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June 2010

Composition is Key



KEN KRYCH

As in a musical masterpiece each note and space is important to create something lasting and unique. Such it is with the subject of this month's cover story: the new Bertram and Judith Kohl Building for Oberlin Conservatory of Music's jazz studies.

In touring the building numerous times, it is the attention to detail and consideration for each floor's function that is most striking. This building will certainly gain national attention as the premier facility of its kind anywhere in the world. We thank the good people at Oberlin College, Westlake Reed Leskosky Ltd. and the Krill Company Inc. for their cooperation as we highlight this beautiful new facility. Bravo!

We are also proud to bring to our pages the grand opening of the Residences at 668, a magnificent historic restoration at the heart of Euclid Avenue that blends

residential, office and commercial space into a new urban core center. Thanks to the K&D Group once again for their graciousness and cooperation.

Take a look at 701 White Pond in Akron that exemplifies a perfect building, for a perfect client in a perfect location at the right time. Our thanks to our new friends Zumpano & Hanson Development and we hope to do more with you in the future.

Also we are proud to feature the eye-catching renovation to the new Doubletree Hotel in Akron and the new Partners for Urology Health facility in Austintown.





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Environmental Solutions is our theme this month and what better time? We hope you enjoy what our experts have to say on varied topics, from bio-retention strategies and commentary on solar power to vital information on the EPA's new lead rule, which will have a dramatic effect on contractors throughout the area.

Next month is our annual Interior Design issue and we have a lot in store in addition to more of the regions top and award winning projects and their people.

As always, let us know how we can help promote you and your projects. Call me at 216.251.0035 or email me at kkrych@propertiesmag.com!

Positively,



Kenneth C. Krych
Owner/Publisher

LETTERS

Once again, I want to thank you and your staff for an excellent job done on the article and pictures that appeared in your April issue regarding the French Creek Family YMCA. *Properties* produces a publication that is of exceptional quality month after month and the city or business that is being featured can really appreciate such a professional presentation. The City of Avon has had that privilege twice in the last year and I definitely think you and your staff are to be highly complimented. I look forward to receiving your publication each month – even when Avon isn't featured. Thank you again for a great article.

James A. Smith
Mayor
City of Avon

I want to thank you for writing the article on my company ["Protecting Performance: Proper maintenance programs a must for efficient HVAC," *Properties*, May 2010]. It was spectacular and I can't thank you enough. . . . I very much appreciate your kindness and professionalism as this article could not have been written any better and I know the exposure will be huge for our company.

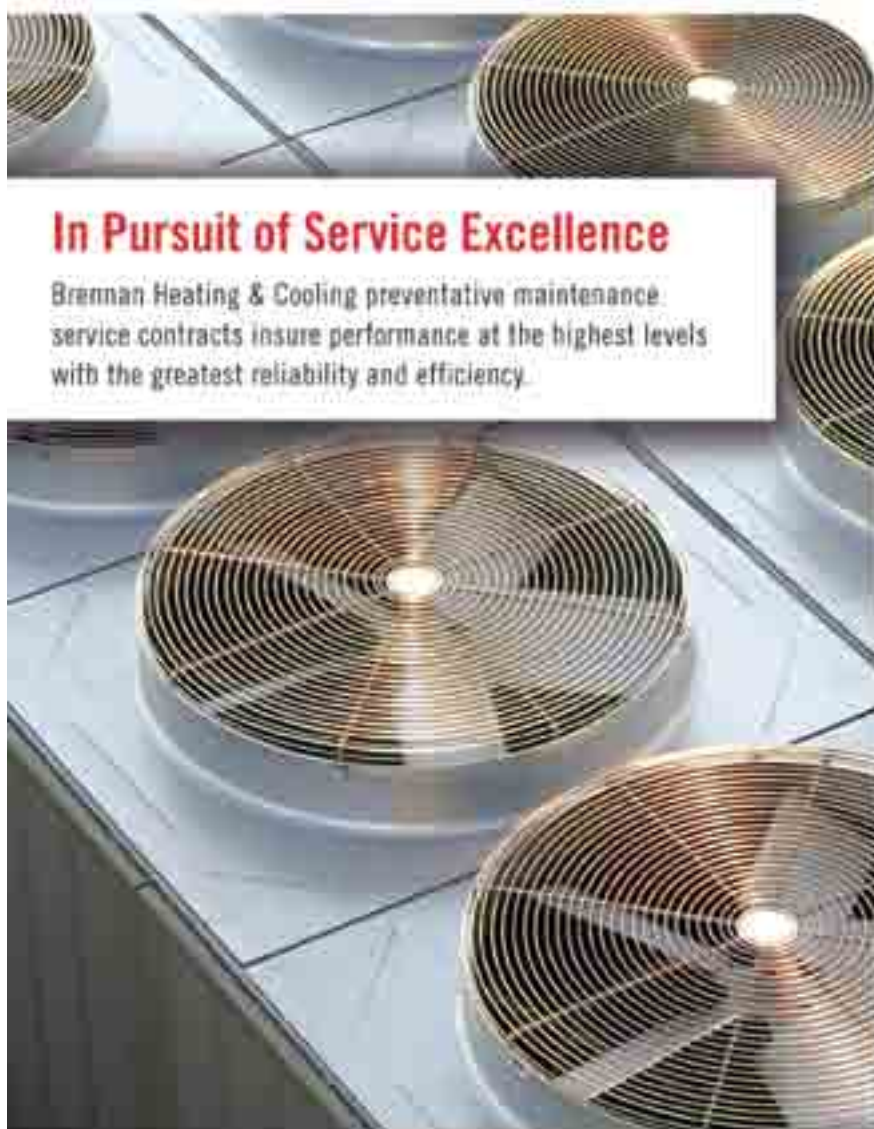
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PROPERTIES PEOPLE

Highlighting notable industry events



- 1 **Stevie Wonder** performs an afternoon concert for children at Oberlin College
- 2 **Bill Cosby** jokingly pumps his fist in victory to the crowd upon receiving his honorary doctorate with wife **Camille Cosby**.
- 3 Dean **David Stull**, of the Oberlin Conservatory of Music, along with other key contributors cut the ribbon officially opening the new Kohl Building.

