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Elyria Memorial Hospital strengthens services with new home for orthopedics center
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As you know, the weather around Northeast Ohio has been delightful this summer. And although we'd love it to stay this way for months to come, the reality is that fall and cooler temperatures are just around the corner. With that in mind, we present our annual Heating & Weatherproofing issue. As part of this special section we offer a selection of articles drawing attention to this realm of our industry.

First, we have included an article by Louis Spilker of The Cleveland Plumbing Supply Co. that presents a number of tips on how you can save on your heating costs through proper maintenance. In addition, we present a profile of Spilker's company on the eve of its 75th year.

We have also focused on a very unique building that will serve as the central hub to power the HVAC and water systems for the Cleveland Clinic Campus. The Clinic has recently completed its new Central Power plant on 92nd Street, which is being completed by Siemens Building Technologies and Kacmar Architects, Inc. The building is an intricate maze of piping, chiller units and computers. It is one of the most complex buildings I have ever seen as far as equipment is concerned.

Beyond this special section, we have included features on a number of other notable projects in the area. There is Elyria Memorial Hospital's new orthopedics center in Sheffield (pictured on the cover), which was completed by Star Builders Inc., of Amherst. Then there's the recently completed make-over of The Cleveland Play House. The interior remodeling project has transformed the space into a striking, colorful home for theater.

Lastly, we take a look at the new headquarters of Adcom Communications, which was recently completed by Neshkin Construction and designed with Vocon Inc.

Looking ahead, September is our Sustainable Design & Environmental Solutions issue and we are gathering features from the best local, regional and national experts in the field.

We are also planning a "Back to School" issue with stories on the total renovation of Fem Tower and the new recreation center at Cleveland State University, as well as the newly completed Stopher & Johnson residence halls at Kent State University.

Until next time-

Kenneth C. Krych
Owner/Publisher

Letters

Thanks so much for the wonderful article on Art Window Shade & Drapery Company in Properties [July 2006]. Linda Bloom did a superb job of writing, your pictures are perfect and I am proud of being a part of your wonderful trade magazine for so many, many years.

Judy Kaufman
Art Window Shade & Drapery Co.

Thank you so much for donating the "Playhouse Square Night on the Town" tickets to our Harvest for Hunger silent auction. Your support means a lot to our firm and to the Foodbank as well. Because of the generosity of companies like yours, we were able to raise $7,352.50 towards Harvest for Hunger this year, and we couldn't be happier! Thanks again from all of us at KE!

Summer Smith
Karpinski Engineering

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2006 Turfscape Golf Classic

A near tragedy that sent a local business owner to the hospital four years ago is now reaping dividends for the Akron Children’s Hospital.

The second annual Turfscape Benefit Golf Classic, held recently at Medina’s Banker Hill GC, netted $12,000 in donations to the hospital’s Burn Unit. The inspiration for the tournament and the donations came in 2002 when the company’s president, George Hohman, suffered second-degree burns in a home gas explosion and was treated at Akron Children’s Hospital.

Participants in the event included nearly 100 Turfscape customers, employees, family and friends who contributed through donations and sponsorships. Turfscape underwrote a great deal of the costs of the event to ensure that the monetary contributions went directly to the hospital. In the past three years, the event has raised a total of $20,500 for the hospital. P

Darden Charity Golf Outing

The Darden Company hosted a golf outing recently to benefit Guasga County Habitat for Humanity, raising $50,000 for the non-profit. The occasion marked the 30th anniversary of The Darden Company.

Over 130 golfers enjoyed 18 holes of golf on the Signature of Solon Golf Course. The event included a $10,000 putting event and a Guadley Auto hole-in-one contest. A raffle included a variety of prizes, all donated by area companies. P

DAS 25th Anniversary Celebration

DAS Construction celebrated its 25th anniversary recently at Pickwick & Frolic on East 4th Street in downtown Cleveland.

Over 500 people who are friends and collaborators enjoyed a night of fine food and entertainment. DAS even took over the comedy club section of the venue with a great band on stage to make the evening more special. A great time was had by all. P

Chaplin Block Company Open House

Scott Chaplin, who recently purchased a block manufacturing company in Bedford Heights that is producing many types of blocks for buildings, held an open house recently. Among products featured at the event was his new environmentally friendly Greenline Block. P

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Properties | August 2006
Honoring the Present, Preserving the Past

Cleveland Restoration Society announces 2006 award winners

Excellence in building preservation was the focus at the Cleveland Restoration Society’s annual awards ceremony in late July. The awards program, which was held at the Hanna Theatre in downtown Cleveland, recognizes preservation projects and individuals who have made a significant, positive impact in Northeast Ohio.

This year, the Cleveland Restoration Society presented 12 awards to projects from around Northeast Ohio. Among these award-winning projects were the following:

**Shiloh Baptist Church**

In the category of Sacred Landmarks Preservation, Shiloh Baptist Church (Properties, March 2006) was saluted for the renovation of its magnificent interior. This church, in Cleveland’s Central neighborhood, was originally built as the Temple B’nai Jeshuran by architect Harry Cone in 1906. The Shiloh Baptist Church, founded in 1850, is the oldest African American Baptist Church in Cleveland. Many congregations can trace their origins to this church. In 1922, the congregation purchased the temple building, which features a central dome and has a classical composition similar to the Pantheon in Paris. Among various and extensive improvements was the meticulous cleaning and repair of the stained glass dome, which had been dimmed by 100 years of dirt and grime.

**The Bingham Building**

A winner in the category of Adaptive Use to Multi-Family Housing, The Bingham Building was originally designed by the prominent Cleveland architectural firm Walker & Weeks for the Bingham Hardware Company. Developer Bingham-Burnside, LLC of Chicago, renovated the building using federal historic tax credits and a conservation easement (Properties, January 2004). The structure, located in the heart of the Warehouse District, was the focus of a massive $70 million undertaking involving the renovation and conversion of the 680,000-square-foot warehouse into 240 loft-style apartments with indoor parking, a one-story penthouse addition and 25,000 square feet of prime retail space.

**Brownstones at Derbyshire**

In the category of Adaptive Use of a Sacred Landmark, Derbyshire Partners, LLC was recognized for its adaptive use of the First English Lutheran Church for multi-family housing (Properties, December 2004). This Gothic Revival style landmark church was transformed into 20 high-quality condominium homes. As part of the work, Project Manager Nate Barrett and Architect Gary Ogrocki faced the difficult challenge of converting a former sanctuary into five condominiums, adding interior structure for the upper floors, preserving original stained glass windows where possible, and adding discrete dormers to meet fire codes.

**Josaphat Arts Hall**

Also in the category of Adaptive Use of a Sacred Landmark, is the Josaphat Arts Hall/Convivium 33 Gallery for the adaptation of St. Josaphat Roman Catholic Church as an arts facility. Built in 1915 in Cleveland’s St. Clair-Superior neighborhood, the church served and played an instrumental role in the development of the surrounding community. In 1998, however, the struggling parish closed its doors. When Alenka Banco purchased the property it was in a severe state of deterioration, but after extensive renovation this community gathering place has been resurrected as a vital arts center.
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In the category of Commercial Restoration, the Playhouse Square Foundation was recognized for the transformation of another Walker and Weeks gem, 1375 Euclid Avenue, into the Idea Center at Playhouse Square (Properties, May 2005). Built in 1912 as a large retail and warehouse building for the home furnishings company Kinney & Levan, the building housed the studios of WJW in the 1950s. By 2000, however, the building was 90% vacant and was functionally obsolete. The building’s rehabilitation respects the original structure and creates a beautiful frame for the exciting programming now held within. The 90,000 square foot Idea Center encompasses an innovative facility for WVIZ/PBS and 90.3 WCPN ideastream and Playhouse Square Foundation’s arts education programs, integrating digital multimedia and public broadcast communication with performing arts and education.

John Hay High School
In the category of Historic School Building Renovation, the Cleveland Municipal School District is recognized for the rehabilitation of John Hay High School. The renovation, which began in 2003, was part of the district’s master plan that was approved and largely funded by the Ohio School Facilities Commission. The school contains four floors and over 200,000 square feet of learning space. Architects Richard L. Bowen & Associates found creative solutions to programming needs while taking both a historic preservation and green building approach. When the building reopens for the 2006-2007 school year, it will be the first renovated Cleveland school that preserves its historic character, meets green building standards, and is fully equipped for learning in the 21st century.

Lorain Palace Civic Theater
The Cleveland Restoration Society’s 2006 Award for Ongoing Stewardship of a Historic Property went to the Lorain Palace Civic Center. Located in a neo-classical commercial style at a cost of $500,000, the theater made a grand impression when it opened in 1928. After 1944, though, the Palace was almost exclusively used as a movie theater and gradually suffered decline. In 1972, a committee was appointed to examine the need, interest and support for a center to focus on community activities in the struggling downtown. By 1974, the Lorain Civic Center Committee was incorporated as a nonprofit organization. The Committee raised funds to purchase the threatened Palace Theater and began a systematic program to restore both the interior and exterior of the building. Today, the Lorain Palace Civic Center continues to serve the community with a comprehensive calendar of movies and events.

Howard Metzenbaum Federal Building and U.S. Courthouse
The winner of the Trustees Award for Preservation Achievement, which recognizes a standout project that demonstrates the spirit of preservation, was the renovation of the historic Howard Metzenbaum Federal Building and United States Courthouse (Properties, July 2005) on Cleveland’s Mall by the United States General Services Administration. The $51 million historic restoration project and adaptive use of the courthouse followed the Secretary of the Interior’s Standards for the Treatment of Historic Properties and the highest national standards of environmentally sustainable “green” design practices. Breaking new ground, the U.S. Green Building Council awarded the project Silver Certification in Leadership in Energy & Environmental Design in April 2006. It is one of the first projects to demonstrate how successfully historic preservation and sustainable design practices can work hand-in-hand.

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Properties | August 2006
June Construction Setstle Back 5 Percent

New construction starts in June dropped 5% to a seasonally adjusted annual rate of $655.1 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. Both nonresidential and residential building registered moderate declines, whereas nonbuilding construction was down only slightly from the previous month. For the first half of 2006, total construction on an unadjusted basis was reported at $344.2 billion, up 7% relative to the same period a year ago.

The June statistics lowered the Dodge Index to 139 (2000=100), compared to a revised 145 for May. The Dodge Index had shown a generally upward trend for total construction through May, as gains for nonresidential building and nonbuilding construction outweighed slippage for single-family housing. In June, the single-family decline grew more pronounced, bringing total construction back to the average pace reported during 2005. “The construction industry is seeing a transition in 2006,” says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. “From 2001 through 2005, single-family housing had been the primary source of expansion for total construction, but that changed as the first half of 2006 clearly shows single-family housing cooling down. At the same time, the uptrend for nonresidential building has gained momentum in 2006, as improved market fundamentals have encouraged further development, even amid the difficulties arising from the higher cost of materials. “In addition, greater federal spending and the improved fiscal position of the states have contributed to more public works construction this year.”

