile salad bar units can be relocated to allow furniture placement for audiences in a club style setting during live performances.



Gov't/Institutional – Over 5,000 sq. ft.
Honorable Mention

Kimberly Jansen, Allied Member ASID (Strollo Architects)
Kirkmere Elementary School • Youngstown, OH

The goal of this project was to update and revitalize an existing, deteriorating elementary school built in the 1950s, meeting the needs of the teachers and students for today and the years to come. Natural light, bold accent colors and contrasting neutrals were elements used to tie the new and old together. Existing skylights were modified and updated to maintain the natural light in the corridors while the limited use of color created gallery spaces for the display of the children's classroom work.



Healthcare – Under 5,000 sq. ft.
First Place

Chitra Matthai, ASID (Hasenstab Architects)
Summa Health System/Aris Technology • Hudson, OH

The goal of this project was to create a non-traditional medical office. The distinct and modern working environment for doctors and staff incorporates contemporary design elements, including colorful accent walls, unique light fixtures, furnishings and artwork. A key design request from the client was to build a conference room in the center of the floor plan for easy access. Glass wall partitions were incorporated into the conference room, which maintains an open and spacious feel. A pattern of horizontal vinyl film bands simulates imaging technology was applied to the lower half of the partitions for privacy, while allowing for natural light into the room.

A sculptural accent “wave” wall and the company's logo etched on glass create a dramatic backdrop for the reception area. The new office also includes two imaging/reading rooms, offices and a kitchen/break room.



Healthcare – Over 5,000 sq. ft.
First Place

Rebecca Tennant, ASID (Strollo Architects)
St. Elizabeth Boardman Health Center • Youngstown, OH

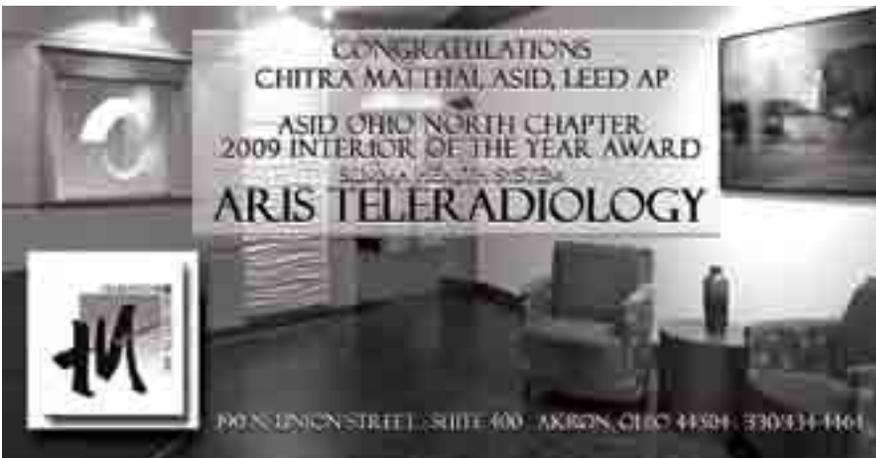
This new 128-bed hospital was designed as an addition to an existing outpatient emergency/radiology facility. A key attribute in the design was to provide private rooms that are able to accommodate different types of patients, while easing the stress and anxiety associated with a hospital stay. Amenities include larger patient rooms, spa-like bathrooms and spacious seating. Interior finishes emphasize deep, cool colors that assist in creating a quieter and calmer environment, along with accents of brushed aluminum and maple/natural cherry wood tones form the centerpiece of the color scheme throughout the facility.



Healthcare – Over 5,000 sq. ft.
Honorable Mention

Renee Lanza, ASID (Lanza Design)
St. Peter's University Hospital • New Brunswick, New Jersey

The challenge of this project – a hospital's oncology unit – was to create an efficient environment while providing a healing atmosphere for cancer patients and their families. Soothing green and cinnamon colors are coupled with wood and natural stone finishes and comfortable furniture. The reception area received added walls sconces, feature niches and tile planter areas.





Hospitality – Over 5,000 sq. ft.
Honorable Mention

Kelli Schaffran, ASID (Spectrum Design Services)
The Ellis Hotel • Atlanta, GA

The historic footprint of this Atlanta hotel – which sat vacant for 50 years after one of the deadliest hotel fires in U.S. history – guided the interior layout of this renovation: a challenge as each floor's 10 rooms have their own distinctive layout. Custom casegoods, soft good, and window treatments provide a blend of modern design and tranquil ambience. Guest bathrooms feature modern touches such as limestone floors, shower surrounds and custom vanities.



Office – Over 5,000 sq. ft.
First Place

Amy Dinsmore, ASID (Herschman Architects)
Indiana Wesleyan University • Merrillville, IN

Working with a tight budget, the firm was developed a 26,000-square-foot prototype classroom facility for a university's off-campus degree programs. This called for a two-story building housing 12 to 16 classrooms, study rooms, administrative area, computer lab, coffee lounge and lobby. The design approach consolidates entry, vertical circulation, lobby, reception, study, conference and semi-public area into a single, unified space.



Office – Over 5,000 sq. ft.
Honorable Mention

Bonnie Cox, ASID (HWH)
National City • Cleveland, OH

Employees of a financial institution's operations center needed an area to escape from the rigid office environment. A new cafeteria created an alternative interior environment with natural elements. Slighting expanding the space brought in more natural light through taller windows and higher ceiling heights. Curved walls provided a natural path among the angular exterior. Wood ceilings, soothing colors, trees and a large wall graphic mimic nature.



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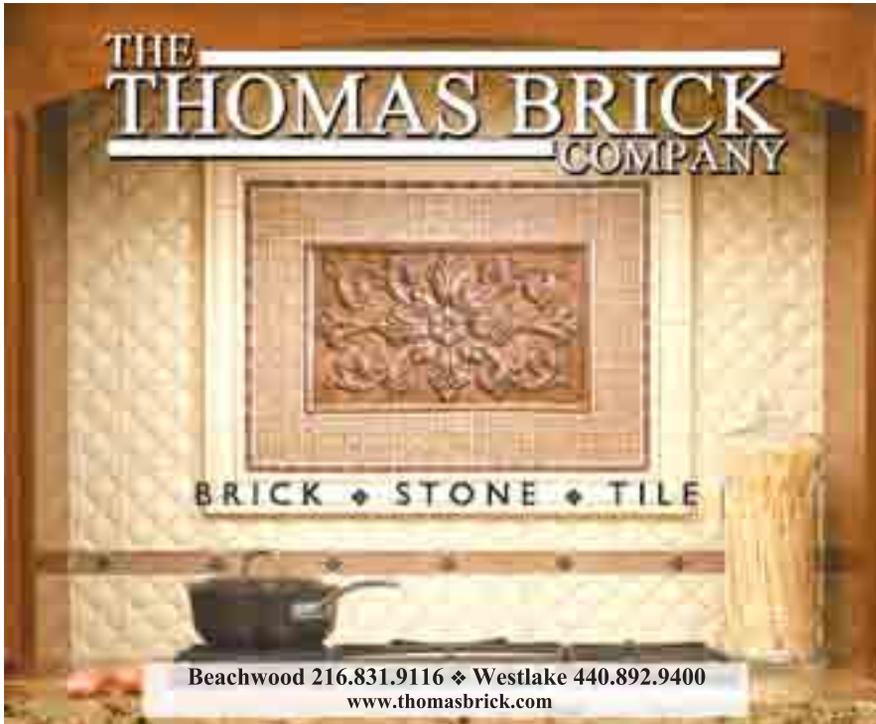
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Retail – Under 5,000 sq. ft.
Honorable Mention

Amy Dinsmore, ASID (Herschman Architects)
Wendell August Forge • Exton, PA

Wendell August Forge designs/fabricates hand-forged aluminum gift items and its foundry/retail store is housed in a restored barn. The project required the development of a fabrication area with a gas-fired forge, a product showroom with retail sales area and a small office. The primary design challenge was to resolve the voluminous interior of the barn, which has a ceiling height at 17 feet in the showroom. The overall aesthetic is a contemporary showcase within a rustic, historical framework.