Kohl Building Opening

Music legend Stevie Wonder, philanthropists and educational activists Drs. Bill and Camille Cosby, actor Avery Brooks and author James McBride were among those in attendance recently for the opening of The Betram and Judith Kohl Building at Oberlin College (see full story, pg. 56). Cosby and Wonder performed concerts at Oberlin's Finney Chapel over the weekend-long celebration. Stevie Wonder was surprised as he finished his finale with a birthday cake and the crowd singing to him in honor of his 60th birthday. **P**



ASID Sourcery 26

"The Business Of Design" was the theme recently as 90 exhibitors who represent products and services related to interior design displayed their latest innovations to some 600 attendees of the American Society of Interior Designers (ASID) annual event held at Executive Caterers in Mayfield Hts. The event included a breakfast/seminar conducted by Juliana M. Catlin, FASID, a luncheon, and exhibit time after 5 p.m. **P**

- 1 **Francesca Ionta** and **Heidi Crutchley** (Sherwin-Williams Paint Stores Group)
- 2 **Rick Runyan** and **July Folmer** (Benjamin Moore Paints).
- 3 **Sandy** and **Steve Varelmann** (Oberlin College AIA)
- 4 **Rita A. Amonett** (ASID Interior Designer) and Chef/Realtor **Ryan Young** (Keller Williams Realty)
- 5 **Lisa Thomas** (Bowerbird Design) and **Susan Kiel** (ASID North Chapter)
- 6 **Daniel M. Fleischhauer**, **Tim Dundr**, **Jeff Forsberg**, **Ralph Lombardo** and **Karen Mastey** (CaddFX Design Services, LLC)



NAIOP Awards of Excellence

NAIOP Northern Ohio Chapter held its annual Awards of Excellence recently at the downtown Marriott at Key Center. The luncheon program recognizes top projects, real estate transactions and individual performances in the commercial real estate industry. (See full story, pg. 14.) **P**

- 1 **Matt Lammon** and **Kelly Solits** (Fiorilli Construction)
- 2 **Mary** and **David Browning** (CB Richard Ellis)
- 3 **Matt Heisey** (Vocon Inc.), **Julie Trott** (Vocon Inc.) and **Scott Maloney** (mbi | k2m Architecture)
- 4 **Katie Hurtuk Watts** and **Brian Hurtuk** (CB Richard Ellis)
- 5 **Luke Palmisano** (RMS Management), **Amy Whitacre** (First American Title), **Kevin Nowak** (Thompson Hine), **Julie Zdolshek** (Omni Properties), **David Walter** (Skoda Minotti) and **David Sobochan** (Cohen & Company)



1



2



3

- 1 Ohio Governor **Ted Strickland**
- 2 **Marty Rodriguez** (PNC Bank), **Karen Harrison Paginini** (The K&D Group), **Doug Price** (The K&D Group), **Michael Taylor** (PNC Bank), Ohio Governor **Ted Strickland** and Cleveland Mayor **Frank Jackson**
- 3 **Doug Price** and **Karen Harrison Paginini** (The K&D Group) with Mayor **Frank Jackson**

Celebration at 668

The K&D Group, elected officials and business leaders celebrated the grand opening of the successful completion of the \$70 million renovation of 668 Euclid Avenue with an event in the new courtyard with libations and tours. (See full story, pg. 21.) **P**



Sally Gerycz, John Rach and Gary Pete (CBLH Design Inc.)

CBLH Design Healthcare Vendor Showcase

CBLH Design invited healthcare and higher education professionals to a Healthcare Vendor Showcase at its offices in Middleburg Heights recently for an afternoon of discovery, networking and fun. **P**

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Congratulations to
University Lofts and the
Capitol Theatre on being
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Prized Preservation

Cleveland Restoration Society and area AIA chapters honor top projects

The Cleveland Restoration Society recently joined with AIA Cleveland and AIA Akron to host its annual Celebration of Preservation. The evening event, held at Hanna Theater in downtown Cleveland and sponsored by The Sherwin-Williams Company, Kiczek Builders, Inc. and Marous Brothers Construction, was highlighted by the presentation of the organizations' joint awards.

Thirteen projects were honored this year:

AWARD OF MERIT WINNERS

Cuyahoga Valley National Park Volunteer Center

(Brecksville, OH)

Cultural Resource Preservation Award

The Cuyahoga Valley National Park Volunteer Center is a complex of four historic structures located on two properties in the Village of Boston. The buildings are within the Boston Mills Historic District but had fallen into a state of disrepair until the National Park Service stepped in and purchased the four properties in hopes of maintaining and stabilizing the historic character of the tiny village. The Savacoal House, built in 1920, now serves as a working center for volunteers, providing office, gathering and workspace. The Savacoal barn and smaller Conger House, dating to 1910, provide much needed cold storage space that is critical to the volunteer program. Finally, the R.E. Wise house now serves as the Management Office.

Hiram College

(Hiram, OH)

Cultural Resource Preservation Award

Like other townships in Trumbull County, Mecca has been plagued with a loss to its historic fabric in recent decades as buildings are demolished for various reasons. One of the last such structures, the First Congregational Church of Mecca was put up for sale as architectural salvage and its siding was already sold when Hiram College intervened.

The college, located 30 miles southeast of the township, received a State of Ohio



University Lofts

Appropriation and a major gift from William Recker, among others, to disassemble, label, move and reconstruct the 1840s Greek Revival building to Hiram Village. The building is a well suited addition to the village and sits across from the 1830s Hiram Inn. Now known as the Garfield Meeting House, the building serves the home of the James A. Garfield Institute for Public Leadership and is the site for council meetings, receptions and various local activities.