Nonresidential building

Nonresidential building in June slipped 4% to $193.4 billion (annual rate). For the commercial sector, store construction fell 22% from a strong May, and declines were also reported for offices, down 6%, and warehouses, down 1%. The office category did include groundbreaking for several large projects in June, located in Austin, Texas ($97 million); San Francisco, California ($70 million); and Smithfield, Rhode Island ($65 million). Hotel construction in June soared 136%, boosted by $1.3 billion related to the hotel portion of the massive Encore at Wynn hotel/casino resort in Las Vegas, Nevada with an estimated construction start cost of $1.8 billion. In addition to the Encore at Wynn project, June also included the start of major hotel projects located in Portland, Oregon ($118 million); Atlanta, Georgia ($24 million); Denver, Colorado ($63 million); Grapevine, Texas ($60 million); and Chicago, Illinois ($60 million). “It’s turning out to be a banner year for hotel construction, led by several massive Las Vegas projects as well as more broad-based expansion across the nation,” Murray says.

The long-depressed manufacturing building category advanced 4% in June, helped by the start of two large ethanol plants valued respectively at $192 million and $55 million, with both located in Oregon. The institutional side of the nonresidential market was also mixed in June. Healthcare facilities fell 39% from an exceptional May, as this structure type has shown an up-and-down pattern so far in 2006 after setting a record high last year. Amusement-related construction was down 36% from a May that featured the start of several very large projects. Cushioning the June decline for the amusement category was the start of one large project—the $452 million casino portion of the Encore at Wynn resort in Las Vegas. June witnessed a 14% drop for educational building, also down from a strong May, although the level of contracting for this structure type was still reasonably healthy at 1% above the average pace reported in 2005. Institutional structure types with June gains were public buildings (courthouses and detention facilities), up 7%; churches, up 10%; and transportation terminals, up 141%. The substantial increase for transportation terminals was the result of June groundbreaking for two large support terminal projects, located in Miami, Florida ($273 million) and Romulus, Michigan ($251 million). During the first half of 2006, nonresidential building was up 17%, reflecting this year’s healthy activity as well as the comparison to the weak performance at the outset of 2005. Commercial structure types with especially large first half 2006 increases were hotels, up 148%, and offices, up 40%. More modest first-

June Construction Contracts for Clevelanr Area

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

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

<table>
<thead>
<tr>
<th>Type</th>
<th>2006</th>
<th>2005</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nonresidential</td>
<td>$73,484,000</td>
<td>$84,198,000</td>
<td>-13</td>
</tr>
<tr>
<td>Residential</td>
<td>$130,381,000</td>
<td>$139,665,000</td>
<td>-7</td>
</tr>
<tr>
<td>Total Building</td>
<td>$203,865,000</td>
<td>$223,863,000</td>
<td>-9</td>
</tr>
</tbody>
</table>

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

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Each at $50 million or greater. The five largest multifamily projects were in these locations – Sunny Isles Beach, Florida ($197 million); Jersey City, New Jersey ($120 million); Las Vegas, Nevada ($93 million); Providence, Rhode Island ($90 million); and Irvine, California ($89 million).

For this year’s January-June period, residential building was up 1% versus a year ago. The modest dollar volume gain compares to the 15% increase that was reported for full year 2005. By region, total residential building showed this first half 2006 pattern – the South Central, up 14%; the South Atlantic, up 2%; the Northeast, unchanged; the West, down 5%; and the Midwest, down 8%.

For total construction, the 7% increase reported for the U.S. in the first half of 2006 was due to this performance by major region – the West, up 1%; the South Central, up 12%; the Midwest, up 4%; the South Atlantic, up 2%; and the Northeast, up 1%.

Expense comparisons

The dollar amount spent on different expense line items provides a mixed picture, but the overall expense data in the 2006 EER indicate that though the total operating incomes increased by 3.8%, total expenses (operating, plus fixed) decreased by 3.8%. The dollar amount spent on fixed expenses showed a considerable decrease of 7.92%, contributing to a slight decline in total building expenses. The trend to increase efficiency while decreasing administrative costs continued from the last three years, with administrative expenses decreasing by 3.2%. The dollar amount spent on cleaning increased slightly by 1%. The amount spent on roads and grounds showed no change.

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Janice L. Parham
Executive Vice President
BOMA Greater Cleveland

However, the dollar amount spent by the U.S. private sector on repairs/maintenance increased by 2%. The amount spent on security decreased slightly by 1.79%, but remains high in comparison to pre-9/11. The office market seems to have stabilized with signs of more animated tenant demand, despite the fallout from 9/11 and the Iraq War. Building insurance costs also seem to have stabilized after 9/11 and have continued to decline for the second year in a row. Real estate taxes also declined by 9%.

The income and expense levels of Class “A” buildings are reporting that higher than the national composite averages. The U.S. private sector survey results for calendar year 2005 are the weighted average responses of 3,219 buildings, representing approximately 700 million square feet of space.

As the turmoil in Iraq and other corners of the Middle East continue to roil the energy markets, energy costs continue to go up, with the most noticeable increase of 9.29% ($2.00 vs. $1.83 in 2004).

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With two companies growing under one roof, Adcom (traditional marketing) and Optiem (online marketing) had become spaciously challenged. With employees squeezed into every corner, the writing was on the cubicle wall... it had come time to say goodbye to their 1330 Old River Road home.

With the downtown business real estate buyer’s market in full swing, it didn’t take the marketers long to find the perfect new accommodations at 1370 West Sixth Street above the Metropolitan restaurant and Starbucks. And just like that, the two agencies went from sharing one often-cramped conference room to having a choice of three spacious conference rooms, a two-story atrium style reception area, an employee lounge with bar, broadcast production suite, dine-in café, roomy perimeter offices, and perhaps, best of all, no office sharing.

“When we were located in the Flats in the early to mid 1990s, there was a vibrant energy all around us,” says Adcom and Optiem CEO Joe Kubic. “People were coming down the hill in droves, restaurants and clubs were popping up everywhere, the Lakefront Rapid Transit line was constructed along with Moses Cleaveland park, The PowerHouse and Nautica Concert Pavilion. Then it all went dead almost overnight.”

Chief Creative Officer and Co-Founder Mark Nuss is quick to point out that civic energy was infectious and believes the staff garnered both creative energy and pride from the Flats location.

“We saw that same kind of activity going on in the Warehouse District, particularly at West Sixth Street and St. Clair corridor, and that’s where we set our hearts on moving,” Nuss says.

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“We saw that same kind of activity going on in the Warehouse District, particularly at West Sixth Street and St. Clair corridor, and that’s where we set our hearts on moving,” Nuss says.
To the Adcom and Optiem management, the exterior benefits are far beyond a closer walk to a nice lunch spot. It’s about attracting the highest quality employees. It’s about making clients feel welcome and important. It’s about safety and security. It’s about being more in touch with the pulse of the city.

“Sure we miss the big ore boats and bridges at night, but the tree-lined avenue, sidewalk cafes and nightlife crowds of all ages and backgrounds more than make up for it,” Kubic says.

To accomplish the relocation task, Adcom choose Vocon, a local interior design and architecture firm, as the architect, along with Neshkin Construction to be the general contractor for the new office. The philosophy was simple, but driven by Adcom’s creative values and ability to maintain a flexible work environment for its employees.

“The creativity and project experience demonstrated on all sides allowed the design solution to take full effect in the new space,” says Vocon President John Workley.

As Neshkin Construction Vice President Alan Pollack explains, the only significant challenge for his firm was a tight project timeline.

“This was a tough project as it had to be completed in just seven weeks,” he says. “But of course we accomplished it.”

Space with a marketing theme

The graphic designers at Adcom Communications and Optiem licked their chops over the opportunity to theme out the 17,000 square feet of new workspace. And the freedom they were given is obvious the moment you step out of the building’s third floor elevator doors.

But first – a little perspective. Anyone who visited Adcom and Optiem’s prior headquarters in the Flats will remember the precariously steep, dark and narrow steel plated stairway that led to the second level reception area, and then yet another flight to the top level.

“It wasn’t only impractical,” Kubic says. “It just didn’t give visitors the right impression of our organizations.”

Now when you arrive at Adcom and Optiem, the first impression is much more inviting and dynamic. The Plexiglas-enclosed elevator area is decorated with colorful, transparent blue graphics and features “ing” terms such as strategizing, developing and delivering. The main conference room just off the third floor...
Congratulations Adcom. Proud to provide the Ann Sacks Wall Tile & Concrete Floor Tile, as well as Granite Desks!

We are honored to work with Adcom, a leader in telecommunications services since 1975. Their commitment to providing top-of-the-line products and services is evident in their new office design.

The Adcom/Optiem lounge, outfitted with a granite topped bar, leather furniture, psychedelic red and yellow drop lighting, high speed Internet access and a football table, provides a comfortable space for employees to relax and socialize.

The blonde bamboo flooring and walls stripped down to their original red brick facing give the room a modern, urban loft feel. Elevators feature a full glass wall that affords a view into the two-story atrium style reception area. Another wall features a massive flat screen monitor. Other walls feature floor-to-ceiling dry erase board and windows overlooking busy West Sixth and Public Square.

In the center is a custom-made black marble top conference table, complete with company logos shaped into the black wrought iron supports. The adjacent bamboo and bluestone tile floor reception area also features eye-catching design touches including see-through Plexiglas seating, a chain-mail curtain and three-dimensional company logos affixed to the back wall.

“We tripled our floor space out of necessity,” Kubic says. “But that afforded us to add many embellishments most marketing firms would consider a luxury.”

These additions include a fully operational audio and broadcast editing suite, complete with professional sound booth and enough floor space to conduct still photography and video filming. The blonde bamboo flooring and walls stripped down to their original red brick facing give the room a modern, urban loft feel. Visitors will also notice a bevy of guitar amplifiers and musical instruments situated around the perimeter, a sign that after-hours jamming is included in the company’s employee benefits package.

Adjacent to the production studio and similar in design is the Adcom/Optiem lounge, outfitted with a granite topped bar, leather furniture, psychedelic red and yellow drop lighting, high speed Internet access and a football table.

“We knew our employees would enjoy the lounge as a way to escape traditional stuffy meeting settings, but our visiting clients and studio talent enjoy it too as a place to break from the production crunch,” Kubic says.