Retail – Over 5,000 sq. ft.
Honorable Mention

Amy Dinsmore, ASID (award presented)
(Herschman Architects)
Boater's World • Daniel Island, SC

The challenge was to create the charm of a local bait shop in a newly constructed 13,800-square-foot shell, which is the anchor store of a boating/fishing retail complex in South Carolina. The storefront was turned into a beachfront façade by adding custom wood shutters, copper ship lighting and a weathered canopy. Products are accented by aquatic colors and natural textures. Aged wood panels tie all the departments together and create display areas. **P**

Excerpted from the 2009 ASID Awards script.



MAKING CHANGE To house the Solon branch of Liberty Bank, N.A., a former SkyBank facility was redesigned to match the Beachwood-based financial institution's goal of providing a personal, upscale and private environment for teller-client interaction.

Money Makeover

Vocon renovates branch facility to fit needs of Liberty Bank

By Mark Watt | Photos courtesy of D-A-S Construction

When Beachwood-based Liberty Bank, N.A. opted to relocate its Solon branch, it set its sights on a former SkyBank location with more space, more visibility and accommodation for drive-up service. For Liberty Bank, a full-service community financial institution with additional branches in Beachwood and Twinsburg, the building was a perfect fit, according to Bill Valerian, chairman and CEO. The only hurdle? Transforming the space to match Liberty Bank's needs.

"Our approach at Liberty Bank is to treat customers with more space, more personal touch and more of an upscale banking approach than a typical bank branch," Valerian says, noting that the bank serves local and privately held businesses with sales of up to \$35 million. "We like to create more of a private banking atmosphere."

To accomplish those goals, the bank enlisted architectural firm Vocon and general contracting firm D-A-S Construction. Both had performed work at the bank's other branches earlier in the decade, including a renovation of the bank's Aurora location and a build-out project at its Beachwood headquarters.

As explained by Steve Brandle, project manager with D-A-S Construction, work at the Solon branch entailed building two new offices and a conference room within a previously open atrium space,

installing new teller spaces and applying new finishes through the branch. D-A-S Construction's millwork crew custom-built customer service stations and wall panels. Although the project was relatively straightforward, the construction team was challenged with a 30-day window to complete the project after receiving approvals, Brandle says.

"I think the space turned out great," Brandle says. "Vocon did a good job of making it feel private, even though it is really part of a two-story atrium."

Liberty Bank strives to focus on interaction between customers and tellers, notes Michael DeMarco, project manager at Vocon, so the bank opted for more sit-down teller stations instead of stand-up teller stations typically found in bank branches.

"It's a pretty simple design that meets the bank's corporate standards,"

DeMarco says. "There are deeper woods, white walls, a splash of blue as an accent and the bank's logo is etched in glass, all of which can be found at each Liberty Bank location."

Located close to the Uptown Solon Shopping Center, west of Solon Road near the SOM Center exit of U.S. Route 422, the new branch has doubled the Solon office's space to 2,060 square feet across two levels. Teller stations and work areas are situated on the main floor, while a formal employee lounge and a conference room are located on a mezzanine level.

"[This project] been a great investment on our part, as our customers appreciate the luxury, easier parking and the drive-up," Valerian says. "We are seeing more customers and an increase in deposits." **P**



Elements of the East

Oriental design features elevate atmosphere at Vieng's Asian Bistro

By Jeanne Bluffstone | Photos by Mort Tucker

When Herschman Architects (HA) began transforming what had been an Irish pub into Vieng's Asian Bistro, the goal was to create an 8,000-square-foot, 280-seat restaurant with a distinct personality that reflected Japanese, Chinese, Thai, Vietnamese and other Asian cuisines.

The design intent was to keep the Asian theme throughout by using elements of the existing space. The restaurant's owners, Tim and Joanne Ly, had a strong sense of image, and Herschman Architect's interior designer Teri Ianni and architect Michael Fant incorporated their ideas into a design that was both functional and appealing. Chosen to handle the build-out was DesignWise's Construction Co., Inc. (DWI), of Cleveland, which was founded by Randy Matejka, a licensed

architect. Having an architectural background as well as distinct restaurant experience provided DWI with a superior advantage in handling this project. Additionally, Herschman Architects recommended DWI for this project due to proven job performance on numerous other projects the two firms have shared in the past. This defined working relationship was critical in performing such detailed design and construction. Assigned as project manager for DWI was Brian Miller, who

put the pieces together and made sure the plan was followed down to the last detail, and the project completed on time. It was an extraordinary collaboration of the team as all members brought their particular expertise to the project and created a splashy, contemporary new hot spot in Westlake.

Cost savings strategies

Utilizing the existing space, HA reused the ceramic tiles and installed new tiles in a "pin-wheel or herringbone



DELICIOUS DETAILS To keep an Asian theme throughout the existing space, carefully selected materials were incorporated into the design. This included faux red-paper lanterns suspended from ceilings, matte and glossy gold tile, and even a beaded metal shimmer screen dividing the bar from the restaurant area (above left).

style” where needed. The bar top was replaced with Labrador Antique brown granite, LED-lit stepped acrylic shelves were added, and ribbed-back painted glass panels were installed to transform the dark, heavy bar into a trendy, sophisticated setting.

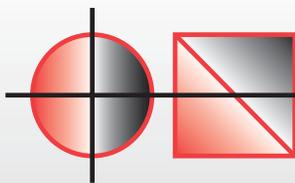
Black absolute granite was removed from the existing bar and reused to update the serving station tops and the hostess desk. The restrooms, which were in good condition, only needed new light fixtures.

Elegant sophistication

An arched awning with dragon logo invites diners into the restaurant, and the reconfigured entry with stacked stone and welcoming Buddha leads them into the room with a soothing water wall. Red and gold mosaic wall tiles, gold multi-stripped banquettes, custom recessed vertical wine racks, dramatic water features and a beaded metal shimmer screen dividing the restaurant from the bar area are just a few of the visual surprises. For those wishing to

enjoy Cleveland’s brief balmy weather, a Nano Wall folds accordion style into the sidewalls, allowing diners access to the outdoor courtyard with a large stone fireplace.

Carefully positioned stacked river rock, sleek faux red-paper lanterns suspended from the ceilings, metal dragons, matte and glossy gold tile and graceful waterfalls complete the space. Illuminated sky blue back-painted glass is an added feature to the face of the bar to lighten the massive



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ADDING SPICE Vieng's Asian Bistro is the latest addition to the Crocker Park lifestyle center in Westlake. The Eastern-themed restaurant is located in a space previously occupied by an Irish-style pub.

structure and draw customers toward the tiered LED color-changing bar with a central water feature.

One can loiter in front of the fish fridge, have drinks and savor salty edamame and a well-prepared sushi roll at the eight-seat sushi bar. The existing large turret space is lined with a red fabric cir-

cular bench, pie-shaped granite tables, and an enormous red fabric pendant creating an Asian feel.

Winning collaboration

"The client sometimes pushed us and that enabled us to try new things; for example, they wanted more red, so we

added it in the turret space and installed a huge red light fixture above which can be seen from the outside. It definitely added drama and, at night, the glow attracts attention from the street and acts as a beacon for the restaurant and Crocker Park," Ianni says.

HA's extensive research enabled it to find special materials that were ordered from different parts of the country and that was probably one of the tougher parts of the project, explains Miller.

"We were able to use HA's relationship with the vendors and fit the deliveries into the scheduling," Miller says.

One of the most difficult parts of the project was to build what was needed and make sure products were installed as delivered instead of receiving materials and building around them, he says. For example, the Nano Wall had to fit into the existing opening and the Rudy artistic glass and the multiple water features throughout had to fit into recessed areas and alcoves.

The project moved forward on time as HA was intimately involved in construction decisions. There were obstacles involved in tearing into an existing structure, and Mike Fant was able to take the construction project manager's recommendations and manipulate them to fit into his design; he was able to design on-the-fly, Miller says of DWI.

"Another factor enabling the project to easily move forward was that the owner understood that you are going to find surprises when you open a ceiling or a column, and he was willing to work with us on changes that needed to be made," says Miller. "His approval and review of the changes were expedited so they could keep on schedule."