University Lofts

(Cleveland)

Adaptive Use Award

University Lofts is one of the first phases in the creation of Collegetown, a mixed-use redevelopment effort incorporating significant historic rehabilitation in the heart of downtown Cleveland. Two historic commercial buildings, the Liberty Building and the Scott A. Rogers Building, were brought back to life as an apartment/condo community serving

Cleveland State University students and others. Critical historic elements such as concrete support columns, concrete ceilings and brick walls were all maintained while contemporary design elements were introduced to set off the repetitive concrete framing. The project, as a whole, promotes a sustainable low-impact, pedestrian-friendly lifestyle that contributes to the overall character of Euclid Avenue.

AWARD WINNERS

Tremont Place Lofts

(Cleveland)

Adaptive Use of an Older Structure Award

This 103-unit rental apartment complex with extended-stay corporate suites and a restaurant space was formerly known as the Union Gospel Press building in the Tremont Historic District. The building sat empty for 50 years until Jera Contractors and Sandvick Architects joined forces and began a \$20 million restoration project that included cleaning and repointing all of the exterior masonry, transforming the complex's exterior spaces, restoring historic wood windows and much more.

East Cleveland Township Cemetery

(Cleveland)

Cultural Resource Preservation Award

After decades of neglect, the East Cleveland Township Cemetery began renovations with focus on its 1910 Spanish Colonial style chapel, utilized

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for many years as the cemetery office and burial chapel. In more recent years, it was taken over by squatters and had been badly altered. The Cemetery Foundation Trustees took the work on themselves. The original woodwork was stripped and refinished, floors were leveled and shored up, the clay tile roof was repaired, windows and doors were refinished and more. The cemetery grounds had also been neglected and many mausoleums, ornamental fences and cemetery statuary were badly deteriorated. The Foundation Trustees held a community based clean-up project that has continued for six years. Resetting of headstones, weed control and tree maintenance are routinely performed in an effort to recreate the urban park setting that was the intent of the design of the grounds.

Cogswell Hall

(Cleveland)

Housing Preservation Award

Located in the Franklin Boulevard-West Clinton Avenue Historic District, Cogswell Hall fits comfortably into its mostly residential setting and contributes to the diversity of the neighborhood. Built in 1914 by Charles Hopkinson, Cogswell Hall was designed as a residence for "friendless girls." It now serves as a single-room occupancy residence for adults with extremely low income or disabling conditions. Cogswell Hall embarked on



The Capitol Theatre

an expansion project that would allow for 23 new suites for its residents as well as new laundry facilities, a dining room, and recreation and community meeting rooms. The project was made possible by marrying affordable housing tax credits with historic preservation and LEED Silver Certification. The existing historic building received mild cleaning, tuck-pointing, window restoration and a full interior overhaul and 90% of the original structure was retained.

Emerson and Horace Mann Elementary Schools

(Lakewood)

Historic School Building Renovation Award

The "twin" Emerson and Horace Mann Schools, designed by Charles H.

Hopkinson, were completed in 1921 and have served Lakewood since as junior high schools. At the urging of Lakewood City Schools, the Ohio Schools Facilities Commission was convinced to keep the existing buildings rather than to demolish them and build new. In the renovation process, which included raising classroom ceilings, installing custom made triple-pane windows, extensive masonry restoration and more, both buildings were converted to elementary schools at a cost of \$36 million.

The Gothic Building

(Akron)

Historic Building Revitalization Award

A Chicago-style, four-story building constructed in 1903, the Gothic Building was just another historic building in downtown Akron that was slated for demolition after sitting vacant for more than 20 years. Akron developer Tony Troppe bought the building from the city in 2007 and became one of the first to use the newly inceptioned Ohio Historic Preservation Tax Credit program to restore the distinctive orange and red building. Restoration efforts included opening up uniquely shaped arches along the façade of the building, creating a new stair and elevator addition at the rear of the building, restoring the tile foyer at the main entrance and more. The original design of the building included what many would call green building practices. An interior atrium and skylight allowed for natural



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daylight to come through and the entire building was cooled using the atrium space as a means to exhaust warm air to rooftop ventilators. Those features were recognized and incorporated into the rehabilitation effort as well.

The Capitol Theatre

(Cleveland)

Historic Building Renovation Award

With a massive redevelopment focus in mind, the Detroit Shoreway Community Development Organization (DSDCO), the Capitol Theatre's owner and developer, assembled nearly \$7.5 million in financing to transform this space into a three-screen, all digital movie theatre. The Gordon Square Arts District, a national model using art as a catalyst for economic development, is the creative partnering effort of DSDCO, the Cleveland Public Theatre and the Near West Theatre. The Capitol Theatre project is the first anchor project of the district. The project was designed and built to a LEED Certified Standard and a stunning 95% of the construction debris was recycled. All existing salvageable historic materials were restored and reused including the 56-light chandelier in the main theatre. The building had been vacant for a number of years and suffered extensive water infiltration. The roof had to be reconstructed, damaged plaster was repaired, low-flow plumbing fixtures were installed and low-VOC paints, sealants and carpets were used.

Soldiers' and Sailors' Monument

(Cleveland)

Outstanding Preservation Achievement Award

Built in 1894, the Monument was designed by Cleveland architect and sculptor Levi T. Scofield and shines as a unique and extraordinary assembly of sculpture and public art. Much of the preservation of the monument involved the rehabilitation of the interior. The coloration of the original marble was severely deteriorated and special care was taken to restore the coloration, faux finishes and veining of the marble that existed originally. The accumulation of dirt, unattended deterioration, over polishing, and excessive moisture took a toll on the building's fourteen Tiffany-style stained glass windows, light fixtures, mortar joints, marble floors and all of the bronze work on the interior.