A full kitchen and separate café area, with lime green corrugated wall covering, can be found near the center of the new office space. You can pull up a stool at the dinette island, with turquoise, white and black tile façade and green drop lighting, or just use one of the standard circular lunch tables... also perfect for sharing ad layouts.

The hallways, painted in vivid organic colors like lemon yellow, lime green and violet are adorned with oversized photographic images taken from various marketing campaigns the companies have created for clients like KeyBank, Steris, Insurance.com and COSE.

With as much high design that Adcom and Optiem have put into their new home, the biggest line item by far was the basic re-wiring of the space.

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MODERN MIX: The blonde bamboo flooring and walls stripped down to their original red brick facing give the room a modern, urban loft feel.

LIGHT & BRIGHT: Adcom’s corporate colors of lime green, red and grey can be found throughout, including this area where colorful chairs add in brightening the environment.

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Sdcom communications.
serious infrastructure,” Nuss says. “Many of our decisions regarding employee and office placement were influenced by how and where we could run cable.”

Two of these critical spaces were Adcom’s graphic design pods and Optiem’s programmer pod, affectionately nicknamed The Swamp (not as a reference to the humidity but to the workload). Both open areas needed to be subdivided into anywhere from four to eight workspaces.

The Adcom pods feature futuristic-style fabric baffles in metallic grey and beige, which appear like giant Pringles potato chips overhead and help isolate work spaces both visually and audibly. “We really wanted a place that gave clients an opportunity to escape their office environments and feel like they could get a creative shot in the arm by visiting,” says Nuss. “It’s a great feeling now to get calls from clients who want to simply get a dose of the energy and enthusiasm generated here by our people, and heightened by our new space.”

As Kubic puts it, “we’re kind of living out our business fantasy.”

Adcom was founded by Joe Kubic and Mark Nuss in 1989. Kubic later founded Adcom’s sister company, Optiem, in 1999 to pursue clients in need of more sophisticated forms of digital and online marketing. For more info, contact Operations Manager Dennis Gentner at 216.574.9130 or email adcom@adcom1.com.

DESIGN ON DISPLAY The entire space, including the main entry corridor, is accented by large graphic images showcasing Adcom’s design work.
The center, on the north side of Route 254, shares the neighborhood with other buildings recently constructed by the project's design/build contractor, Star Inc., of Amherst. These include two restaurants and three auto dealerships located within 1,000 feet of the newest project. Originally designed as two stories, the concrete and brick ribbon-glassed structure was expanded to three, with the first floor housing the center and the two upper floors planned as medical offices for entities doing business with EMH. The building features a three-story glass-aluminum curtainwall facing Transportation Drive, which runs parallel to Route 254 on the north. The curtainwall encloses the entrance lobby, featuring porcelain-tile flooring and leading to the first-floor center.

The Elyria Memorial Hospital (EMH) Regional Healthcare System wanted to provide a centralized orthopedic center to replace two existing locations in Lorain County. As of this past June, that plan became reality. New in Sheffield Village, just west of the Route 254-Interstate 90 interchange, is a 50,000-square-foot, three-story Class A medical office building. In main tenant is the EMH Center for Orthopedics.

The three-story, 50,000-square-foot, medical office building recently constructed by the project's design/build contractor, Star Inc., of Amherst. The building features a three-story glass-aluminum curtainwall facing Transportation Drive, which runs parallel to Route 254 on the north. The curtainwall encloses the entrance lobby, featuring porcelain-tile flooring and leading to the first-floor center.

By Lou Kren | Photos by Scott Pease
CLASSIC GLASS The building features a three-story glass-aluminum curtainwall facing Transportation Drive, which runs parallel to Route 254 on the north. A deep lobby elevator — built to accept gurneys — provides vertical access, as do stairwells at the east and west sides of the building. The Center for Orthopedics provides a modern space atypical of hospital waiting and exam areas. Conceived in earth tones, the center features ample, airy waiting rooms and plans call for a lobby-level snack bar or coffee shop. Upper floors, with glass-railed walkways, look out over the lobby. Curved panels on the roof break up the rectangular building lines and concrete mass while screening four rooftop air-handling units. The climate-control system allows for control and billing by individual tenant as does the electrical system, with its separate electrical panels and metering.

“The site work was challenging owing to the change in elevation. We had to deal with a high water table and a 10-inch gas line that traversed the rear of the site.”

Greg Deitz
Star, Inc.

A deep lobby elevator — built to accept gurneys — provides vertical access, as do stairwells at the east and west sides of the building. The Center for Orthopedics provides a modern space atypical of hospital waiting and exam areas. Chilled in earth tones, the center features ample, airy waiting rooms. The site work was challenging owing to the change in elevation. We had to deal with a high water table and a 10-inch gas line that traversed the rear of the site.”

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Greg Deitz
Star, Inc.
space, 13 exam rooms, a cast room and two x-ray rooms as well as office and meeting spaces for staff. Extra-wide passageways and door openings as well as automatic doors are designed for wheelchair travel.

The project moved forward in spring 2005 when EMH officials approached Star and its in-house architectural team to design a building that could be constructed more cost-effectively than other designs they had seen. Star was in as the design/build contractor with site work underway by summer, according to Greg Deitz, project manager.

“The site work was challenging owing to the change in elevation,” he says. “We had to deal with high water table and 10-inch gas line that traversed the rear of the site.”

Crews shifted earth and dried out soil to deal with the water table, and gingerly propped up the gas line as they hand-excavated around it. The line now sits on Star-installed anchors behind a retaining wall.

Features tilt-up construction

The foundation boasts wider footers to facilitate tilt-up construction, a venerable technique that’s experienced a recent resurgence and has also become one of Star’s specialties in recent years. After installing the footers, crews poured the floor slab along with casting beds on the east and west ends of the building. Concrete poured in the beds set to form panels that were then tilted and hoisted with a 500-ton crane to their proper positions as exterior walls. The largest panel created in this manner was 26 feet by 62 feet.

The curtainwall encloses the entrance lobby, featuring porcelain-tile flooring and leading to the first-floor center. The first floor also houses electrical and mechanical rooms and plans call for a lobby-level snack bar or coffee shop. Upper floors, with glass-railed walkways, look out over the lobby.

The curtainwall encloses the entrance lobby, featuring porcelain-tile flooring and leading to the first-floor center. The first floor also houses electrical and mechanical rooms and plans call for a lobby-level snack bar or coffee shop. Upper floors, with glass-railed walkways, look out over the lobby.
The fact that the building is a large multiple-story structure led to tilt-up as the method of choice. “The rectangular plan and site location made this building ideal for tilt-up construction,” Deitz says. “We were able to enclose the building quickly to enable interior work over the winter.”

Deitz notes that winter weather does not necessarily preclude tilt-up construction—a common misconception owing to the fact that concrete panels are cast onsite.

The tilt-up construction method, traced to the early 20th century when Thomas Edison built tilt-up residences for his lab technicians in Menlo Park, New Jersey, brings together the efficiency of on-site casting with the strength and versatility of concrete, according to Star officials. With tilt-up, the floor slab is cast early in the process and wall panels are cast directly on the floor slab before being tilted to final position. Though the method has been used throughout North and South America, it has been slow to catch on in our area, keeping many local design and construction professionals from looking beyond the typical construction materials. Case in point is the brick veneer that can be inlaid with the concrete during casting to provide an exterior aesthetic without the need for costly and time-consuming finish work.

The EMH job was 10 inches thick, 54 feet tall and weighed 105,000 pounds. Veneer brick, in two brown shades, was cast into the concrete prior to tilt-up to add exterior variety along with textured concrete paint.

COST BENEFITS The project moved forward in spring 2005 when EMH officials approached Star and its in-house architectural team to design a building that could be constructed more cost-effectively than other designs they had seen.

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GOOD SHAPE “The rectangular plan and site location made this building ideal for tilt-up construction,” says Greg Deitz, of Star, Inc. “We were able to enclose the building quickly to enable interior work over the winter.”

“The panels can be poured and then covered with blankets to cure,” he explains.

Overall, tilt-up is a timesaver, bringing assembly-line productivity and shortened lead times of locally produced materials, claim Star officials.

The method also contributes to early completion of the building shell and floor, reducing susceptibility to weather delays throughout the remaining construction schedule.

And it eliminates the need for perimeter building columns.

“It’s important to us to continually seek new and better design and construction options for our customers,” says Kim Mulder, Star president. “And tilt-up certainly will become a more common choice as the word gets out.”

Star has been aided in its tilt-up expertise via an alliance with Con/Steel, Dayton, Ohio, specializing in engineering and support services for tilt-up concrete contractors in North and South America. Besides the tilt-up work, Star self-performed many tasks on the EMH project including footer-foundation construction and all finish carpentry. In addition, Star will perform buildout services and construction for new tenants.

Design/build pays off

As tilt-up appealed to EMH as a time and cost-saver, the design/build relationship also assisted in smoothing the project. The design/build approach, unlike the other methods, brings principal...
Principals in at the outset to consult with the owner and each other. This brings a host of cost-and time-saving benefits including:

Quicker project delivery
With design/build, principals act as a single entity, allowing construction to commence quickly, sometimes before all construction documents are finalized. Also, the lengthy bidding, specification-checking and pre-construction design-change processes are eliminated.

Single-point responsibility
Here, finger-pointing is greatly minimized, as principals take the time to work out design and cost issues up front.

Value Engineering
Project managers, with years of experience pricing and managing construction, consult closely with architects from the beginning, providing cost/benefit analyses on building designs and specifications.

Greater owner control
By being involved with design/build principals early on, the owner has a one-stop shop for discussion of all project issues. Also, design/build helps maintain a single-purpose attitude, as all principals work under the owner to focus on project costs and constructability.

Cooperation
Designers and builders working together can ensure a completed project with a minimum of changes or omissions that affect quality and fiscal outlay.

These advantages helped propel EMH and Star toward a satisfying project on both ends, delivered on time and on budget.

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As tilt-up appealed to EMH as a time and cost-saver, the design/build relationship also assisted in smoothing the project. The approach, unlike other methods, brings principals in at the outset to consult with the owner and each other.
U.S. Supreme Court Muddies Waters on Wetlands

On June 19, 2006, in Rapanos v. United States, U.S. No. 04-1034 (“Rapanos”), a majority of the United States Supreme Court failed to agree on the extent of the U.S. Government’s jurisdiction over wetlands under the Clean Water Act (the “Act”). Rather, the Rapanos Court vacated judgments against two separate developers who had challenged the U.S. Government’s jurisdiction over certain wetlands in Michigan, and remanded the cases back to the U.S. Sixth Circuit Court of Appeals for a factual determination of whether the wetlands in question are “waters of the United States” as defined in the Act.