The Lys were involved throughout the project making weekly visits to the restaurant. They knew what was being built and how construction was progressing. A project with such fine detail requires all of the parties to work very well together, and in this instance, they did. **P**



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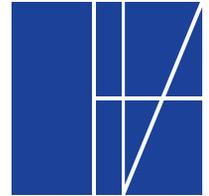
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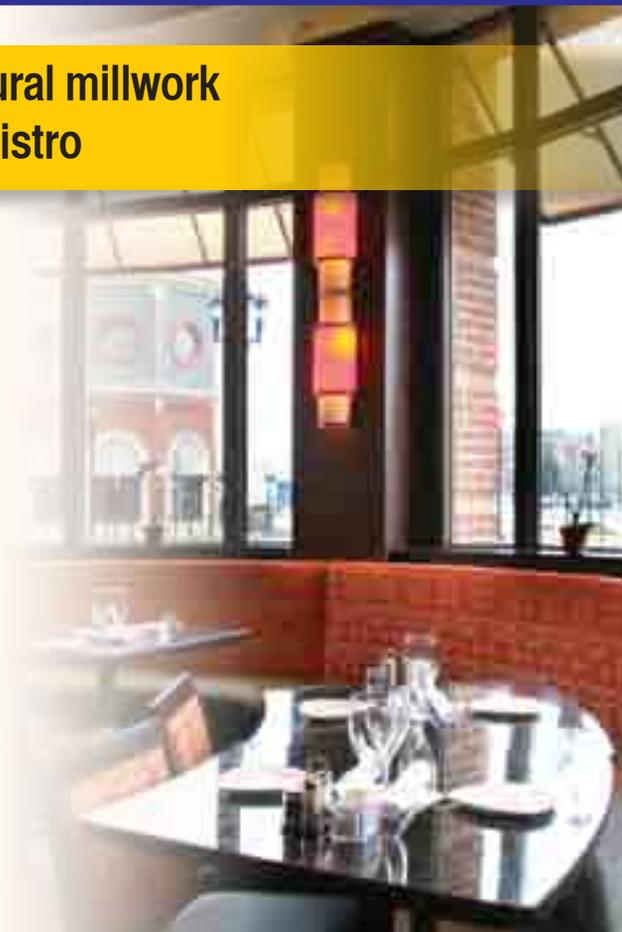
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An Introduction to IIDA

Local chapter of International Interior Design Association provides valuable resources to industry professionals

By Erica Shiever

In the design world, most of us know what IIDA stands for. The direct, simple, translation is the International Interior Design Association. But to many of us in the design community it is something more. To many of us IIDA is the avenue that connects us to the rest of the design community. It's where we can network, increase our design knowledge and volunteer. It is where some of us have made new friends, learned new skills and found new jobs. It connects us to each other and to opportunities that we might not find elsewhere.

The IIDA Cleveland Akron City Center, falls under the Ohio Kentucky Chapter, and the chapter reports to IIDA headquarters, located in Chicago. The City Center is made up of all the IIDA members in Northeast Ohio, primarily the Cleveland and Akron areas. The Ohio Kentucky Chapter has five City Centers: Toledo, Cleveland/Akron, Columbus, Cincinnati/Dayton and Louisville/Lexington. The chapter unifies and oversees the City Centers and guides them throughout the year in planning events and providing members with CEUs, in addition to keeping the City Centers informed on organizational changes, maintaining our website and encouraging networking amongst all City Centers.

Each year the IIDA Cleveland Akron City Center holds events such as Student Career Day, Sponsorship Appreciation Event, Membership Happy Hour and the IIDA/AIA Annual Golf Outing.

Student Career Day is held at the beginning of spring and is provided to interior design students from all over the area. Every year about 70 students gather to network with designers, architects and manufacturer representatives, tour firms in the area and gain a little perspective into the "real" design world.

The IIDA/AIA Annual Golf Outing is in its 14th year and is still going

strong. The Golf Outing is held at varying locations every year on the 2nd Friday in July.

There are also bi-annual events such as our IIDA/AIA Design Awards and most recently our Product Runway-Fashion Show.

The Design Awards are a joint effort between IIDA and AIA Cleveland and have proven to be a worthwhile venture for both organizations. Eligible firms from all over Northeast Ohio are invited to submit work from over the last three years regardless of size, budget and geographical location of the project. Last year they were held at the historic Higbee Building on the 10th floor in a "raw" space, to keep with the theme, "reimagine, redesign, reinvent."

Although the Design Awards have been around for several years, Product Runway is new to the local City Center. For this event, manufacturer reps and designers team up to create unique fashions using the rep's product lines as the "fabric." The fashions are then modeled by a team member at the event itself where they are judged and awards are given out. A portion of proceeds are donated to the "Look Good Feel Better" public service program. IIDA held its second Product Runway this past May and drew over 200 people.

As well as holding events, the Cleveland Akron City Center also offers CEU's several times a year, which are free to members but open to all. The group is always searching for new and exciting topics and usually combine the CEU's with a happy hour or lunch and sometimes a building tour. There are NCIDQ (National Council for Interior Design Qualification) grants available for members and memberships are given away every year. This year Cleveland Akron is holding the IIDA Ohio Kentucky Chapter Annual Meeting

in October. This event will bring together members from all five City Centers and provide them with educational and networking opportunities.

Last but not least, the IIDA Ohio Kentucky Chapter has helped the start up of ZeroLandfill™ within each City Center. ZeroLandfill™ began in Cleveland in 2006 and is responsible for diverting almost 100 tons of specification samples from landfills. Last year, ZeroLandfill™ and the IIDA Ohio Kentucky Chapter teamed up and created an IDCEC (Interior Design Continuing Education Council) accredited CEU in effort to ignite the desire within all the City Centers to participate in this venture. And it worked. ZeroLandfill™ programs have been established in all five of the Ohio Kentucky Chapter City Centers. The impact that this program can make throughout the entire organization is something that the IIDA Ohio Kentucky Chapter feels passionate about and stands behind. It's one way that IIDA can make a difference in the world.

A wise man once told me, "You can only get out of something what you put into it." A phrase that most of us should live by, if we don't already. So I encourage you to participate and become a member. The least that could happen is that you meet some new people and have a great time. We are always looking for ways that we can better serve our design community. To find out about any of our upcoming or past events, or if you have suggestions, or new ideas for events or CEU's, please contact us through our website at www.iidaohky.org. **P**

Erica Shiever is vice president of professional development at IIDA's Ohio Kentucky Chapter and is director of IIDA's Cleveland Akron City Center. To learn more about IIDA and to become a member go to www.iida.org. To learn more about ZeroLandfill go to www.zerolandfill.net.



Designing Wine Cellars That Pop

Key questions to consider when planning wine storage space additions

By Rob Myers | Photos courtesy of Wine Cellar Technologies

For many restaurant owners, custom homebuilders and homeowners, adding a wine storage space is a key interior design project that can pair functionality with dramatic aesthetics, but there are many considerations and decisions necessary to ensure success. Where is the best place to store wine? What are the best racks? What about cooling systems? Do I need a special room? Why does it have to cost so much!?

When it comes to wine storage, these questions are some of the first that property owners ask us at Wine Cellar Technologies, a Northeast Ohio-based designer and builder of wine storage spaces. Of course, we always answer questions with more questions: where do you want to store the wine? How long are you going to store it? Do you want people to see it? What's your budget? It turns out that creating spaces to store wine properly over time encompasses a very specialized skill set. Understanding dew-points and humidity levels is critical, as is a good understanding of the details of

construction, and a very special subset of knowledge of HVAC and control wiring. Having a good sense of practical storage styles and a good aesthetic sense really brings a project to success. A wine cellar/storage room can be a great asset in many ways, but only if properly built. Otherwise it can be a frustrating source of confusion, mold, mildew and ruined wine.