Soldiers' and Sailors' Monument

Everything was restored with sensitivity and new museum-quality lighting was designed to enhance and enrich the experience for visitors.

Terminal Tower

(Cleveland)

Outstanding Preservation Achievement Award

Built in 1930, Terminal Tower was to serve as an office building atop Cleveland's new rail station, Union Terminal. With its 52 floors and a stunning Beaux-Arts façade, the building has long stood as an impressive piece of architecture in Cleveland. The state of the building became a concern after pieces of terra cotta began falling from its upper levels. Forest City Enterprises, the current owners, then began to embark on a massive restoration effort. Severely corroded structural steel elements were removed and replaced and crumbling terra cotta and limestone cladding at the upper levels of the tower were removed and replicated in fiberglass that was then covered in a special coating. The rest of the building received much needed tuckpointing. The crowning cupola was restored to the original gold coloration that had been hidden under gray paint and new computerized LED exterior illumination systems were installed to replace the old spotlights. The 42nd floor observation deck was also restored back to its former glory and is now reopened to the public, offering breathtaking views of the city and Lake Erie. **P**

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NAIOP Recognizes Best in Commercial Real Estate

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Over 300 of the area's top commercial real estate professionals attended the lunch program, which is dedicated to recognizing design, development and marketing successes in industrial, office, retail and mixed-use developments completed in 2000.

Major Program sponsors Chicago Title Company and Gold Sponsors Dollar Banks and Walter & Haverfield LLP and Naming Rights Sponsor First American Title Insurance Company National Commercial Services were highlighted. Special thanks were extended to *Properties Magazine* who served as Media Sponsor. Silver Level Sponsors included: City of Beachwood, Geis Companies, Society of Industrial and Office Realtors (SIOR), Thompson Hine and Turner Special Projects. General sponsors included: Colliers International, Hemingway Development, Herschman Architects, PICIS Project Construction Services, Inc., and The Leader Building/Carlyle Development Group.

Architectural Design of the Year

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Interior Design of the Year

Dots Corporate Headquarters
Vocon.

Renovation Project of the Year

University Lofts
City Architecture

Traveling Gun – Architectural Design of the Year

Key West Steam Plant Condominiums & Railway Housing, Key West, FL
mbi | k2m Architecture, Inc.

Traveling Gun – High Performance Project of the Year

Stafford Park, Stafford Township, NJ
Herschman Architects

Traveling Gun – Construction Project of the Year

Thermo Fisher Scientific, Rockford, IL
Geis Companies



Developers Diversified Realty HQ

High Performance Project of the Year

Vocon Office Expansion
Vocon.

Office Development Project of the Year

Snap-On Business Solutions
CAM, Inc.

Office Developer of the Year

Premier Development Partners, LLC

Retail Development Project of the Year

The Shoppes at Alpha Place
Osborne Capital Group

Industrial Development Project of the Year

Rotek Inc.
Ray Fogg Building Methods, Inc.

Industrial Developer of the Year

Geis Companies

Office Transaction of the Year

Goodyear Tire & Rubber Company Headquarters
Colliers Ostendorf-Morris

Retail Transaction of the Year

Eden's & Avant Retail Shopping Center
Disposition
CB Richard Ellis

Industrial Transaction of the Year

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Dots Corporate HQ

Investment Transaction of the Year

Shurtape/Duck Brand
CB Richard Ellis

Traveling Gun – Transaction Project of the Year

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Rob Roe
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The First American Title Retail Broker of the Year

Tori Nook
Kowit & Passov Real Estate Group

The First American Title Industrial Broker of the Year

Matthew Beesley
CRESCO Real Estate, A Member of the Cushman & Wakefield Alliance

The First American Title Traveling Gun Broker of the Year

David O'Neill
Colliers Ostendorf-Morris


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April Construction Falls 9%

New construction starts in April dropped 9% to a seasonally adjusted annual rate of \$397.6 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. Much of the decline was due to a pullback for nonresidential building, which in recent months had appeared to be stabilizing after the steep downturn experienced in 2009. The housing sector also lost momentum in April, slipping back after recent gains. Running counter in April was nonbuilding construction, which registered moderate growth as the result of heightened activity for environmental public works and electric utilities. During the first four months of 2010, total construction on an unadjusted basis came in at \$125.8 billion, essentially the same amount as reported a year ago.

The April data lowered the Dodge Index to 84 (2000=100), down from a reading of 92 in March. The Dodge Index had reached its most recent low in February 2009 at 82, and since then it has hovered in the range of 84 to 95.

"The April decline indicates that the construction start statistics remain in an up-and-down pattern, in contrast to what appeared earlier to be evidence that a modest upward trend was taking hold," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "The commercial building market is still beset by rising vacancies, and it will take some time before the improving employment picture helps vacancies to recede. Tight state and local fiscal conditions are having a dampen-

ing impact on the institutional building market. The housing upturn is still in its early stages, subject to the occasional setback. The public works sector is the one bright spot for construction, helped by the broadening expansion across project types that's taking place this year."

Nonresidential building

Nonresidential building in April plunged 23% to \$120.1 billion (annual rate). A number of categories had been lifted in March by support coming from large projects, and the absence of such support in April contributed to steep declines. The amusement-related category plummeted 72% in April, after its elevated March pace that reflected the start of an \$800 million basketball arena

in Brooklyn, New York. Office construction in April dropped 48%, compared to March that was lifted by groundbreaking for the \$369 million U.S. Coast Guard headquarters in Washington, D.C. The largest office project reported as an April start was a \$40 million corporate headquarters in Cambridge, Massachusetts. Healthcare facilities in April decreased 40%, following a March that was buoyed by the start of nine large hospitals valued at \$50 million or greater. April did include the start of four large hospitals, located in Illinois (\$140 million), Georgia (\$115 million), Florida (\$100 million), and Arizona (\$65 million).

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The manufacturing building category in April fell 33%, sliding from its March amount that included a \$225 million upgrade to a packaging plant in Georgia.