By way of background, the Act gives the U.S. Army Corps of Engineers (the “Corps”) jurisdiction over wetlands to the extent that the wetlands can be classified as “waters of the United States,” as defined by the Act. In United States v. Rapanos, 376 F.3d 629 (6th Cir. 2004), John and Judith Rapanos desired to develop various parcels of their property in Michigan. Prior to developing the properties, various consultants and state regulators informed the Rapanos that the parcels contained “regulated” wetlands and that permits would be required prior to conducting any dredge or fill activities on the parcels. The Rapanos ignored the advice and proceeded to conduct dredge and fill activities without the permits, despite having received several administrative compliance orders from the U.S. Government.

The Corps subsequently filed civil proceedings against the Rapanos in federal court alleging violations of the Act. Both the U.S. District Court and the U.S. Court of Appeals for the Sixth Circuit upheld the Corps’ jurisdiction over the wetlands based on the wetlands’ hydrologic connections and physical adjacency to navigable waters.

The Rapanos then appealed to the U.S. Supreme Court.

In Carabell v. U.S. Army Corps of Engineers, 391 F.3d 704 (6th Cir. 2004), June and Keith Carabell and their partners wanted to build a condominium complex on their 19.6-acre plot of property in Chesterfield Township, Michigan. However, approximately 15 acres of the property contained forested wetlands. The Corps denied the Carabell’s application for a federal dredge and fill permit, and the Carabell’s filed an action in federal court challenging the Corps’ jurisdiction over the wetlands. Both the U.S. District Court and the U.S. Court of Appeals for the Sixth Circuit upheld the Corps’ jurisdiction over the wetlands and ruled against the Carabells. The Carabells then appealed to the U.S. Supreme Court.

The U.S. Supreme Court consolidated the two cases for review, but was unable to reach a consensus on whether the Corps had jurisdiction over the wetlands in either case. Therefore, the Court vacated the judgments against the Rapanos and the Carabells, and remanded both cases to the U.S. Courts of Appeals for the Sixth Circuit for further factual development. Notwithstanding, a plurality of Justices opined that the Corps’ jurisdiction under the Act should be restricted to relatively permanent bodies of water and wetlands with a continuous surface connection, or physical adjacency, to bodies of water that are clearly “waters of the United States.” The plurality’s opinion appears to reject the lower court’s hydrological theory of jurisdiction. In a concurring opinion, another Justice opined that a wetland must have a significant nexus to “waters of the United States” before the Corps will have jurisdiction, and that a “mere hydrologic connection” should not be enough in all cases.

Interestingly, the Court also criticized the Corps for not promulgating rules that more clearly define the words “wetland” and “tributary,” and for not establishing a procedure for identifying wetlands that have a significant connection to tributaries in the wake of the Court’s earlier decision in Solid Waste Agency of Northern Cook County v. Carabell, 531 U.S. 159 (2001) (“SWANCC”). In SWANCC, the Court held that the mere presence of migratory birds is insufficient for the Corps to
claim jurisdiction over isolated, non-navigable, intrastate bodies of water, and requested that the Corps promulgate regulations better defining the scope of its wetland regulations.

While we will have to wait to see whether the Corps promulgates additional clarifying regulations concerning wetlands, and to learn the fate of the Rapanos and Carabells on remand, one thing remains clear — in the wake of the Rapanos decision, there is no bright line test to determine whether the Corps has jurisdiction over wetlands that are clearly not “waters of the United States.”

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 William L. Caplan at bcaplan@bdblaw.com or David J. Hrina at dhrina@bdblaw.com or call (800) 686-2825. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2006.
The Real World, Episode 1

Summer vacation is in full swing, and it may be a good time to take a break from my typical banter and instead talk about a few real-world examples. After all, it is one thing to talk about the textbook definitions of things like CAP rates and cash-on-cash returns but quite another to actually see these principles in action.

The next two months, we will discuss a few actual transactions that have occurred in this market over the past couple years. They had twists and turns and neither ended up being what they initially appeared. However, in the end, everyone walked away feeling they got a fair deal. One last thing. Although these are actual transactions, I must respect the confidentiality of all the parties involved, so the identities of buyers and sellers as well as the actual properties will remain undisclosed.

The deal

The sale of a single-tenant, net leased property. The property had an asking price equal to a 10.5% CAP. The building was only five years old, it was well located, well constructed and leased to a quality tenant. Inquiries from potential purchasers flooded in, as most comparable properties were being offered at much lower CAPs.

The deal behind the deal

There were two primary issues that were responsible for offering the property at such an attractive CAP. First was the fact that the tenant’s lease had four and a half years remaining until expiration. The prospect of having a completely empty building in such a relatively short time will cause prospective buyers to demand a higher return. And second, the tenant’s current rental rate was approximately $5 per square foot above market. This creates a whole myriad of issues. First, it can artificially inflate the ultimate sale price. In this instance, if a buyer were to underestimate this deal with a ‘market’ CAP rate of 8% to 9%, it would result in an abnormally high sale price, particularly on a per square foot basis. Buyers usually do not like to be in this position. Lenders like it even less. Second, it can make for some very anxious moments as the tenant nears expiration. Although this lease contained several options for the tenant to renew, options are a one-way street that benefits the tenant only. If the rental rate for the option period is below market, the tenant can exercise the option. But if the rental rate for the option period is above-market, as it was in this case, the tenant can either walk away or threaten to walk away if the rental rate going forward is not corrected downward. And third, the buyer could very well be in the unenviable position of seeing the return on their investment actually go down. So while the buyer would enjoy a 10.5% unleveraged return for the next few years, this return could drop if the future rent is less than the current rent, a prospect that is magnified by the current over-market rent.

The solution

In this particular deal, part of the solution was realistically pricing the property. Unlike some bad auto advertisement, offering this property at such a high CAP rate was not to make the phone ring in hopes of finding a

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Doubling down First Industrial, the Chicago-based industrial REIT, made its second major purchase in northern Ohio by purchasing ten of Duke Realty’s remaining industrial assets. This follows last year’s initial purchase of 18 Duke assets that brought First Industrial back to this market after a five-year hiatus. No land for you. Interestingly, Duke did not also sell its vacant land to First Industrial. Instead, it is being sold to a couple of local owner/developers, both of whom were former employees of Duke. 

They had an extensive relationship with one of the lenders that would underwrite a five-year deal, so the buyer was able to move quickly. The lender required a reserve, which was a holdback of a portion of cash flow to allow for a cushion should the tenant not renew upon expiration. However, the terms and conditions of the loan were very aggressive and allowed the buyer to leverage their cash-on-cash return to nearly 15%. But the real key was the fact that the lender would use a 15-year amortization schedule. Ordinarily, buyers want as long an amortization period as possible, as it reduces the monthly debt service and increases the cash-on-cash return. However, in this instance, the cash-on-cash return was already healthy, so the focus can be turned toward paying down the loan. The goal is to get the outstanding loan balance five years from now to the point that it allows the owner to re-finance on a lower amount and continue a cash-on-cash return in the mid-teens, even with a reduced rental rate. So the buyer was happy, as they received an attractive return and were able to mitigate much of the risk down the road. The seller was happy as they sold the property for 15% more than they paid for it five years ago. The lender was happy as they booked another loan while mitigating their exposure in five years. And, the tenant was happy as they were able to secure some unscheduled improvements to their premises. 

Alec J. Pacella is a vice president of investment sales at Grubb & Ellis. He can be reached at alec.pacella@grubb&ellis or 216-453-3098. 

The result With a solution in place, the task turned toward finding a buyer. In the end, an out-of-state buyer was procured.
Looking at Ohio International Real Estate Business

The exchange of goods and services from country to country has expanded tremendously in recent years, with growth in international transactions far exceeding growth in domestic transactions. In fact, U.S. exports of goods and services increased 10.5% in 2005, while imports from foreign countries rose 12.8%. This is a whopping three to four times higher than growth in the overall national economy.

Due in part to the significant rise in international business activity, the flow of people across borders has increased as well. At the same time, the demand for real estate – both residential and commercial – has been on the rise. Fast-growing international trade leads to relocation of foreigners in the United States, as well as U.S. businesses opening offices abroad. In short, conditions are ripe for engaging in international property brokerages.

Consider the number of foreigners (non-immigrants) arriving in Ohio in 2004 by category:
- 97,282 foreigners for vacation
- 6,098 traders and investors
- 14,628 foreign students

Foreigners for vacation have an average stay of two weeks, and are not a significant source of housing demand. Foreigners buying real estate in Ohio in 2004 were mostly for either investment or putting down roots, which is to the benefit of the local housing market.

Immigrants to Ohio

In Ohio, 11,999 newly admitted legal immigrants arrived in 2004. Most came from India (1,561). Other top countries of origin include:
- China (714)
- Somalia (572)
- The Philippines (490)
- Ukraine (420)
- Mexico (353)

Real estate professionals may want to consider assisting, participating or setting up a network partner with these communities to open up business opportunities. In 2004, 8,590 immigrants to Ohio became U.S. citizens. Natives of India led with the highest number (1,103) of newly naturalized citizens in the state last year. Other top countries represented include:
- China (461)
- Romania (381)
- Ukraine (347)
- Vietnam (301)
- Russia (268)

The new citizens and immigrants brought the total number of naturalized citizens in Ohio to 198,646 (2% of the population) and 199,345 non-citizens (2% of the population) in 2004.

Immigration boosts the residential housing market for the simple reason that people need a home in which to live. So it should not be surprising that dynamic housing markets of recent years have been in those regions with significant immigrant populations. Many Realtors have already realized the potential business opportunities.

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The Greater Cleveland chapter of Building Owners and Managers Association (BOMA Greater Cleveland) recently held its 21st annual golf outing at the Country Club of Fox Meadow. There were 224 registered golfers who played on either the Plymouth or Fox course.

“In spite of the on and off rainy conditions that day, everyone had a great time,” says Vicki A. Neece of BOMA Greater Cleveland.

As part of the event, the group held its second annual Golf Ball Drop, in which a low-flying helicopter dropped sponsored golf balls above a hole. Half of the $10,060 in proceeds ($5,030) benefited The Cleveland Foodbank and the other half went to Tamara Grether whose numbered ball was closest to the pin.

**BOMA Presents Annual Golf Outing, Ball Drop**

The National Association of Women in Construction (NAWIC) is pleased to announce that Marianne Karg, of Mobile Medical Corporation, a Cleveland chapter #156 member, was recently selected to work with the U.S. Department of Labor (DOL) in the Drug-Free Workplace Alliance program.