Whether public or private, the first decision has to be where a space is going to be located. This will bring traffic patterns and viewing into the discussion, and impacts the infrastructure of the space in important ways when we get

to other considerations. I have been to many fine restaurants where they place much of their special wines in public view. Usually these areas are behind glass. Designed with aesthetics in mind racking is almost always visually exciting without a lot of other accessories. A good presentation can spark a buy decision if you are a restaurant/retailer, and can have a great impact on the overall atmosphere and the perception of quality of the overall space. However, especially for restaurants, the fact that your patrons see everything in the room means that you have to treat it as more than a storage room! Keeping

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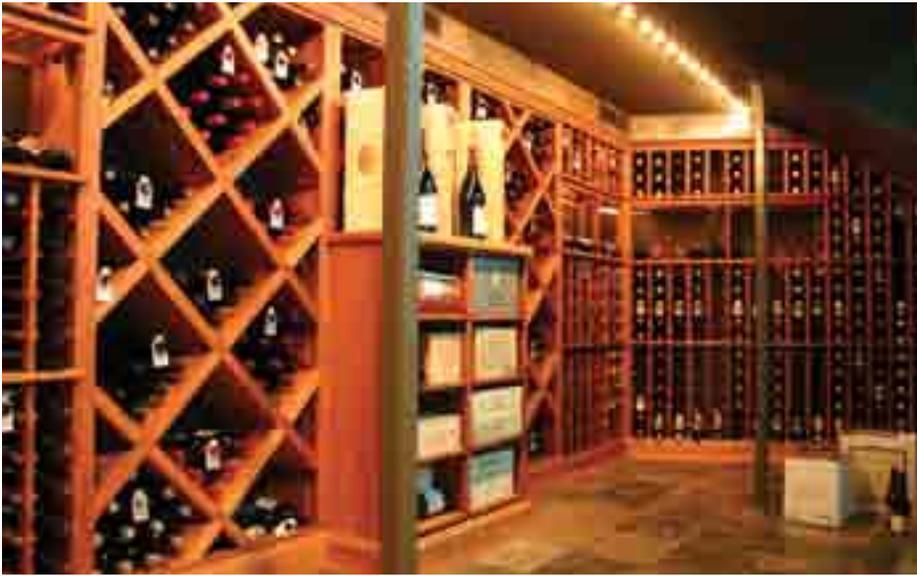
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LIGHT ACCENT Newer forms of lighting such as LEDs can be a great wine cellar lighting solution if they fit into the budget and design criteria.

Deciding to mechanically control the climate of the wine cellar means that the room has to be designed with a different set of specifications from the greater space. It needs to be separated both spatially and climatically from the main space and cannot be connected to the main space's HVAC system. How the climate is controlled is usually based on budget and construction considerations, but once the decision is made that the climate will be controlled, everything else about the room has to take that into consideration—floors, doors, walls, ceilings, lighting, etc. Most of the mistakes I have seen in these rooms happen right here; the construction of these rooms is fairly specialized, and I have seen contractors that claim to know how to do it build them basically inside out many times, which is an expensive mistake!

For rooms that will be viewed, lighting is a great way to accentuate the aesthetic qualities of the space. However, while designing accent lighting can dominate the conversation, the need for good, general lighting should not be overlooked, especially in busy restaurants

it organized and clean is critical not only to the perception of the restaurant but so that your wait staff can find what they're looking for.

Our next question is usually in regards to longevity. How long is the wine going to be stored in this space? Busy retail/restaurants turn most of their wine fairly often, and so have a small subset of their wine list that may have a longer turn

time. How many labels is that? How long does it take to turn a case? For our private clients, the turns are far fewer, and so the storage timeline is much longer. Some vintages have already been stored for a good amount of time, and need to be kept in that type of climate. All of these considerations have an impact on the design of the space, and impact the decisions regarding the infrastructure.

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where you don't want a busy waiter pulling the wrong vintage. Even private cellars, though, need good general lighting, not just decorative accents. However, lights generate heat which fights the cooling qualities of the room, so that, too, needs to be taken into consideration when designing the room. Newer forms of lighting such as LEDs can be a great consideration if they fit into the budget and design criteria.

Finishing the design with flooring and wall coverings is another great way to accentuate the ambiance of the room, but it is important to use materials compatible with the environment you are creating. Taking a holistic view of the cellar environment is paramount. Each component can influence decisions on the other components in non-obvious ways. And all of these decisions have an impact on budget. Deciding on a budget appropriate to accomplishing the goals for the space is critical. Assigning an amount of money too small to accomplish your goals can be a problem, as there are spots where corner cutting can come back and bite you. With the proliferation of Internet companies that can sell racks and equipment direct to end users lacking the knowledge base to discern good value from unreliable junk, this is an area loaded with possible pitfalls. Remember, there is always a cheaper everything, but whether or not that item has a greater value is harder to decide. Not many places is this more true than in wine storage today.

Like almost every other specialty in construction, using knowledgeable professionals to design and build your space will keep the mistakes to a minimum and maximize what you can do for your specific budget, and free your time up to deal with the myriad other issues that come up that have nothing to do with wine storage. And after dealing with all those, knowing a great Silver Oak (that has been properly stored and aged) awaits at the end of the day maybe takes the edge off all those other issues! **P**

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Rising to the Top

Modern interior spaces highlight law firm's offices on Key Tower's 57th floor

By Mark Watt | Photos by Eric Hanson

For Steven Kordalski, principal of Kordalski Architects Inc. of Cleveland, it was a dream job, but not one without its challenges: transforming the previously unoccupied top floor of Ohio's tallest office tower into the sleek, new headquarters for a locally based intellectual-property law firm.

On one hand, the space on Key Tower's 57th floor was a highly desired location with unmatched views in all directions. On the other hand, due to the stepping of the 888-foot-tall building's façade, the floor plate was just 11,000 square feet and a small core-to-exterior wall dimension meant it would be a challenge to make a functional office space for 40 to 50 employees while maintaining an open feel within the

space and taking best advantage of the incredible views.

How Kordalski's design addressed those challenges – and the successful build-out of the space by general contracting firm Bolton Pratt Company – was part of the reason the \$1.2 million project was honored as Interior Design of the Year at this year's Northern Ohio Chapter of NAIOP awards program, as well as earning a 2008 Interior Design

Honorable Mention award from the Cleveland Chapter of the American Institute of Architects.

High on design

As Kordalski explains, the project began in late 2007 when Amin, Turocy & Calvin LLP, having outgrown its previous office space within the National City Building, signed a lease for the top floor of Key Tower at 127 Public Square,



BRIGHT THOUGHT Lighting is designed to emphasize the design in interesting ways. Fluorescent fixtures are hidden from view in ceiling coves, providing glowing, indirect light, while recessed fixtures direct light down to highlight key design features in other areas.

which had been vacant since The Jacobs Group opened the tower in 1991.

The firm, now known as Turocy & Watson LLP, enlisted Kordalski to design its new headquarters, in part because of the forward-thinking design he envisioned for the project.

“My feeling was that when you get on an elevator and go to the 57th floor, you need a definite ‘wow factor,’” Kordalski says. “The firm has a younger-aged office overall and I thought it would be beneficial to create a hipper space, but with enough formality that when they bring

clients in from out of town that they’d be impressed with the space.”

The partners initially imagined a traditional office space with “typical law firm design vocabulary like overstuffed couches, pillars, marble and thick pile carpeting,” according to Kordalski. But Partner Gregory Turocy says Kordalski helped the team realize the offices needed to take on the firm’s own personality, instead of trying to simply “look the part of a law firm.”

“From a design perspective, we decided that we shouldn’t depart from what made us a successful law firm to begin with, which was being a little bit unconventional and not being afraid to take some risks,” Turocy says. “That personality is reflected in the final product here. It’s a great fit for us.”

Creating space

The design of the space relies on a variety of techniques to create an open, spacious atmosphere, a goal that is evident throughout the firm’s offices, beginning with the elevator lobby.

“When you step off the elevator, there’s an attempt to create vistas right away,” Kordalski says. “Although the

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elevator easily could have had higher ceilings, a lowered wooden plane overhead is used to create the perception that the lobby is an extension of the firm's offices. Right away, you can see straight beyond the reception area to the east, through a glass-walled conference room and through outside windows."

Glass is integral to the offices' design and is used in a variety of ways. A combination of full-height white laminated and clear glass within aluminum frames divide offices from public areas. This offers privacy while allowing light to pass through. Frosted glass panels are used as dividers. Clear glass doors and wall panels provide complete transparency in some spaces. Even one-inch glass tiles are used as design features in the elevator lobby, a technique that is repeated on a wall outside the partners' offices.

Complimenting the glass is abundant use of light-toned limestone flooring and dark-shaded carpeting, as well as rift cut, three-foot by 10-and-a-half-foot oak doors and wood paneling. ("The rift cut oak is a very linear grained wood," he says. "The vertical lines help reinforce the feeling the space appears taller than it physically is.")

Recurring motifs include the slotted cut oak wood planes, introduced in the elevator lobby and repeated in the conference room. Throughout the offices,



CLEAR INTENTIONS Glass is prevalent throughout the office, used to provide privacy or divide spaces, while maintaining an open, spacious atmosphere and maximizing sightlines to outside windows.

the custom-designed conference table, credenza, reception desk and the partners' office furniture all mimic the oak ceiling planes in some way. Additionally, a prominent, contemporary ceiling dome in the reception area is duplicated within the two partner offices on the north side of the floor.