Also retreating in April was the educational building category, down 10%; and warehouses, down 13%.

Helping to cushion the educational building decline was the start of a \$104 million medical research building in California and an \$83 million high school in Texas. On the plus side, a few nonresidential categories in April were able to post gains. These included stores and shopping centers, up 6%; and hotels, up 35%; both relative to very low amounts in March. The transportation terminal category in April soared 90%, reflecting the start of a \$107 million rail and bus terminal in Denver, Colorado and a \$75 million addition to an airport terminal in Portland, Maine. The public buildings category (which includes military facilities and courthouses) grew 14% in April, while church construction was unchanged.

Residential building

Residential building, at \$136.8 billion (annual rate), decreased 7% in April. Single-family housing dropped 8%, in a departure from the steady improvement that had been shown after this category hit bottom in January 2009. By region, single family housing in April revealed the largest decline in the South Atlantic, down 13%; followed by the South Central, down 12%; the Midwest, down 3%; and the West and Northeast,

April Construction Contracts for Cleveland Area

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

	2010	2009	Percent Change
Nonresidential	\$66,916,000	\$75,071,000	-11
Residential	\$52,540,000	\$38,413,000	+37
Total Building	\$119,456,000	\$113,484,000	+5

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

	2010	2009	Percent Change
Nonresidential	\$290,688,000	\$199,239,000	+46
Residential	\$153,107,000	\$94,290,000	+62
Total Building	\$443,795,000	\$293,529,000	+51

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

Source: McGraw-Hill Construction

each down 2%. Multifamily housing in April eased back 1%, receding after the increases reported during the prior two months. The multifamily projects that are reaching the construction start stage continue to be smaller-scale than several years ago – in April the largest multifamily project was an \$82 million senior living facility in Scottsdale, Arizona and a \$48 million apartment building in Loveland, Colorado. During the first four months of 2010, there were five multifamily projects valued in excess of \$75 million that reached groundbreaking,

up slightly from the two such projects in the same period of 2009, but down substantially from the 28 such projects in the same period of 2006 at the peak of the condo boom.

Nonbuilding construction

Nonbuilding construction in April advanced 6% to \$140.8 billion (annual rate), with strong growth reported for environmental public works. The river/harbor development category jumped 28%, aided by the start of several projects connected with the ongoing

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hurricane reconstruction efforts in the New Orleans, Louisiana area. Sewer construction increased 23%, with the boost coming from the April start of a \$162 million water reclamation plant in Illinois. The water supply category climbed 13%, led by the April start of a \$215 million water tunnel in California's San Francisco Bay area.

On the transportation side of the public works sector, bridge construction in April held steady, while highway construction retreated 19% from its elevated March pace. The "miscellaneous" public

works category, which includes such diverse project types as pipelines and mass transit, dropped 43% from March. The electric utility category in April was particularly strong, soaring 566%.

The "no change" shown by total construction on an unadjusted basis for the first four months of 2010 was due to a mixed pattern by sector. Residential building was up 34%, with the comparison to the early months of 2009 when single-family housing was especially weak. Nonbuilding construction year-to-date slipped 2%, as a 7% gain for public

works was offset by a 41% reduction for electric utilities.

Nonresidential building

Nonresidential building year-to-date fell 18%, due to this pattern by major segment – commercial building, down 38%; manufacturing building, down 71%; and institutional building, down 5%. By region, total construction in the first four months of 2010 revealed this performance – the Northeast, up 23%; the West and South Central, each with "no change"; the South Atlantic, down 3%; and the Midwest, down 13%.

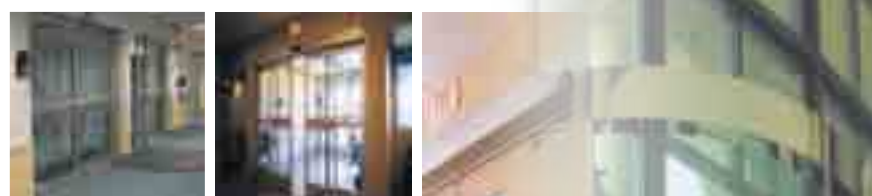
Additional perspective comes from looking at 12-month moving totals, in this case the 12 months ending April 2010 versus those ending April 2009. On this basis, total construction is down 14%, as the result of this pattern by sector – nonresidential building, down 26%; residential building, down 7%; and nonbuilding construction, down 4%. By region, the April 2010 numbers showed the Northeast, up 1%; the South Atlantic and South Central, each down 14%; the West, down 16%; and the Midwest, down 24%. **P**



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At the present time the EPA lists 306 buildings that have earned the Energy Star designation in the state of Ohio, with 90 of those located in Northeast Ohio. There are 24 Energy Star office buildings in northeast Ohio, 21 of which are BOMA Greater Cleveland Members. They include:

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- Cuyahoga County's Whitlatch, Board Of Elections, Jane Edna

Hunter, Superior Title and Virgil Brown Center

- Federal Reserve Bank of Cleveland
- Forest City's Skyline Office Tower
- General Services Administration's Howard M. Metzenbaum U.S. Courthouse and A.J. Celebrezze Federal Building
- Harbor Group Management Company's 200 Public Square
- HRPT Properties Trust's Northpoint Tower 2
- Huntington National Bank Building
- Jacobs Real Estate Services/Wells Real Estate Funds' Key Tower

Congratulations to the owners and managers of these buildings for seeing and taking advantage of the opportunities to improve the energy efficiency and reduce their carbon footprint.