The Drug-Free Workplace Alliance is designed to foster safer, drug-free and healthier American workplaces by providing the construction industry with information to help them develop and understand the benefits of drug-free workplace programs. Its activities will focus on educating workers about the job site hazards created by the abuse of alcohol and other drugs in construction workplaces.

Karg will work with the DOL to disseminate education programs on workplace substance abuse to Associated General Contractors of America (AGC) members; educate AGC members about available drug-free workplace tools and assistance; and promote the national dialogue on workplace safety and health by raising awareness of and demonstrating a commitment to drug-free workplaces.

Karg participated in the July 10, 2006 event in Surfside, Maryland, with U.S. Secretary of Labor Elaine L. Chao along with the heads of five labor unions and other contractor associations at a signing ceremony at the U.S. Census Building to expand the existing Drug-Free Workplace Alliance.

**NAWIC Member Selected to Represent U.S. Department of Labor**

The Ohio Valley Chapter of BOMA Greater Cleveland recently announced its Call for Entries for its annual design/build awards competition. The Ohio Valley Chapter of the Design Build Institute of America (DBIA) recently announced a call for entries for its annual design/build awards program.

“The Ohio Valley Chapter awards competition is evidence of how far we have come as an industry,” says Susan Coates, executive director of DVIA-Ohio Valley Chapter.

“We understand the benefits of educating the industry with information on workplace safety and health by raising awareness of and demonstrating a commitment to drug-free workplaces,” says Coates. “With virtually no exceptions, last year’s award-winning projects were delivered on time, within budget and with owners expressing a sense of satisfaction,” she adds. “We want to multiply this success by encouraging builders to submit their design-build project now. Design-build has a bright future if it is performed in the manner that our award winners displayed.”

A list of 2005 winners are available at www.ovcdbia.org/winners.html.

“The deadline for submitting a project for the competition is September 1, 2006. It’s clear and legally sound agreements between you and the other members of the building team can help prevent a lot of worry and potential liability by clarifying construction project responsibilities. Make sure you have the AIA Documents you need for all your projects. We carry the full stock of documents, so there’s no excuse to run out. Call us today to order your supply.”

**KS Associates Appoints Project Manager**

KS Associates, Inc., a civil engineering and land surveying firm located in Elyria, recently announced that Justin D. Dietz, P.E., has been promoted to project manager of KS Associates’ Commercial Land Development Group. Dietz has been appointed to the position as a result of becoming a registered Professional Engineer (PE) licensed in the state of Ohio.

Dietz is responsible for managing large-scale commercial development projects for clients including big-box retailers. His responsibilities include coordinating all phases of projects, from preliminary planning, cost

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Justin D. Dietz holds a Bachelor of Science degree in civil engineering from Case Western Reserve University (CWRU). He is actively involved in helping CWRU students pursue career opportunities in the field of engineering.

**Estimating and Scheduling Through Final Project Development.**

His project experience includes designing sanitary sewer detention and pumping systems, and water, storm, and sewer analysis for various residential and commercial land development projects.

**Builder Confidence Slips Again In July**

Increased concerns about interest rates and housing affordability caused builder confidence in the market for new single-family homes to slip three more notches to 39, according to the National Association of Home Builders/Wells Fargo Housing Market Index (HMI) for July, reported today.

“The HMI is down from its most recent cyclical high of 72 in June of last year, and reflects growing builder uncertainty on the heels of reduced sales and increased cancellations related to ending affordability as well as an ongoing withdrawal of investors/speculators from the marketplace,” says NAHB Chief Economist David Seiders. “But just as concerning to many builders is the potential for more monetary tightening by the Federal Reserve that could drive interest rates and thereby homeownership costs, even higher. Ironically, the Fed’s inflation-fighting moves have helped firm up the rental market and raise the ‘owners’ equivalent rent’ components of the core inflation measures that the Fed is seeking to contain.”

Derived from a monthly survey that NAHB has been conducting for 21 years, the NAHB/Wells Fargo HMI gauges builder perceptions of current single-family home sales and sales expectations for the next six months as “good,” “fair” or “poor.” The survey also asks builders to rate traffic of prospective buyers as either “high to very high,” “average” or “low to very low.” Scores for each component are then used to calculate a seasonally adjusted index where any number over 50 indicates that more builders view sales conditions as good than poor. All three component indexes fell in July. The largest decline was in the index gauging sales expectations for the next six months, which
fell five points to 46. The index gauging current sales of new single-family homes fell four points to 43 and the index gauging traffic of prospective buyers fell two points to 27.

Builders in the West region, who have been the most optimistic in the HMI for some time, recorded the biggest dip in confidence this time around, with a nine-point decline to 51. Builders in the Northeast posted a five-point decline to 36, and builders in the Midwest posted a four-point decline to 21. The HMI for the large South region edged up two points to 50, although this measure still is down considerably from a cyclical high of 77 in June of last year.

“In terms of historical comparison, the HMI’s movement is essentially in line with readings from the 1994-1995 period when the Federal Reserve tightened monetary policy and a fairly orderly cooling-down process occurred in the nation’s housing markets,” Seiders says. “That is what our forecasts anticipate happening in the current period, provided the downside risks of rising interest rates and a bail-out by investors/speculators do not become too pronounced.

“We expect the Federal Reserve to maintain the current 5.25% target for the federal funds rate for some time and we’re projecting only modest increases in long-term interest rates from current levels.”

NAHB Members Trained For Specialized Aging-In-Place Remodeling

As aging baby boomers continue to drive housing changes, remodelers are responding to market demands with more specialized training and knowledge than ever before. The National Association of Home Builders (NAHB) Remodelers Council recently announced that 1,000 remodelers are now trained and ready through its Certified Aging-in-Place Specialist (CAPS) designation program to help homeowners who need to improve the accessibility of their homes.

CAPS is the only national program that teaches remodelers the unique home modification skills for those who wish to “age in place” or continue living safely, independently and comfortably in their homes regardless of age or ability level.

“The tremendous growth of the CAPS designation means more Americans than ever can modify their homes for safe and independent living, avoiding an unwanted move to an assisted living facility,” says Remodelers Council Chairman Vince Butler, CGR, CAPS, GMB. “The vast majority of the mid-life and older population prefers to live in the familiar surroundings of their homes. CAPS delivers that promise.”

Construction News Corporation provides timely, valuable and accurate planning, bid and bid results information to its customers through a daily online and bi-weekly hard copy trade newspaper with a physical and online plan room with scan capabilities.

Covering Northeast Ohio, Central Ohio, Northwest Ohio, Southern Ohio and the 41 counties of Southern Michigan, CNC reports private- and public-sector commercial, environmental, industrial, institutional and multi-family construction bid information.

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In collaboration with AARE, the NAHB Research Center and NAHB’s 50+ and Remodelers Councils, launched the CAPS designation in 2002 with 53 graduates. So far this year, 294 remodeling professionals, architects, designers, and health care workers have completed the program, already surpassing the 294 graduates in 2005. “Advances in accessibility design are additional factors in the growth of CAPS, as nobody wants their houses to look like nursing homes,” Butler says. “Most aging-in-place modifications blend seamlessly into a home so visitors will never know the real purpose of the renovation.”

CAPS education includes design ideas, technical solutions and even sensitivity training. Graduates must also complete continuing education and community service requirements to maintain their status as a Certified Aging-in-Place Specialist.

To find a professional who specializes in aging-in-place remodeling, visit www.nahb.org/caps.

EternaBond’s WindowSeal Tape of its WindowSeal Tape. A thin polyethylene film coated window-wrap, WindowSeal has the ability to seal all windows regardless of surfaces being joined. A self-sealing adhesive, WindowSeal tape creates a moisture tight, air and vapor barrier between the window frame and virtually any structural surface, including all construction materials such as metals, wood, vinyl, OSB, metal, aluminum, brick, concrete, glass, etc. In addition, WindowSeal does not shrink or fail over time, and it flexes in all conditions, making it the perfect solution to any window taping sealing need.

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Henkel Consumer Adhesives, Inc. recently announced plans to expand its logistics center at its headquarters in Avon. The projected completion of this is first quarter 2007. When completed, this 229,000-square-foot addition will bring the operating facility to a total of 566,000 square feet. Henkel anticipates that Janotta & Hemer, Inc. of Monroeville, Ohio, will design and build the expansion. Henkel has received the necessary approvals and permits from the Ohio EPA and the U.S. Army Corps of Engineers and expects to break ground this month.

ALL Erection Announces New Lift Simulation Software

ALL Erection and Crane Rental Corporation recently announced the latest version of its LS3 lift simulation software, version 3. Lift simulation software recreates the environment of a lift to help properly plan lift days, increasing safety and reducing cost. LS3 software is preloaded with specifications, capacities and load data for every crane in the ALL fleet — North America’s largest inventory. Input screens take basic application, site and lift data, then provide a three-dimensional simulation of the lift, which suggests the proper crane, outrigger load bearing pressures, crane capacities and

Window Seal can be applied at low temperatures ranging from 20 °Fahrenheit to negative 20 °Fahrenheit. Rolls come in 50” lengths, in 4”, 6” and 9” widths. Custom widths are available.

For more information, visit EternalBond’s Web site at www.eternabond.com or call 888.336.2663.

KW Lang Mechanical, Stovicek Heating & Cooling Move to Solon

KW Lang Mechanical and Stovicek Heating & Cooling recently announced its move to Solon. The company, a full service mechanical contractor specializing in design/build service mechanical contracting, was formerly located in Warrensville Heights, but had outgrown its space. Kenneth W. Lang, CEO of KW Lang Mechanical, is very familiar with the City of Solon, having raised his family there. As previous owner of Shaker Mechanical and Havco, Inc., he has over 40 years of experience.

In the spring of 2002, KW Lang Mechanical purchased Stovicek Heating and Cooling from previous owner Bart Stovicek. Stovicek Heating and Cooling concentrates on residential, commercial and industrial service, installation and air duct cleaning. The company has been in business for over 80 years and serves all of Northeastern Ohio.

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Henkel Consumer Adhesives, Inc. plans Avon Expansion

Henkel Consumer Adhesives, Inc. plans Avon Expansion...
percentages of the crane’s capacity being used.

The simulation software is an in-house tool used by ALL application engineers.

Lift-planning service is free to customers.

Training Materials Introduce PLCs to Technicians

American Technical Publishers, Inc. recently announced new training materials designed to introduce Programmable Logic Controllers (PLCs) to technicians working in residential, commercial and industrial operations. Introduction to Programmable Logic Controllers provides a solid foundation of PLC theory, applications, operation, installation, programming, and troubleshooting. The package includes a CD-ROM, and combined with the available activities-based applications manual and component set provides an effective and complete PLC training package.