"The clients were extremely open about design decisions," Kordalski says.

"Three features they originally wanted were the stone floor, dark wood and some sort of dome, all of which we integrated – although in a progressive fashion."

Colors are fairly minimal in the space. Most surfaces are painted a rich off-white, although a terra cotta tone is utilized on accent walls, some of which are coated with Venetian plaster.



Thank you Turocy & Watson LLP (formerly Amin Turocy & Calvin LLP) for your progressive thinking and giving us the opportunity to partner with you in the creative design process.

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HIDDEN HEIGHTS A ceiling dome in the reception lobby takes advantage of additional height located between structural beams and mechanical ductwork.

Furniture choices were made with the help of S. Rose Company. “[Steve Kordalski] wanted a very clean, simple style that reflected the overall design,” says John Webster, account manager with S. Rose Company.

With assistance from Karpinski Engineering, lighting is used to emphasize the design in interesting ways. Fluorescent fixtures are hidden from view in ceiling coves, providing glowing, indirect light, while in other areas recessed fixtures direct light down to highlight key design features. Elsewhere, hanging, indirect fluorescent fixtures light acoustical tile floating planes. All are controlled by a sophisticated lighting control system, which allows for top-notch entertaining in the space, particularly when paired with a state-of-the-art audio/visual system that has been installed in the office.

A vital objective of the design was to maximize outside views. Offices situated on the perimeter of the floor take advantage of desk-height, eight-foot-tall windows revealing expansive views of Cleveland and surrounding areas; the headquarters is now the tallest office space between New York City and Chicago. Wherever possible, outside windows are visible from deep within the space as well – through the glass walls of the conference room, for instance, as well as in “public” spaces provided at



BIG IDEA A goal of the project was to make the 11,000-square-foot space feel larger than it physically is. Sleek lines, minimalist shapes and abundant glass keep the design of the law firm's offices uncluttered, while vertical lines and towering 10-and-a-half foot doors emphasize the tall ceilings.

each corner of the floor where windows help provide orientation.

Building up

To handle the build-out, the firm brought in Bolton Pratt Company, established in 1907, which has completed projects for about 20 other clients in

Key Tower over the years, according to David Smik, vice president and project manager. Bolton Pratt's vast experience in the facility was essential for the project's success, Kordalski notes.

"The Jacobs Group runs a first class building and a first class operation, and part of that is that there are strict rules

and regulations regarding construction, for security and logistical purposes," Smik says. "Construction vehicles can park at the dock for just 20 minutes at a time. The freight elevator is only available at certain times. Construction noise must be kept to a minimum and not disturb the other tenants. It's an



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CREATIVE CONNECTIONS Since the 57th floor is solely occupied by Turocy & Watson LLP, the elevator lobby was included in the overall design. One-inch glass tiles are used on walls, a technique that is repeated in the executive area of the firm's headquarters. A three-and-a-half inch thick oak plane hangs from the ceiling and juts through the lobby and into the rest of the office space for continuity.

partners' offices, the project required installation of plumbing directly above the conference room of the floor below – which houses the office of Henry L. Meyer III, chairman and CEO of KeyBank. “The installation was a regimented process that took place over one weekend,” Smik says. “We had to core drill the slab to install sanitary lines, remove drywall and acoustical ceilings, install hot and cold water lines, reinstall drywall and acoustical ceilings, put on a coat of paint and be done by Sunday night. The big issue was protection of high-end furniture, carpeting, wood floors and light fixtures from construction dust and then leaving the space in pristine condition as it was found Friday evening. The subs performed well and didn't miss a beat.”

Construction occurred over a five-month span, beginning in March 2008 and ending in early September.

“The project was completed on time, only because of the intense scheduling that went into it and the cooperation of subs, who did a terrific job,” Smik says.

Although the design appears minimalist, the demand for detail was extraordinary throughout the office,

administrative nightmare at times, but it's the reality of working in a facility of its kind.”

As Smik notes, working on the 57th floor had a unique set of challenges. First, vibration issues with a pair of large electrical transformers located on the

mechanical floor above delayed work on the southwest quadrant by numerous weeks, knocking the project out of sequence for a time and requiring the team to build a sound isolation deck. Secondly, to accommodate a new shower/restroom connecting the

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according to Kordalski, and he credits Tony Zygadlo, project superintendent with Bolton Pratt, for carrying the project to successful completion.

“Tony did a phenomenal job, as did Bolton Pratt overall,” Kordalski says. “They put together a great team of sub-contractors to complete this project.”

Now fully acquainted with the space eight months after moving in, the team at Turocy & Watson LLP continues to be pleased by its new home, according to Turocy.

“The expectations I had for the space early on were clearly exceeded by the final product,” Turocy says. “What seemed at the time like it would be a difficult process actually turned out to be relatively easy and smooth, and that’s owing to the hard work of Steve [Kordalski] and Bolton Pratt. Our love for the space has only grown over time. We’re extremely happy. I love coming to work here everyday and I think a lot of us here share the sentiment.” **P**



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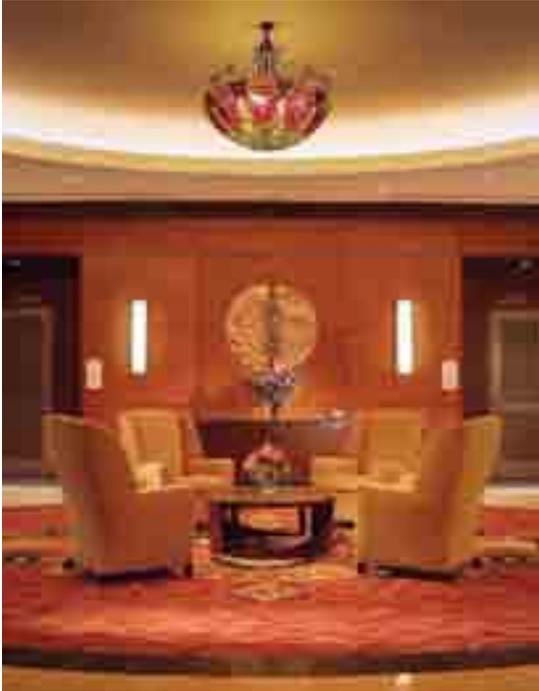
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FOCUSED ON FLEXIBILITY Today, many hotels are including comfortable, trendy public spaces where a multitude of activities occur. For instance, lounge areas (above left) are equipped with electrical receptacles and Internet access, allowing guests to use computers comfortably when desired, while a lobby bar (above right) may be used as a breakfast serving area in the morning and cocktail area at night.

Hospitality Design Trends

Latest concepts combine exceptional guest experience with efficiency, sustainability

By Lynn A. Riemenschneider, ASID | Photos courtesy of Braun & Steidl Architects

Whether it is a boutique, full service, select service or extended stay hotel, there are definite common interior design trends across the hospitality market. Prevailing trends petition the market to be responsive to new concepts. This appeal drives owners to mandate the necessary interior improvements to maintain their position within their genre, as well as to elevate them to a greater level of recognition to the guests they serve.

With the primary focus on the guest experience, many hotel brands have redefined the public space as a comfortable, often trendy place where a multitude of activities occur depending upon the time of day. For instance, the lobby bar may be used as a breakfast serving area in the morning and transformed to a cocktail area at night. These multi-functional areas reduce needed personnel, operating costs and the total square footage of the facility, while enhancing the guest experience. Other layout options include a grab-and-go market and/or cafe with healthy food options available at all times of the day. Large booths and

communal tables double for dining and conference space.

The use of vibrant colors ranging from strong indigo blue and apple green to rich reds, oranges and butterscotch tones is vogue. Contrasting with these strong saturated colors are soft spa-like color schemes with shades of teal and white to soft neutrals. Dark wood tones and satin nickel metal finishes are still popular. Incorporating regional elements in the designs is also important. The furnishings are tending toward “edgy” high design as well.

Today, technology is integrated in all areas of the hotel and its use has increased in the lobby areas. Lounge

furniture, booths and large communal tables with electrical receptacles allow guests, via wireless or hard-wired technology, to utilize computers throughout the space. Interactive technology that is programmed within a flat-panel TV can act as an unstaffed concierge service providing local points of interest, weather, travel information and entertainment options. Another software product for TV display can actually advise guests of the energy savings and other “green” facts about the building. Digital signage has been incorporated at many facilities. In addition to the business center area, designated computers are allocated for printing boarding passes to assist travelers.