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Melissa Fiorilli

Communications Manager
BOMA Greater Cleveland

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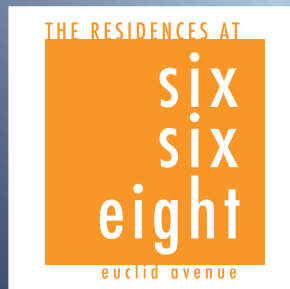
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Center of Activity

Residences At Six Six Eight, Zinc Bistro and environs herald new lifestyle in Downtown Cleveland

By John Elliott | By Jason Augustine

Doug Price and Karen Harrison-Paganini, partners in Willoughby-based K&D Group, knew they were on to something when they came up with the idea for a combination residential/commercial lifestyle center on the site of the old William Taylor & Sons department store building, originally built in 1909, at East 6th Street and Euclid a couple of years ago.

They just didn't expect the project to come together so fast and meet with such overwhelming acceptance among the downtown professional set.

The Residences at Six Six Eight were available for lease in stages from August 2009 through March of 2010 and is now 97% leased. The first floor retail space is occupied by Zinc Bistro Bar and Grill, Wyse Advertising, Titans Fitness Center and Caddy Shack Lounge. All have opened to rave reviews by residents, business patrons and local media who are enamored

with the design, which combines both modern and classic features.

From the colorful French entertainment posters throughout the Wyse Advertising space on the first floor to the Uba Tuba granite countertops in the residential suites to the extensive mahogany moldings in the Zinc restaurant, the project heralds a new high quality lifestyle for downtown Cleveland.

Price was surprised by how fast the residential spaces filled. He says most residents are first time downtowners.

"There are a lot of people with multi-project assignments that want something really nice," he says.

K&D Group owns and manages more than 13,000 residential units and employs over 400 people throughout Northern Ohio. Founded 24 years ago by Price and Harrison-Paganini, the K&D Group developed the Stonebridge residential complex on the west bank of the Flats in downtown Cleveland. The company's other downtown holdings include The Embassy Suites Hotel at Reserve Square and Reserve Square Apartments.



TIME TO TRANSFORM A century after it was built, 668 Euclid Ave. has been reimagined as a residential/commercial lifestyle center.

Arcade where the arcade meets Euclid Avenue.

Bridging past & present

The project, funded in almost equal measure by public and private lenders, marks an attempt to preserve Cleveland's turn-of-the-20th-Century prosperity in a high-quality, modern environment.

A 73-foot atrium connects the eight-story Euclid building to the five-story Prospect building, providing natural light and a feeling of openness to residents and tenants.

The terra cotta façade of the Euclid building has been restored to its original appearance and character, in accordance with historic renovation guidelines.

Most of the 236 apartment suites face one of the main streets and offer views of downtown. The project borders the

The \$70 million Residences at 668 project marks a joining together of two historic buildings, both with their own histories, into one cohesive living, working and relaxing space.

The complex is bordered by East 9th Street on the east, the historic Colonial

Arcade on the west, Euclid Avenue on the north and Prospect Avenue on the south. A 450-car parking garage borders the building along East Ninth Street. An open courtyard plaza and outdoor dining area for Zinc accessed from Euclid Avenue borders the Colonial



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East Fourth Street entertainment district and is the most recent complex between East 9th Street and Public Square to be revitalized.

The outdoor courtyard was a very challenging part of the project, representing \$2 million in engineering, design and construction. The metal enclosure over the entrance to the underground garage ramp, adjacent to the courtyard, alone cost about \$200,000. The construction team had to make sure the soil compaction was right before the ramp was built for the basement garage, which holds 80 cars comfortably.

The 5,000 square-foot outdoor courtyard will accommodate an extra 100 seats for Zinc, and will be ready for summer restaurant business, complete with outdoor furniture. The courtyard has a bar just opposite the restaurant's indoor bar, making it easy for servers to rotate inside and outside.

The courtyard has landscaped borders and a section where a stage can be placed for entertainment.

The Euclid Avenue entrance to the underground parking ramp is sectioned off from the courtyard by a large protective overhang that resembles the RTA stations. K&D Group wanted to integrate design elements of the Euclid building with the East 6th Street RTA station, which is right across from the building on Euclid Avenue. "We were trying to bring in elements of the Euclid Avenue transformation," Price explains. There is also parking on Prospect.

Both the main residence building and the Prospect commercial building have skylights overlooking the courtyard.

An open indoor space with wood beamed ceilings and crystal chandeliers that is part of Zinc Bistro and some first floor offices used by a young executive social club can provide overflow seating for the restaurant. There is also adjacent space for large group events.

Other onsite retail amenities include a sports bar with golf simulators and a combination sit-down takeout café inside the 24-hour Titans Fitness Center. Wyse Advertising's new headquarters occupies the 25,000-square-foot office space on the first floor of the Euclid building.

Cleveland Construction lends expertise

Cleveland Construction Inc., based in Mentor with offices in Cleveland,

Columbus, Cincinnati, Raleigh, N.C., Charlotte N.C., Washington D.C. and Naples Fla., was selected as construction manager and general contractor. During the selection process, K&D hired Jim Hounshell from Cleveland-based Evolution Construction Services to be its owner representative.

Hounshell and K&D agreed that Cleveland Construction's vast knowledge of historical projects such as Ohio

Supreme Court, Southern Theatre in Columbus, and the John Hopkins Hospital in Baltimore, Maryland made them the best qualified contractor for the job.

"Cleveland Construction has very unique qualities such as their communication skills, hands-on approach and their excellent project staff," Hounshell states. "It is a wonderful experience working with Cleveland and their caliber of expe-

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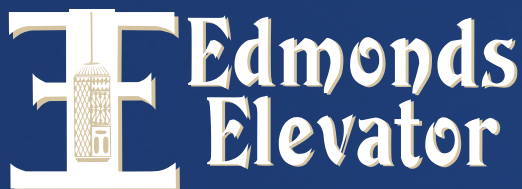
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HARNESSING HOMES The Residences at Six Six Eight were available for lease beginning in August 2009. Today, the spaces are 97% leased, filled mostly with first-time downtowners, according to Doug Price, of The K&D Group, which developed the project.

rience and knowledge going through the process of construction and dealing with the day-to-day unforeseen conditions you experience in historical renovations.”