The book provides practical information on PLCs, including large, detailed figures that correspond to text. Safety during installation, maintenance and troubleshooting of PLCs is emphasized throughout the book. Programming instruction allows learners to understand the information displayed on PLC screens and PC monitors during programming. The Instructional Component Set uses components that simulate those in the Industrial Component Set and is designed for budget-conscious labs or individuals. Both component sets use 24 V circuitry to ensure a safe learning environment.

For info, contact American Technical Publishers, Inc. at 800-323-3471.

Cleveland Leads Region in New Housing

City of Cleveland officials working with Calabrese, Raczk, and Markos, Inc. (CRM) Development Research today announced that Cleveland issued a total of 50 new for-sale residential permits during the first quarter of 2006, the most in Cuyahoga County and the eight-county region. The second and third cities in Cuyahoga County were Westlake with 27 permits and Oakwood with 19.

“This is further evidence that, together, we can create neighborhoods of choice in the City of Cleveland,” Mayor Frank Jackson says. “Cleveland has a lot to offer. We want to make sure developers, potential homebuyers and everyone in Cleveland knows that we are a great city with quality affordable and market-rate housing in our neighborhoods.”

CRM Development Research is a subsidiary of Calabrese, Raczk, and Markos, Inc., a full service appraisal firm.

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A
tThe Cleveland Play House, located at 8500 Euclid Avenue, was approach-
ing its 90th season in the fall of 2005 with a new artistic director, Michael Bloom, it was also beginning a series of extensive renovations. Made possible by a $750,000 allocation from the Ohio legislature, the project included new sidewalks, a sorely needed new roof and an ambitious face-lift of the previously all-white interior lobby spaces and public walkways to bring out the architectural details of the Philip Johnson-designed dome situated atop the main foyer. (Properties, February 1986).

The interior design project began with a phone call from Managing Director Dean Gladdens to Karen Skunta, president and creative director of Karen Skunta & Company. Requested to give suggestions as to how to “freshen up” the theater lobbies, Karen quickly realized the enormous challenge this would be. Mindful of Architect Philip

Dramatic Design

Renovation of The Cleveland Play House spotlights power of bold re-imaging

By Dave Larkin  |  Photos courtesy TRG Studios

As The Cleveland Play House, located at 8500 Euclid Avenue, was approaching its 90th season in the fall of 2005 with a new artistic director, Michael Bloom, it was also beginning a series of extensive renovations. Made possible by a $750,000 allocation from the Ohio legislature, the project included new sidewalks, a sorely needed new roof and an ambitious face-lift of the previously all-white interior lobby spaces and public walkways to bring out the architectural details of the Philip Johnson-designed dome situated atop the main foyer (Properties, February 1986).

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It moves people, ideas, products and services. Let us move your space into a high-impact marketing experience.

Johnson’s legacy to the oldest regional theater in America, she defined the options for the Play House: either take the complete space and re-image by creating a new color palette for the interior spaces, or simply maintain the original color palette with strategic color enhancements.

“We were tentative at first,” Skunta says. “Perhaps [we would] add a little bit of color here and there around the theater entrances, but it made the space look disconnected. So we just went straightforward and decided that every surface that was painted would receive a new treatment. The new interior palette was really derived from the jewel tones of the theater.”

The Karen Skunta & Company design team descended on the site and captured all the key areas photographically. The “before” photos provided a platform to show how the jewel tone color palette would be potentially applied to the Rotunda, the adjacent Drury and Bolton theater lobbies, the promenade and valet entrance, all the way to the Play House Club Restaurant.

In addition, style boards showed paint swatches, fabric inspirations and other interior ideas to illustrate the opportunity the space presented.

If a secondary goal of the interior re-imaging was to make the spaces more socially engaging and intimate, then some furnishings would need to

“Jewel tone colors are traditional and classic: blues, yellows, golds and deep reds, much like fine jewelry and tapes-try,” Ralich says. “We felt they were the most appropriate color selection for the re-imaging of the Play House lobbies.”

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If a secondary goal of the interior re-imaging was to make the spaces more socially engaging and intimate, then some furnishings would need to
be added. With a limited budget, the team recommended a makeover of the Rotunda’s back laminate bar and soft seating combined with cabaret-style tables to make it more inviting for patrons to congregate there.

During interviews with the marketing department and box office staff, the design team learned that patrons were often unsure as to where their performance would be held, even though the names of the lobbies appeared in signage. Therefore, the design team decided to assign a color palette to each of the main lobbies. This would provide the opportunity to direct a patron, for example, to the “gold tone” lobby of the Bolton Theater.

The Rotunda main lobby incorporated both the warm and cool colors that were dominant in the two theater lobbies: the 548-seat Bolton Theatre’s Tuscan gold
were specified and applied to provide a long-term durable finish.

According to Jeff Hoover, Sherwin-Williams sales representative/Professional Coatings, this included a dead flat finish paint for use in the promenade walkway where water damage created a bumpy surface. “A satin finish coating would have highlighted the imperfections,” he says.

Ralich summarizes the color selection process. “The theater is a place to come and celebrate away from everyday lifestyle,” she says. “Patrons come together in a special event. We wanted it to be special for the people coming there: radiant, exciting and stately appealing.” Adds Skunta, “We took full advantage of the architecture when applying our color palette. We were very respectful of the architectural details and took our cues from it. While it is an aggressive palette, it is in concert with everything in the spaces and really works.”

The team was able to take a lobby that was sterile and turn it into something that really comes alive, states Dean Gladden. “The colors bring a new excitement into the lobbies,” he says, “so that everyone who walks in immediately knows they are in a very special place where exciting theater happens.”

and warm tones and the 505-seat Drury Theatre’s cool blue palette, which are striped to accent the shape of the room.

A preliminary presentation to Dean Gladden and Michael Bloom led to a complete board meeting where everyone enthusiastically embraced the proposed color renovations.

With 6,000 subscribers set to attend the new fall shows, both classic and contemporary, the painting contract was bid and then let to The Long Painting Company.

“The Play House had a tight time frame,” The Long Painting Company President Gary Brueggemann says. “Their 90th anniversary gala event was coming up. Plus, prior events had been booked, so we persisted and were careful to work around them. The ‘paint-by-number’ guides that were created for each room by the design team helped immensely in speeding up the project.”

Sherwin-Williams Duration interior latex paints, in various formulations,
**It’s Your Money**

Proper maintenance steps lead to heating cost savings

By Louis Spilker

It is plenty warm now, but like it or not, another winter season will soon be upon us. We will once again be trying to find ways to keep heating costs more reasonable. Major equipment upgrade or replacement may be part of the answer, but it is likely not the only answer. In fact, it may not even be the best place to start.

The first step is to consider how to control the air leaking into and out of the area you are trying to heat (infiltration/exfiltration). This can includerick pointing brick and stone foundations or walls, caulking door and window moldings, re-glazing window glass, replacing windows and/or exterior doors or adding storm windows or doors.

You should spend some time to have the heating “delivery” system checked out. Did you know that some studies have shown that the “average” forced air duct system can reduce overall system efficiency by up to 30%? Leakage in the duct system allows the air you have paid to condition to leak from the duct or unconditioned air to enter. A system that is poorly balanced through design or set up is also a problem because it can cause air to leak through the building exterior.

There are three main causes of losses in a system utilizing ductwork. There is conduction loss through the exposed surfaces, air leakage and poor or improper air distribution.

Conduction and leakage losses are straightforward. By insulating the ductwork to at least an R-8 value you can significantly reduce the losses from conduction.

Finding air leaks in the duct and eliminating them using a good sealant will stop air leakage, the second major cause of loss. The combined effort can yield a reduction in the heat lost of 50 to 60% or more.

The issue of system balance and poor air distribution is the more difficult to identify and correct.

I recommend professional help with all of these improvements, however the issue of system balance demands it. To illustrate what can happen when a system is out of balance, imagine a furnace return air grille in a closed room and a supply air grille in another closed room on the other side of the building. The return air is attempting to draw air from the closed room placing it in a slight negative pressure (vacuum) and therefore pulling in unconditioned air through any leak paths to the outside. This can bring in moisture as well as hot or cold air and other pollutants. At the same time, on the other side of the building, the supply air is pushing into the closed room and forcing the conditioned air out through any leak paths that exist.

Unfortunately this simplified example describes a condition far too common in many residential and commercial ducted systems. Is this something you can feel?

Hopefully it is not to that extreme. Is it happening? There is a better than even chance the answer is yes. To put the effect of duct leakage into perspective, think of it this way. At a duct pressure of 0.2 in. w.g. (blower operating), a one square inch hole in the duct can leak as

In finding ways to keep heating costs reasonable this year, major equipment upgrade or replacement may be part of the answer, but it is likely not the only answer. In fact, it may not even be the best place to start.
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Through identifying, anticipating and servicing their customer’s changing needs, The Crowley Group is able to deliver projects which help their customers grow and thrive. The Crowley Group is able to deliver projects which help their customers grow and thrive.

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**ASHRAE Risk Management Guideline Open for Public Review**

A proposed guideline from ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) is intended to assist building owners, managers and design professionals in analyzing what protective measures should be implemented in buildings to protect occupants and property from natural, accidental and intentional hazards.

ASHRAE Guideline 29P, Guideline for Risk Management of Public Health and Safety in Buildings, is open for public comment until August 28. It provides guidance for the practical evaluation, design and implementation of measures to reduce multiple risks in new and existing buildings. The guideline describes the risk management process and addresses some of the mitigation techniques that can be implemented to bring the risks within acceptable limits.

It addresses aspects of building performance that affect occupant health and safety, including egress, chemical, biological and radiological protection; fire protection; smoke removal; filtration; air quality; entrance paths for contaminants; and building envelopes.

“ASHRAE recognizes that risk management must be carried out hand-in-hand with other design considerations, such as budgeting, customer satisfaction, indoor air quality, and environmental impacts,” George Glavis, P.E., chair of the committee writing the guideline, says. “With this guideline, we are encouraging owners, managers and design professionals to take the next step and consider the value of the assets we are designing around – our people, our buildings and our continued business operations.”

A draft of ASHRAE Guideline 29P is available only during the public review period. To obtain an electronic draft version of ASHRAE Guideline 29P during the comment period, visit www.ashrae.org/publicreviews.

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The planning and coordination of this $19 million project is the story of a partnership between the Clinic and some of Northeast Ohio’s key building and technology providers.

The central plant upgrade at the main campus included construction of a new, 18,000-square-foot, three-story structure attached to the existing campus central boiler plant. The new building houses new central chilled water equipment, emergency power generation and electrical distribution equipment. A new steam boiler was included with the central plant upgrade and was installed in the previous boiler house.