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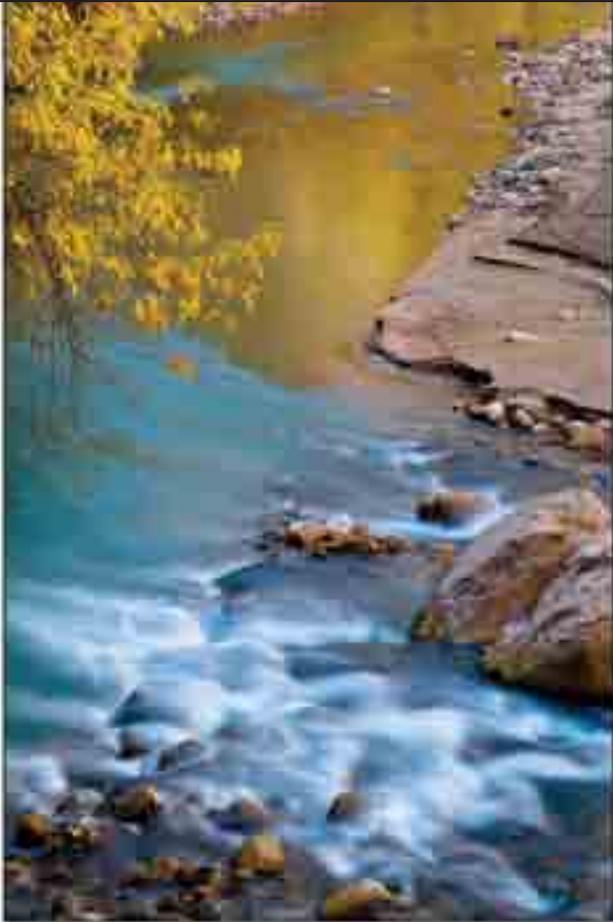
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Perhaps the most influential trend impacting the hotel design market today, joining many other industries is the incorporation of sustainable building practices. Along with a comfortable, trendy, and affordable experience, discerning and perceptive hotel guests are commanding a healthy environment.

Along with sustainable building methodology, technology plays a role here as well. An interesting new product introduced is a device to detect the amount of VOC's (volatile organic compounds) in a guest room and trigger the HVAC system to automatically bring in fresh air. If a guest room is not used for a period of time and the interior finishes and furniture emissions build-up, this mechanism keeps the indoor air quality at a comfortable, desired level. Other tools becoming more widely used relative to energy consumption include guest room occupancy sensors or remote controllers that can cut-off lights and adjust the thermostat when the room is unoccupied.

Hotel designers are challenged to research and specify products with low VOC's, recycled content, and regional materials. Selecting wood from approved FSC (Forest Stewardship Council) forests and many other products that are produced from rapidly renewable sources is a common practice. Due to energy codes and lighting technology, more compact fluorescent and LED light sources are being utilized in lighting and ceiling designs, as well as dimming and preset lighting control systems to save on energy and maintenance costs.

Lastly, now more than ever, the emphasis on construction budgets and usage costs is extremely important to the owners: the goal is to achieve the owner's budget and provide creative appropriate interior design at a reasonable cost. **P**

Lynn A. Riemenschneider, ASID, is an associate with Braum & Steidl Architects, an Ohio-based firm that has completed 150+ hotel projects in 25+ states. Specializing in hospitality architecture and interior design, including new construction as well as renovation and conversion projects, the staff works closely with owners across the country on a variety of hotel brands. For more info, call 330-864-7755 or visit www.bsa-net.com.

The Goal? Simple, Beautiful, Economical

A look at the process-oriented interior design approach in action at ALL Erection & Crane Rental headquarters

By Rebecca Horton | Photos by Jan Shergalis

Creating interior space that is programmatically functional, aesthetically pleasing and economically feasible is both an art and a science. Following a process-oriented approach from vision to manifestation can ensure each of these attributes is fully met simply, beautifully and economically.

Defining the project is an essential first step in the interior design process and is fundamental to the accuracy, strength and integrity of the final sum of the product. To achieve this, the objectives of the initial meeting include eliciting from the client their vision (which can be an art!) and working to have a thorough understanding of their program and budget requirements for the interior space.

Once defined, the project is then mapped by outlining room measurements and functional requirements to show relevant details. Furniture and joinery to be used are sketched in at this point to ensure accurate planning for openings and specific features.

With the project mapping in play, it is time for quantifying, justifying and clarifying. Armed with the knowledge of the client's vision and budget, and with spaces and requirements listed, design decisions can be quantified with reason, and exploration of appropriate colors and finishes commences. A presentation to demonstrate a clearly defined plan based on the client's program, preferences and budget with reasoning explanations for the recommendations is made.

The final step in the process is to specify the interior design through documentation. For most projects this includes



SETTING THE STAGE At ALL Erection & Crane Rental's headquarters, a second floor reception area establishes the open, warm design motif.

floor plans, elevations, services plans for mechanical, electrical, data, plumbing and drainage, reflected ceiling plans showing features and lighting, construction details and demolition plans when required. A finish schedule placing all of the approved suggestions is also included.

Applying the process

ALL Erection & Crane Rental (AEC) is a world-class organization headquartered in Cleveland with over 1100 employees. In March 2008, the owners of AEC contracted with RDL Architects, Inc., (RDLA) of Shaker

Heights, to convert the interiors of an existing 32,000-square-foot building in Independence into its new corporate headquarters. The handsome architecture of the existing two-story building is situated on a beautiful tree-filled site set back from the main road. Originally designed for multiple tenants, the opportunity for RDLA was at once thrilling and challenging.

During the initial meeting RDLA learned that AEC's president, Michael Liptak, is well versed in design and eagerly shared his ideas for the new space; it was established that the completion date for move-in was to be January 2009, and a budget was determined for conversion and completion of the interior space.

RDLA spent a lot of time listening and outlining details of the program requirements for a new space that would serve AEC's growing operations in North America. It was determined that the first floor, previously planned for multiple tenants with various businesses, had to be completely revamped while the second floor, a warm dark shell, could more easily allow for carving out the client's vision for the future needs of their company.

Subsequently, detailed considerations were documented ranging from current and future staffing requirements, workflow, even personality types, to number and placement of printers and mailrooms, as well as a fitness center on the second floor for employee use. Behind the scenes, the plan provided a full emergency power backup generator for the entire building, as well as an energy manage-



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ment systems using sensors for the lighting and HVAC. With the project details clearly defined, it was time to map the space.

Among the design goals was to create spaces that utilize as much natural light as possible. This was achieved throughout both levels of the building by creating open office areas in the center with glass walled private offices around the perimeter. The space planning allowed each hallway to end with a window for additional light in to the center of the space. Once the preliminary design was created, a client meeting was scheduled to review and confirm that each detail of the programmatic needs had been thoroughly and thoughtfully met.

Preliminary design approvals were obtained and RDLA commenced transforming the space through detailed planning and then schematic design. Guided by the client's defined program, office placement and size were primarily driven by workflow function, which was then downloaded into a comprehensive plan. Selection of the colors and finishes for the interior are a neutral color palette of soft greens and beiges; the wood is a timeless warm maple, all client-established preferences. The executive office suites include a large desk and working area, meeting table and wet-bar as well as a private restroom. The layout of the offices reflects



SUN SPOT In a first floor reception area, space planning captures natural light.

the gentle curve on the front of the building. The main conference room includes a sweeping view of the site via the wall of windows as well as state-of-the-art AV equipment. A training room was created in order to accommodate the company's growing work force.

Among the project challenges was the reuse and fittings of the client's existing office furniture system into the new interior space and systems. Prior to presenting to the client, RDLA collaborated with APG Office Group for assessment of the existing systems furniture to ensure a successful transition. After confirmation, the plan was able to merge the existing and new systems seamlessly.

The schematic design and interior finishes selections were presented to the client. Due to the integrity of the process, the client was so pleased with

the design they only requested one change: the exchange of laminate counters to granite. The project moved forward swiftly and with clarity, and the entirety of the project was completed in December 2008 and came in right at budget.