The demolition uncovered elevator and escalator fixtures, chandelier-type lights, and old newspaper clippings about the original buildings.

Columbus-based Berardi+Partners designed the residential spaces and managed the historic preservation for the entire project.

Preserving the Euclid building’s exterior was a six-stage process by Cleveland-based Architectural Fiberglass Inc., overseen by a representative from the historical office. “It was a very thorough process,” Price says.

The entire 20-foot by 200-foot exterior facade was custom made to reflect the original ornamentation, including cornice and frieze panels, on the 20th Century building, notes Steve Dobronos, a salesman for Architectural Fiberglass. The screen was screwed in pieces

into a stud wall that was mounted on the exterior by Copley-based Thomarios Group.

Dobronos says the cartouche shield-like design matches areas inside the building. When the surface dries, it resembles the original terra cotta. “It dresses up that building big time,” he says.

Prospect building revives

Three of the original Prospect building’s stories are concrete block while two

are steel frame. The steel frame stories were rebuilt and coated with limestone and re-tuck pointed. “It was much better than plastering the whole wall,” Price says. “It would have been a maintenance nightmare.”

Integral in the restoration of the two adjoining buildings was Cleveland-based Grunwell-Cashero Co., which specializes in restoration.

Grunwell-Cashero was contracted in 2008 to perform restoration and new



Edmonds Provides a Lift at 668

Competitive, timely and historically sensitive... these were the criteria upon which Edmonds Elevator, Inc. won the bid to renovate, modernize and replace elevators at the new 668 Building. Their long relationship with the owner of the project, K&D Group, made them an ideal candidate. Their reputation as the oldest independent elevator company in Cleveland gave them the experience.

Edmonds’ challenges began with the variety of elevator projects within this site: existing elevators requiring modernization, installation of new atrium elevators, and a freight elevator modernization to a passenger/service configuration. To enhance certain historic features of the project, Edmonds replaced old cable driven position indicators with a modern electronic version, while retaining the vintage appearance.

Work was finished on time and on budget. Now that the elevators are in place, maintenance and service contracts are in effect for efficient and uninterrupted performance.



CREATING COMFORT The one- and two-bedroom suites, which range from 665 square feet to 1,550 square feet, feature neutral-colored carpeting and furnishings (left) and kitchens with stainless steel appliances, granite countertops and custom cabinets (right).

masonry work, and to reface the Prospect Avenue south building and work on the Euclid Avenue north building.

"This was a challenging project in that the bottom two floors were older original limestone and the top three floors added decades later were EIFS over steel and weren't properly aligned," says Frank Caspio, general manager at Gunwell-Cashero, who spent months on site overseeing the restoration. "We realigned the exterior with new Indiana limestone and demo-ed over 500 existing windows with 300 new limestone sills installed, 120,000 square feet of masonry was cleaned and tuck pointed."

"We replaced many levels of the exterior with pre-1950 reclaimed bricks and some new that were produced to match," Caspio adds.

Approximately 150,000 bricks were installed to create new masonry walls

within the interior of the building to create open courtyards and skylights to match the surrounding elevations.

"It was a little more hectic for us as owners with all the different pieces," Price says.

Five-story atrium removed

Cleveland Construction removed a five-story atrium between the Euclid and Prospect buildings and a whole section of the Prospect building. An entire brick exterior wall was built for the Prospect building.

Dave Sawicki, senior project manager for Cleveland Construction, notes that after the atrium was removed, it was necessary to build connector bridges between the Euclid and Prospect buildings.

The construction crew had to work around plumbing in the ceilings, which

is used for the apartments. The mezzanine levels had to be positioned so as not to interfere with the plumbing.

Removing the atrium down to the second floor allows views of the city and the courtyard for both buildings. Price notes that this process required state approval since the project received historic tax credits.

Steel rail balconies on the third through eighth floors allow residents to look down on the atrium roof of the Wyse Advertising offices, which have spaces with picturesque cottage-like roofs in keeping with the creative Wyse minds. Mulle & Associates of Cleveland developed the innovative design for this space.

Four huge metal support beams run between the two main buildings on each of the five floors above the third floor. Each of the two buildings has

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an elevator with wood panel interior, mirror elevator car wall and wood-framed ceiling lights. The elevator opens to an enclosed vestibule with porcelain tile on each floor.

Versatile residence suites

The one- and two-bedroom suites range in size from 665 square feet up to 1,550 square feet. There are 36 different floor plans. Patios are available on the second floor of the Euclid building while handicap access is available on certain floors of both buildings. The apartments each have individual electric heating controls, hot water tank and furnace. The commercial spaces have gas heat.

Connie Dudas, senior project designer for the K&D Group, wanted to create a warm, inviting feel for the residential suites while complementing the materials she used for the common areas throughout the building.

The suites feature stainless steel appliances, granite countertops, natural maple finished custom cabinets, porce-

lain and tile showers and floors, washers and dryers, and walk-in closets. The units have designer paint colors and neutral light carpeting. Most have eight-foot-high windows, in keeping with the historic ceiling heights. Most of the kitchens are open to the living rooms.

Bringing a bistro

Zinc, a French bistro, bar and bakery which has emerged as one of the city's

top fine dining establishments, marks a \$1 million investment. Partner/chef Tom Quick brings an extensive culinary background to the project. The 5,000-square-foot interior accommodates 140 patrons, while the outdoor courtyard will seat another 100.

The restaurant has a classic ambience with frosted doors and mirrors and metallic scripted words. The interior features bronze light fixtures, custom

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NATURAL FIT Wyse Advertising's new headquarters occupies a 25,000-square-foot space on the Euclid Building's first floor.

made mahogany booths and a zinc bartop. A second floor mezzanine overlooks the main dining room and outdoor courtyard.