The central plant expansion will service the Clinic’s planned 900,000-square-foot heart center as well as a significant portion of the existing facilities. The heart center, one of the largest building projects in Cleveland’s history, is currently under construction. It is scheduled to open in 2008.

“We had outgrown our capacity to support expanded heating and cooling requirements when we decided to build the new heart hospital,” says Roland Newman, the Clinic’s administrative director for facilities operations. “The central plant chiller project was to support that approximately million square feet,” he adds. “We had to expand the heating and cooling plant to support it. It’s to support new construction and new additions.”
Newman says that the plant, which is presently being brought online, supports the air conditioning, cooling and dehumidifying for the entire Clinic, including patient floors, surgery rooms, labs and outpatient areas.

The new plant, a 16-month project, was an outgrowth of an energy management agreement between the Clinic and Siemens Building Technologies Inc. Siemens Building Technologies, based in Buffalo Grove, Illinois, is part of Siemens AG, an international provider of integrated infrastructure systems and solutions for industrial and institutional facilities.

The Clinic in 2005 entered into a 10-year agreement with Siemens to conserve energy for its main campus, including lighting and utilities, water and sewage. The Clinic eventually assumed responsibility for the central plant, but retained Siemens to manage the project. Siemens assumed design and installation responsibilities for the energy management project and development, design and management responsibilities for the new chiller plant.

Cost savings arrangement

The energy management contract involves a cost savings arrangement, Newman says. He characterized this as a “performance” contract. The Clinic pays Siemens $1 million per year, with cost savings that accrue to the Clinic. Siemens guarantees a certain amount of cost savings and makes up any difference.

The contract has included replacing most of the lights in the Clinic campus and much of the plumbing. For instance, 3.5- and 5-gallon toilets were replaced by 1.6-gallon toilets to reduce water and energy use. Variable frequency drives and major facility control applications were also completed.

To meet its increasing energy needs, the Clinic opted for a larger capacity boiler and large chillers instead of multiple unit systems. “It’s a much more economical approach,” Newman says.

The large boiler was able to integrate with four existing boilers.

Paul Lajeunesse, mid-central district director of healthcare solutions for Siemens Building Technologies Inc., says the new central heating and cooling plant, located directly across from the Taussig Cancer Center on East 90th Street between Euclid and Carnegie, is the culmination of discussions that began back in 2001. Siemens provided the planning development, contract management and cost management as a turnkey solution for the new chillers plant.

From outside, the new building cannot be distinguished from the two buildings that it connects, the “T” building, which houses Radiation Oncology, and the “RR” building.
“It took a tremendous amount of planning on the part of the mechanical and electrical engineers,” says Chris Kaczmar, the project architect at Cleveland-based Kaczmar Architects Inc., which designed the new building. “It was so holistic in that so many other facilities were affected by the building.”

**Key step: a new boiler**

The pivotal construction task was installing the high-capacity boiler. Because of its size, a wall of the existing building had to be removed, allowing the boiler to be installed on the first floor of the existing facility. Once the boiler was installed, it was “sealed in” by construction of the new building. “We had to get the boiler in their first,” says Dave Cubero, senior project manager for MCM Company Inc., the Cleveland-based company that served as general trades contractor for the construction of the new facility. He says it took one day to bring the boiler in, one day to install it and a third day to remove the eight-foot-high steel ramp that was used to install it.

The boiler was shipped via rail line from the manufacturer, Nebraska Boiler in Lincoln, Nebraska. It was then transported to the Clinic on a trailer, and finally was lifted into place using a massive hydraulic crane.

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Heating & Weatherproofing

TOWER OF POWER Chiller heat is rejected to a roof-mounted cooling tower farm consisting of two four-cell, crossflow axial fan cooling towers with each cooling tower capable of 4,400 tons of cooling capacity.

The first floor of the new plant houses four 1,440-ton Trane centrifugal chillers and a 1,440-ton steam absorption chiller.

New chillers added
Once the boiler was installed and the building foundation and structure completed, the new chillers were added. The installation required extensive piping, and all of the pipes were custom designed for the project. "Accuracy was important," says the center is part of a master plan to replace aging equipment from 6 p.m. to 3 a.m. to accommodate the Clinic’s work schedule.

There was no other access available. The contractors did an excellent job."

The new plant provides 8,800 pound-per-hour of steam capacity.

The center is staffed 24/7 by licensed boiler operators.

Project supports other buildings
Russ Saghy, the owner’s representative on the project, says the center is part of a master plan to replace aging equipment and to house an emergency power generator for not only the plant itself, but also other campus buildings. "It’s one of the bigger undertakings we’ve had," he says. "We were able to bring up to five emergency generators online and supply emergency power throughout the campus. The clinic is continually expanding." Saghy says the big power outage that struck much of the Northeast and Midwest three years ago alerted the Clinic to the need to have extra emergency power. While the existing system was able to keep the Clinic operating, some of the spaces lost air conditioning.

Saghy says the power plant, which is presently being brought online, supports air conditioning, cooling and dehumidifying for the entire Cleveland Clinic campus.

The boilers and chillers are in close proximity to the existing boiler plant. There was no other access available. The contractors did an excellent job."

The installation itself was done from 6 p.m. to 3 a.m. to accommodate the Clinic’s work schedule. The construction team did not want to disrupt the Clinic’s normal activity in any way.

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Saghy says the loading dock and fuel tanks that previously occupied the site where the new plant was built were relocated to East 89th St.

The expanded plant provides 8,800 tons of cooling capacity, and a 100,000-pound-per-hour of steam capacity.
“It’s the biggest boiler that’s gone in the city of Cleveland in years,” Lajeunesse of Siemens says.
The center also includes a new 2,200-kilowatt emergency generator that will provide emergency power to meet the heart center’s chilled water and steam requirements. Upon completion, the expanded plant will replace nine existing chillers.
The project is currently generating $2.3 million annually in saved utility cost savings for the Clinic, which is being used in part to pay for energy improvements, Lajeunesse says.
Most of the lighting and water fixtures were replaced with more efficient technologies, and the campus energy management systems were extended and refined.
“We’ve gained savings from that and we expect to see more,” says Tom Shepard, director of facilities engineering for the Clinic’s main campus.

Shepard points out there are annual reductions in various types of emissions: CO2, 62 million pounds; NO2, 150,000 pounds; and SO2, 454,000 pounds.
“It was very good for the environment,” he says.
“It was a very complicated project,”

New, improved aesthetics
The Siemens/Clinic team decided to place it in an area that housed medical wastes and fuel oil tanks. The construction of the new central plant actually served to improve the aesthetics of the area while supporting the desired aesthetic impact of the new heart center.

Equipment originally intended to sit on top of the heart center was located in the central plant, allowing for a cleaner rooftop.
“Our mission is to optimize the performance of our client’s facility in terms of reliability and operating efficiency,” Lajeunesse says.
“The Clinic should be commended in terms of reliability and operating efficiency,” Lajeunesse says. “The Clinic should be commended for its foresight with regards to investing in facility improvements that serve to improve patient comfort while containing utility expense.”

A Siemens building automation system provides sophisticated control for the new plant, including chiller optimization and controlled run-time. It also monitors and controls valves, dampers and associated controls to ensure energy efficiency and optimum temperature control throughout a significant portion of the Clinic campus.

Campus-wide conservation improvements have been designed to reduce electrical and natural gas costs, as well as lower water and sewer costs.

Facility improvements included decommissioning the existing chillers, implementing lighting retrofits, upgrading older pneumatic HVAC controls with microprocessor-based controls, and installing variable flow controls on existing pumping equipment.

Water conservation measures will be implemented to reduce potable water usage and associated sewer and water costs.
The former steam distribution system was upgraded, including repairs to steam condensate return system and steam traps, as well as upgrades to burner controls and economizers. Siemens also will provide preventive maintenance and ongoing support to optimize the performance of the central plant and the campus-wide improvements over a 10-year period.

Steam upgrades added
Karpinski Engineering provided mechanical and electrical engineering services in support of Siemens’ overall strategy.
Karpinski provided design services for the chillers, generators and central steam upgrades that included a new, dual fuel water tube steam boiler with stack economizer piped to the boiler feedwater system, says Frank Eisenhower, an associate with the firm who served as mechanical engineer.

Eisenhower says the boiler also included the installation of a 3,520-gallon deaerator/feedwater package and a 3,630-gallon surge tank package.

Boiler steam is connected to the existing campus steam distribution manifold. The condensate return system is piped into the existing condensate system such
The central chiller plant is capable of producing approximately 3,300 tons of cooling when operated under emergency back-up power.

It all operates as one large system,” says Wayne Thomas, another mechanical engineer for Karpinski who worked on the project. “Chiller heat is rejected to a roof-mounted cooling tower farm consisting of two four-cell, crossflow axial fan cooling towers with each cooling tower capable of 4,400 tons.

Chilled water is distributed by a variable speed pump package consisting of five 250-horsepower variable speed pumps and is designed as a variable primary flow distribution system. The five pumps include one standby unit. Condenser water is circulated by means of a pump package consisting of five 150-horsepower variable speed pumps, including one standby unit. The absorption chiller included a dedicated 75-horsepower chilled water pump and can be operated in either series or parallel flow configuration.

Fuel tanks relocated

The existing fuel oil tank farm located adjacent to the new plant site was old and had insufficient capacity to serve the Clinic’s future emergency power needs. The old tank farm was removed under the central plant contract. As an integral component of the master plan, the Clinic built a new, state-of-the-art fuel oil tank farm. The fuel oil system included installation of four 20,200-gallon underground storage tanks and associated fuel oil transfer pumps, day tanks, leak detection and distribution equipment with sufficient capacity to serve steam and emergency power systems as required within the central plant.

The boilers can operate on natural gas or, if needed, oil. The Clinic has contracts with oil suppliers to ship additional oil during an extended power outage.

System meets variable power loads

The emergency distribution system for the central plant consists of four 2,250-kilowatt, 11.2-KV generators. The generators are all interconnected via a parallel switchgear. The generators may be used to serve essential power to more than 3 million square feet of important areas of the campus.

The parallel switchgear is divided into three sections. The two essential sections are split to allow for two generators to serve the life safety and critical loads and maintain the code requirement to start and be online within 10 seconds.

Once all generators have come online to both sections of the essential switchgear, a tiebreaker is closed between the sections to allow all the generators to serve the essential load and to provide redundancy should any one generator fail.

The normal section of the parallel switchgear system serves the non-essential chiller and associated chiller system pump packages.

The generator plant was designed to support one centrifugal and one absorption chiller (3,300 tons) under an essential power requirement. This amount will provide enough cooling for the new heart hospital.