AEC celebrated the closing of 2008 fully operational within the beauty of its newly renovated space.

"The feedback from our clients, appraisers and bankers is unbelievable," says John Sivak, AEC CFO. "We call ourselves a different kind of crane company and this building confirms that statement. The openness and the use of natural light have a positive effect on the employees and productivity has increased significantly. People feel good coming to work because they can look out their office window and see trees outside."

Adds Michael Liptak, president of AEC, "RDL did everything that we asked them to do and made the process effortless and simple."

RDLA attributes the sum of this project's success to the art and science of a process-oriented interior design approach, from the art of listening to the client's vision to accurately executing the program in to a finished scheme, simply, beautifully and economically. **P**

Rebecca Horton is director of marketing at RDL Architects, Inc. For more information, visit www.rdlarchitects.com.

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TREASURE TROVE Inside Justice & Company's design center (above left), guests are offered an up-close look at the company's custom stone, tile, woodworking, ornamental iron and cast stone products. A granite yard (above right) behind the facility houses more than 60,000 square feet of granite and marble.

Exotic Elegance

Justice & Company delivers dramatic design solutions with extraordinary architectural products

By Mark Watt | Photos by Ken Krych

Whether he's assisting customers on remodeling projects or working with project managers on comprehensive commercial endeavors, James Justice says he is focused on the same goal: delivering quality workmanship with exceptional attention to detail. Located in Medina, Justice & Company provides turnkey design, fabrication and installation for both commercial and residential projects throughout Northeast Ohio. The full service design center offers everything from granite, marble and tile, to carpet and hardwood flooring. Justice & Company also specializes in custom woodworking, ornamental iron, cabinetry and cast stone products.

"We really pride ourselves on providing one-of-a-kind products and designs," Justice says, noting he is particularly drawn to exotic granite and marble from around the world. "People are gravitating toward spaces that are unique, yet functional."

Justice started his company fresh out of high school in 1986 as a one-man home remodeler. Honing his skills, Justice slowly began growing his operation, particularly as he began developing experience and expertise

with fine marble and granite work about a decade ago. The exotic stonework was a launching pad for the company, he says, as high-end clients took advantage Justice's ability to hunt down and import extraordinary granite slabs from Brazil, India, Pakistan, Morocco, Italy and other diverse locales.

Since then, Justice and Company has expanded to a staff of about 30 individuals, including four granite artisans, three cabinet makers, a metal artisan, plus designers, installers and administrative

staff. "We're fully equipped and staffed to provide turnkey design projects for clients, typically with a fast turnaround when needed," Justice says.

The business is headquartered in Medina on 11 acres. The centerpiece of the site is a rustic, century-old dairy barn that has been converted into a showroom and design center to dramatically showcase Justice & Company's craftsmanship and array of colorful, high-end products. "We almost wanted to create a museum feel, where customers can be



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educated on our products and the fabrication process while getting a hands-on look at our capabilities with a series of vignettes,” Justice says. These include a wood flooring showcase, where a circular hardwood floor design was created using old beams excised from the barn itself, and a bathroom space created using found pieces such as river rock and a tree trunk pulled from woods at the back of the property.

Behind the design center is a granite yard, which houses more than 60,000 square feet of granite and marble. Justice and Company offers over 200 varieties at any given time, from Moroccan stone embedded with ancient fossils to translucent onyx that can be backlit for dramatic effect. In a nearby granite shop, the state-of-the-art CNC machine and laser waterjet are used to cut stone slabs as well as create floor inlays for corporate logos, kitchen countertops, boardroom tables and other architectural elements.

The headquarters also includes a cabinet/wood shop, where craftsmen build custom cabinetry, furniture, wine racking, entertainment centers and other architectural millwork.

At the company’s onsite cast stone fabrication facility, molds are filled with a proprietary blend of architectural concrete product to create decorative ele-



NATURAL TALENT A series of vignettes showcase Justice & Company’s craftsmanship and creativity, such as a bathroom space utilizing river rock and a tree trunk that was pulled from woods at the back of the property.

ments for fireplaces, backsplashes, range hoods, office reception areas, staircases, door and window surrounds and more.

“We can create molds from just about anything and reproduce it in cast stone,” Justice says, noting that he has explored antique shops and salvage yards to seek out objects with interesting shapes and textures.

One of the treasures justice found was an antique carving that he casted as a freize for a fireplace. Justice also has produced cast stone elements from antique picture frames and other architectural artifacts. Justice is excited about the prospects of his company’s cast stone products, which may eventually be distributed nationally. “It’s gratifying knowing we can take a piece from history and re-create it for someone to enjoy today. I really hope this part of our business continues to grow.”

As Justice looks forward, he sees continued growth for his company. In addition to expanding distribution of its cast stone products, plans call for further expansion within the company’s fabrication facilities and design center to accommodate more products to add to the one-stop shopping premise. Justice & Company is also considering leasing out studio space to architectural-based artisans, including specialists in ceramics, stained glass and other mediums, which would

further enhance the company’s offerings to visiting designers, architects, custom home builders, general contractors and other potential customers.

“We’re proud of the quality of our materials and workmanship,” Justice says. “I personally don’t strap on my tool belt much any more, which I sometimes miss, but it’s rewarding to be able to sketch something up on a piece of paper and then watch our guys add their own details and then make it reality. After 23 years, it’s still exciting to put together creative solutions for our clients.” **P**

For more information on Justice & Company (2462 Pearl Road in Medina; 330-225-6000), take a Virtual Showroom Tour of the company’s facilities by viewing the informational video available at www.justiceandcompany.net.





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INDUSTRY PROFILE:

25 years on, Commercial Works continues moving forward with turnkey relocation services & more

Commercial Works (formally Commercial Movers, Inc.) was founded in 1973 with four men and two trucks as a business relocation specialist. Fast forward to 2009, and the company has evolved into a turnkey relocation system that now provides clients a comprehensive menu of related products and services. With over 360 associates and offices in Cleveland, Columbus, Cincinnati, Louisville, Indianapolis, Charlotte and Raleigh, Commercial Works has become a recognized leader in planning, furnishing, moving and managing commercial relocations throughout the country.

“At any or all phases of the relocation process, Commercial Works can be the single point of contact”, says Brad Hanna, regional vice president of Commercial Works and general manager of the company’s Cleveland branch. “We do so much more than just the physical moving of a business, and our vast experience allows us to do it with unparalleled efficiency.”

Part of that vast experience is Hanna himself. Hanna will celebrate his 19th anniversary with Commercial Works this November, and he has watched the Cleveland branch, as well as the entire company, grow from a fledgling start up, to one of the largest commercial relocation specialists east of the Mississippi.

Commercial Works’ team of experienced project professionals are available to support any aspect of a relocation effort, and unlike most other furniture dealers, project management firms or commercial moving companies, the staff of Commercial Works are not sub-contractors or temporary laborers. From project managers, designers, to furniture installers and movers, Commercial Works staff are all employees of the company.

As GM, Hanna oversees accounts that range from routine office moves completed in a few hours, to those requiring complex space planning and project management skills that are performed over days, weeks or even months.

“The ability to be a single source and to handle everything saves time and money for our clients,” Hanna says. He points to Commercial Works’ furniture



FINE FURNISHINGS At Commercial Works’ Garfield Heights location, a showroom provides a firsthand look at furniture choices, such as these DMI brand desks.

program as one more way the company services its clients. “Our extensive network of furniture lines provides a great alternative to office furniture buyers outfitting their new or existing offices – we offer quality, value priced office furniture with a wide selection of products.”

Commercial Works Cleveland Branch is located at 4901 Johnston Parkway in Garfield Heights, and includes an office furniture showroom. The showroom hours are 8 a.m. to 5

p.m., Monday thru Friday, or can be made by appointment.

As for performing the relocations, Hanna says “were definitely not an 8 to 5 company – we work for the client, so we move them when they need moved – be it a Monday afternoon, or night and day through an entire weekend.” **P**

For more information, contact Brad Hanna at 216.662.7610 – or visit Commercial Works on the web at www.commercial-works.com.

CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-Q0706002

EMERGENCY DEPARTMENT EXPANSION

Medina, OH (Medina Co.)

ESTIMATED AMOUNT: \$30,000,000

CONTRACTING METHOD: C.M. Subcontracts

UPDATE: Project is on hold at this time.