In addition to providing the essential cooling, the normal parallel switchgear has also been designed to serve the entire 8,800 tons of chilled water load in the central plant. This has been done to allow more chilled water under emergency power to serve other areas of the campus.

The feature is contingent on the demand of the essential system having enough spare capacity to run another chiller and associated pump packages. The normal parallel gear also has the capability to pick up the entire 8,800-ton chiller plant under normal power operation to allow the Clinic to peak load shave their electrical demand.

“It synchronizes the generators together,” says Rocco Gallo, the electrical engineer for Karpinski. “It also monitors the load that’s needed.”

Fire protection upgrades

Karpinski also oversaw the fire protection system, which taps the main campus water loop. The new building is “sprinkled” with standpipes in the stairwells, says Eisenhower. In addition, the electrical and generator rooms were sprinkled with a pre-action fire protection system.

Unlike a traditional “wet” system, the pipes are filled with air. When a sprinkler head breaks, the galvanized steel pipe releases air and causes it to fill with water. The system is activated by strategically positioned heat detectors.

“It’s one more level of protection,” Eisenhower says.

“We tag-teamed the design effort,” Eisenhower says of the coordination of the design team and the Clinic’s facilities engineering group.

*Communication and the overall coordination of how the job went without affecting any of the operations was pretty amazing,” says Shepard from the Clinic’s facilities engineering group.

Once the heart center opens in 2008, Cleveland will boast an even more enviable medical facility. Thanks to the expanded capacity of the central plant, the Clinic campus will continue to offer state-of-the-art research and hospital care.”
CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region.

**POLICE STATION**
Russell Township, OH (Geauga Co.)
**ESTIMATED AMOUNT:** $1,200,000-1,750,000
**CONTRACTING METHOD:** Public Bids

**STATUS:** Owner is considering sites; planning is underway.

**OWNER:** Russell Township - Geauga Co.
8501 Keimman Road
Novely, OH 44072
(440) 338-8912

**ARCHITECT:** Larsen Architects Inc.
12506 Edgewater Drive, Suite 10
Lakewood, OH 44107-1679
(216) 221-2350    FAX (216) 221-5670

**OWNER:** Larsen Architects Inc.
36080 Chester Road
Lakewood, OH 44107-1679
(216) 221-2350

**TENDER:** 36080 Chester Road
17,000 SF; police station; city hall and possible post office; former Our Lady of the Wayside property; concrete; masonry; structural steel; various wood and plastics; thermal & moisture protection; drywall; painting; plumbing; electrical; lighting; HVAC; landscaping.

**APARTMENT RENOVATIONS**
Akron, OH (Summit Co.)

**CONTRACTING METHOD:** Public Bids

**STATUS:** Architect/engineering services RFQ's due August 11, 2006 at 4:00 PM.

**OWNER:** Akron Metropolitan Housing Auth. - Constr. Dept
100 W. Cedar Street
Akron, OH 44308
www.akronhousing.org

**ARCHITECT:** RWL Architects - Elyria
5320 Hoag Drive, Suite 10
Elyria, OH 44035
(440) 322-7616    FAX (440) 954-1111

**DETAILS:** Comprehensive renovations of Martin Lauer Apartments and Safstein Towers II to include painting, electrical, HVAC, vinyl floor coverings, carpet, lighting, plumbing fixtures.

**SERVICE CENTER**
Orange Village, OH (Cuyahoga Co.) Lander Road
**ESTIMATED AMOUNT:** $1,000,000-1,500,000
**CONTRACTING METHOD:** Public Bids

**UPDATE:** Announcing architect; bid schedule has not been determined.

**OWNER:** City of Akron
36800 Chester Road
Akron, OH 44011

www.cityofakron.com

**ARCHITECT:** Northstar Planning & Design
3634 Euclid Avenue, Suite 100
Cleveland, OH 44114
(216) 881-2444    FAX (216) 881-6713

**DETAILS:** Comprehensive renovations of Martin Lauer Apartments and Safstein Towers II to include painting, electrical, HVAC, vinyl floor coverings, carpet, lighting, plumbing fixtures.

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north of Physical Education, the entry to Health Sciences and the Mather Mansion garden or address to the relationships of these spaces to the new building; an enclosed atrium may connect the building to the Fenn Tower.

NEW POLICE DEPARTMENT
Chagrin Falls, OH (Cuyahoga Co.)
CONTRACTING METHOD: Public Bids
UPDATE: Announcing consultant; consultant is conducting needs assessment.
OWNER: Village of Chagrin Falls
21 West Washington Street
Chagrin Falls, OH 44022
(440) 247-5050
CONSULTANT: Horner & Horsey Architects
7239 Swatmell Road, Suite 106
Dublin, OH 43016
www.hornerhorsey.com
(614) 766-6711 FAX (614) 766-6713
DETAILS: SF to be determined; offices, tenant area, restrooms and locker rooms, site work, concrete, masonry, HVAC, doors and hardware; glass and glazing, electrical, drywall; toilet and bathroom accessories; lighting, painting, floor coverings.

SENIOR APARTMENTS
Garfield Heights, OH (Cuyahoga Co.)
CONTRACTING METHOD: G.C. Bids (By Invitation Only)
STATUS: Plans are preliminary; owner seeking planning commission approval.
OWNER: St. Timothy’s Church
6341 E. 13th St.
Cleveland, OH 44106
(216) 581-9866
ARCHITECT: Berard Partners Inc.
360 E. Laxington Avenue
Columbus, OH 43215
www.bparch.com
(614) 221-1110 FAX (614) 221-0831
DETAILS: Three stories; 40-unit apartment building; 34,000 SF; concrete, stucco, drywall; masonry, wood and plastics; glass and glazing; doors and hardware, painting, electrical, HVAC, plumbing, fire protection, elevator, floor coverings.

WATERFRONT CONDOMINIUMS
Cliffs on Rocky River
Lakewood, OH (Cuyahoga Co.)
Skate Avenue
ESTIMATED AMOUNT: $5,000,000
CONTRACTING METHOD: G.C. Bids (By Invitation Only)
UPDATE: Drawings are in design development; phase one bidding possible August/September 2006.
OWNER: Horan Group
19537 Lake Road
Rocky River, OH 44116
(440) 331-2700
DEVELOPER: Monticello Realty Company
12111 Larchmere Boulevard
Cleveland, OH 44101
(216) 421-8400
ARCHITECT: City Architecture Inc.
3634 Euclid Avenue, Suite 100
Cleveland, OH 44115
www.cityarch.com
(216) 881-2444 FAX (216) 881-6713
DETAILS: 46-unit overheight condominium featuring a steep design from city street level to the Rocky River meridian; it will be carried into 90’ of bedrock rising from the former Kroming Manor to Shaker Avenue; site work; site utilities, concrete, masonry; structural steel, wood and plastics; roofing; insulation; caulking, drywall, painting, plumbing, HVAC, electrical, lighting.

FAMILY HEALTH CENTER
Brunswick Town Center
Brunswick, OH (Medina Co.)
Center Road
ESTIMATED AMOUNT: $7,500,000
CONTRACTING METHOD: D/B Subcontracts
UPDATE: Bidding possible fall 2006.
OWNER: Cleveland Clinic Foundation
10455 Carnegie Ave.
Cleveland, OH 44105
(216) 444-2200
DEVELOPER: New Plan Excel Realty Trust Inc.
1120 Avenue of the Americas
New York, NY 10036
(212) 689-3000 FAX (212) 689-1989
Marshall Erdman Associates
P.O. Box 5649
Madison, WI 53705
(608) 235-4230 FAX (608) 235-6335
DETAILS: 34,000 SF; two-story medical arts building; seven acres; granite, glass and stainless steel-gas-fueled exterior; stucco; concrete; masonry; steel and glass and glazing; plumbing; electrical; mechanical; HVAC, drywall; acoustical ceilings; painting; interior fin-
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**SKILLED NURSING FACILITY**

**The Woods of Bainbridge**

Bainbridge Township, OH (Geauga Co.)

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

**STATUS:** Owner seeking rezoning; plans are pre-

**OWNER:** The Montefiore Home

27080 Cedar Rd

Beachwood, OH 44122

(216) 910-2200

**ARCHITECT:** Donziker Robinson Edwards Architects

4651 Medina Road

Akron, OH 44321

www.dre-inc.com

staff@dre-inc.com

(330) 666-7878 FAX (330) 666-6061

**DETAILS:** Relocation and construction of a data pro-

cessing center and ancillary office space; drywall; painting; insulation; floor coverings; finishes.

**JAZZ FACILITY**

**Oberlin, OH (Lorain Co.)**

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

**UPDATE:** Announcing architect; drawings will begin design phase.

**OWNER:** Oberlin College

173 W Lorain Street

Oberlin, OH 44074

www.oberlin.edu/

(440) 773-8327

**ARCHITECT:** Westlake Reed Leskosky

925 Euclid Avenue, Suite 1900

Cleveland, OH 44115

www.worldesign.com

(216) 522-1550 FAX (216) 522-1537

**DETAILS:** New jazz facility; SF to be determined; concrete; masonry; doors and hardware; sitework; utilities; glazing and glass; thermal and moisture protection; electrical; mechanical; HVAC; floor coverings; plumbing; painting; wood and plastics.

**DATA PROCESSING CENTER**

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

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Announcing architect; bid schedule has not been determined.

**OWNER:** Medina County Commissioners

144 N. Broadway

Medina, OH 44256

www.co.medina.oh.us

(330) 722-9208 FAX (330) 722-9206

**ARCHITECT:** Dornrich Robinson Edwards Architects

4651 Medina Road

Akron, OH 44321

www.dre-inc.com

staff@dre-inc.com

(330) 666-7878 FAX (330) 666-6061

**DETAILS:** Relocation and construction of a data pro-

cessing center and ancillary office space; drywall; painting; insulation; electrical; floor coverings; finishes.

**ESTIMATED AMOUNT:** $228,000

**CONTRACTING METHOD:** Public Bids

**STATUS:** Architectural/engineering services RFQ's due August 1, 2006 at 2:00 PM; Attn: Eugene Stephens, Director, purchasing department.

**OWNER:** University of Akron

100 Lincoln St., Room 209

Akron, OH 44325

www.uakron.edu/bids/legalnotices.htm

(330) 972-7340 FAX (330) 972-5564

**DETAILS:** Project No 00181

High technology resource for under-

graduate and graduate finance courses; furniture, furnishings and equipment; mechanical; electrical; audio-visual tech-

ology; advance multi media and multiple display capabilities; select demolition of existing office area.

**POC:** Ms Eugene Stephens, Director, purchasing department.

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There’s a lot of Red Tape between you and your project. Atwell has the right tools to cut through it. Our approach is as aggressive as your development plans.

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