OWNER: Medina General Hospital
1000 E. Washington Street
Medina, OH 44258
(330) 725-1000

ARCHITECT: CBLH Design Inc.
7850 Freeway Circle
Middleburg Heights, OH 44130
www.cblhdesign.com
info@cblhdesign.com

C.M.:

(440) 243-2000 FAX (440) 243-3305

Ruhlin Company
6931 Ridge Road
Sharon Center, OH 44274
www.ruhlin.com

DETAILS:

Two parcels to be rezoned totaling 3.7 acres; new emergency room addition on the west side of hospital totaling 74,000 SF; expand emergency department from 11,000 to 27,000 SF with a 4,500 SF observation unit; increase treatment areas from 19 to 37; concrete; masonry; structural steel; miscellaneous metal; various wood & plastics; thermal

& moisture protection; finishes; drywall; painting; plumbing; mechanical; electrical; lighting.

PN-U0618032

NEW AVON LIBRARY

Avon, OH (Lorain Co.)

ESTIMATED AMOUNT: \$10,000,000

CONTRACTING METHOD: Public Bids

STATUS: Planning is preliminary; a bond issue could be placed on the November 2009 ballot to build the new library.

OWNER: Lorain Public Library
351 Sixth Street
Lorain, OH 44052
www.lorain.lib.oh.us/
(440) 244-1192 FAX (440) 244-4888

DETAILS: Approx. 30,000 SF; new building will anchor the new municipal complex off Detroit Road; sitework; concrete; masonry; thermal and moisture protection; plumbing; electrical; HVAC; doors and frames; windows; fire suppression; acoustical ceilings; carpet; flooring; finishes.

PN-U0410060

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Cleveland, OH (Cuyahoga Co.)

ESTIMATED AMOUNT: \$3,000,000

CONTRACTING METHOD: Public Bids

UPDATE: Bidding to advance mid July 2009.

OWNER: Greater Cleveland Regional Transit Authority
1240 West 6th Street, 5th Floor
Cleveland, OH 44113
www.riderta.com
(216) 566-5223 FAX (216) 781-4480

ARCHITECT: Richard Fleischman + Partners
Architects
1025 Huron Road
Cleveland, OH 44115
www.studiorfa.com
(216) 771-0090 FAX (216) 771-6687

DETAILS: The Blue/Green Line Woodhill Rail Station is below grade and consists of a sign, canopied stairway, platform, and a small parking lot at the intersection of Buckeye and Woodhill in Cleveland. As an ADA key station, it must meet federal accessibility requirements. Building is in need of major improvements to address accessibility and functional deficiencies.

PN-U0416013

**GRAFTON CORRECTIONAL INSTITUTE -
ELECTRICAL UPGRADE**

Grafton, OH (Lorain Co.)

ESTIMATED AMOUNT: \$391,190

CONTRACTING METHOD: Public Bids

UPDATE: Engineering Services RFQs are being reviewed; award TBA in July 2009.

OWNER: Ohio Dept. of Rehabilitation & Correction
770 West Broad Street
Columbus, OH 43222
www.drc.ohio.gov
(614) 752-0261
Tim Elmer, Project Manager, (614) 728-1130, tim.elmer@odrc.state.oh.us

DETAILS: DRC-090037
This project will upgrade the institution electrical system to increase power in areas where we have had an increase in demand or where we need to add equipment. Most of the main power and motor

control centers are maxed out. Three new buildings have been added since GCI was constructed and activities in the institution have grown to a point that an upgrade is needed to meet the necessary demands of the institution. The addition of transformers and distribution panels in some areas and the splitting of circuits that are at or near capacity will also be included as needed.

PN-U0430071

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ESTIMATED AMOUNT: \$780,000

CONTRACTING METHOD: Public Bids

UPDATE: Engineering Services RFQs are being reviewed; award to be announced in July 2009.

OWNER: Ohio Dept. of Rehabilitation & Correction
770 West Broad Street
Columbus, OH 43222
www.drc.ohio.gov
(614) 752-0261

DETAILS: DRC-090036
The Lorain Correctional Institution opened in 1990 and currently has a population of approx. 2,000 male inmates. The above project work

includes, but is not limited to the removal and replacement of the roof top multi zone air conditioned and heating units for the education, medical and segregation cells located at Lorain Correctional Institution. And the replacement of the heating unit for inmate housing buildings 3, 4, 7, 8, 9, 10, recreation, the kitchen, inmate dining hall, carpenter shop and the education hallway. Some roof top air conditioners and heating units will also be replaced or added on additional buildings to be determined.

TACO BELL RESTAURANT

North Royalton, OH (Cuyahoga Co.) 6447 Royalton Road

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

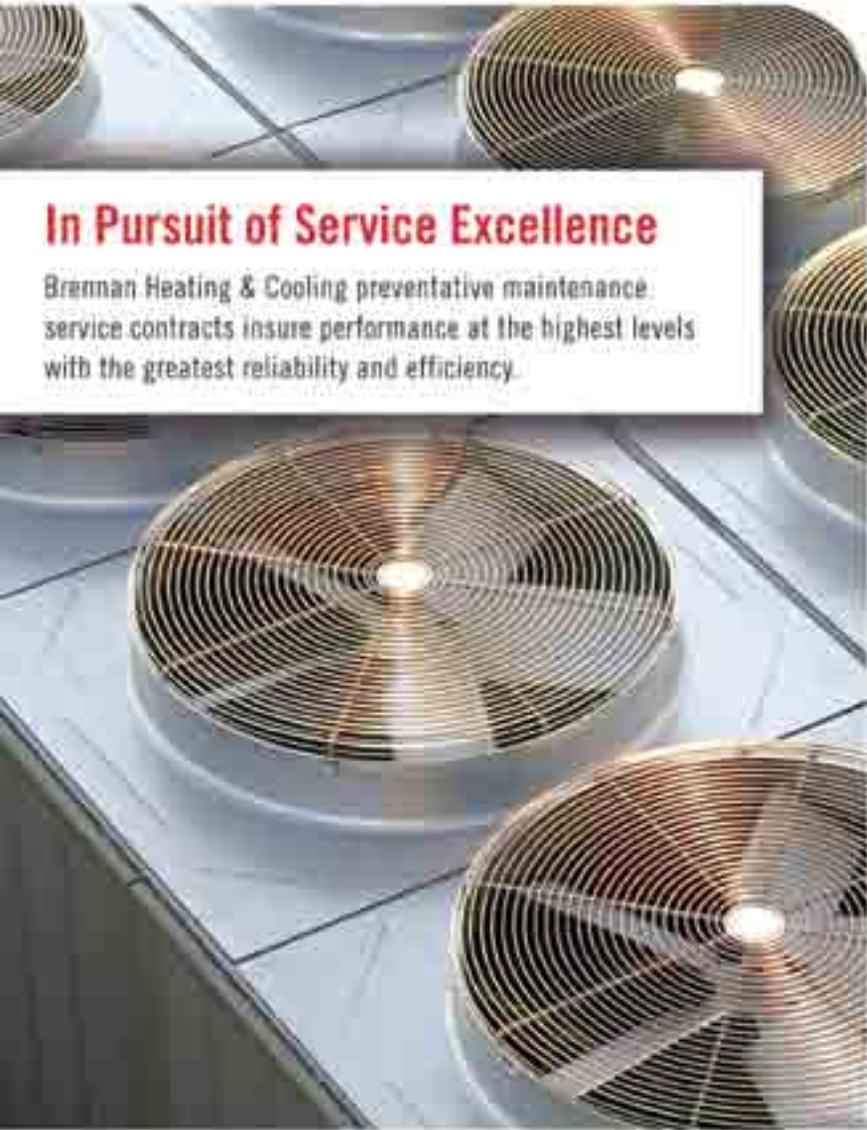
Owner still seeking city approval; bid schedule to be determined.

OWNER: Taco Bell Restaurants
17901 Von Karmen
Irvine, CA 92714
(949) 863-4500 FAX (714) 863-3980

ARCHITECT: GPD Associates - Akron
520 S. Main Street #2531
Akron, OH 44311
www.gpdco.com

DETAILS: Approx 2,600 SF; brick exterior; drive-thru; masonry; roofing; insulation; fencing; bollards; refrigeration; ansul system; concrete; wood frame; thermal/moisture protection; steel doors and windows; glass/glazing; metal toilet partitions and accessories; paint; ceilings; floor tile.

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



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