Dudas listened to Quick's design ideas, many of which he got visiting New York City restaurants. She came up with crystal mini chandeliers for the ceilings, Black Galaxy granite countertops for the tables, classic Biedermeier chairs, vintage French food and beverage posters, and a custom built, temperature-controlled mahogany wine cabinet with copper-colored handles.

Titans Fitness Center runs a 22,000-square-foot stretch of space

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between Euclid and Prospect. The main exercise room overlooks the historic Prospect hallway, allowing patrons to observe the landmark while exercising. The facility, with its main entrance on Prospect Avenue, offers personal training sessions, an 8,000-square-foot weight room in the basement, tanning beds and Titan Up Cafe, a small health food restaurant.

Dudas said she chose lime green accent walls for the gym to carry a sense of vibrancy. "I did not want that to be a subdued area," she says.

The bathrooms have a stone-colored floor tile and pale green rain glass light fixtures.

The Titan Up Café borders the fitness center, facing Prospect, carrying through the gym's color scheme, including a Formica countertop.

A public private partnership

Price and Harrison-Paganini credit much of the project's success to the state's historic tax credits. They note that the project created 180 jobs, in addition to keeping Wyse Advertising, with 85 employees, in downtown Cleveland.

Credit goes in equal measures to private and public lenders: PNC, Fifth



RAISING THE BAR Onsite retail amenities include a fitness center, a small health food restaurant, tanning beds, fine dining at Zinc Bistro, a golf pro shop and a sports bar (above).

Third Bank and FirstMerit Bank, along with the City of Cleveland and the Greater Cleveland Partnership, a private sector economic development group devoted to creating jobs and leveraging investments to improve the region's economic vitality.

"We didn't know what was going to happen exactly or when," notes David Hurtuk, vice president in real estate banking for PNC. "Karen and Doug and the whole K&D Group did a phenomenal job rehabilitating a building that was an eyesore and making it a centerpiece in the downtown's rejuvenation."

According to Michael Taylor, executive vice president, PNC Community Development Banking, "The 668 Euclid project is one of the most ambitious and certainly the most inspired for downtown over the past several years. Not only has this project breathed new life in an old abandoned building, but it also gives the community pride and optimism that we can continue to rebuild our city. For PNC, this project exemplifies the 'Power of Partnership.'

"For our part, we are so pleased to be a part of the positive momentum 668 creates for Euclid Avenue and all

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CONTINENTAL CUISINE Located on the first floor is Zinc, a French bistro, bar and bakery that offers fine dining with seating both inside and outside in the adjacent courtyard.

of the downtown community," Taylor continues. "Through New Market Tax Credits and capital investments, we are proud to play a role in this important and comprehensive public-private partnership. PNC believes that building strong communities is an integral part of doing business successfully and we remain committed to working with the State of Ohio and local community leaders in our mutual goal of revitalizing and stabilizing communities throughout Greater Cleveland."

Tim Pace, vice president, Commercial Real Estate at Fifth Third Bank says his company is proud to have played a role in the tax credit investment and construction lending components of "this complex and dynamic redevelopment project."

"The Residences at 668 are a testament to the benefits of public and private sector partnerships, and demonstrates that the City of Cleveland is a good place for companies to invest and a desirable place for people to live," Pace says. "The stunning visual impact of the building and the economic value to this community underscores the hard work and dedication given to this project by Doug [Price] and Karen [Harrison-Paganini] and the K&D Group."

The Residences At 668 marks the first "lifestyle center" in downtown Cleveland, where residents will have immediate access to first-rate shopping, entertainment and workspaces. It's an ambitious project from one of Northeast Ohio's most prominent residential property owners and managers. **P**

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Healthy Addition to Akron Interchange

Neurology & Neuroscience Associates builds new home at I-77 and White Pond Drive

By Lou Kren | Photos by Jim Maguire

Recognizing the potential of a major under-developed interchange in Akron and the need for quality medical office space, developers Fred Zumpano and Terry Hanson have constructed 701 White Pond. The three-story 45,000-square-foot building, opened this past February, serves as the headquarters for Neurology & Neuroscience Associates Inc. A subset of the NNA physicians also owns the building and leases space to other medical providers including Summa Health System and Akron Children's Hospital.

The structure, of red brick and aluminum-glass curtainwall, features an aluminum and glass porte-cochere for access to the lobby from the 254-vehicle parking lot. Today, a third-floor conference room provides the setting as *Properties* discusses the project with Zumpano and Hanson, principals of Zumpano + Hanson, Building + Development, LLC. The conference-room windows overlook I-77, where 80,000 vehicles pass daily.

"NNA, a client of ours, was looking to consolidate its offices," says Hanson, explaining the genesis of 701 White Pond. "NNA wanted a high-visibility location that would offer easy access from the Cleveland-Akron-Canton region."

Zumpano and Hanson knew that the White Pond Drive exit from I-77 was the right location for NNA's needs. Twenty-one months later, including the 12 months needed for construction, culminated in the February 2010 grand opening. Zumpano + Hanson served as design-builder and selected TC Architects Inc., of Akron, as the building designer.

But making the identified parcel work for this building was no simple task. Ultimately, the site was created through aggregation of six land parcels, the closing of two public streets, a land swap with a neighboring property owner and the granting of a perpetual license for use of a City of Akron public right-of-way.

"When we came in, this site was shrouded with large, mature trees and contained four homes," Hanson recalls. "When I-77 was built, an overpass was constructed, which became the new White Pond Drive, running parallel to the old White Pond Drive where the four homes were located. We looked at the tax maps and realized the challenges we faced. Old White Pond Drive and another road leading to one home essentially made this site chopped up by public rights-of-way. We would have to convince the homeowners to sell and also negotiate with the City of Akron on those rights-of-way."

The negotiations concluded successfully – including relocation of one

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homeowner to another parcel of land where Zumpano + Hanson replicated the homeowner's house – and the developers could get to the business of construction. Here again, the site threw out another challenge.

“Original plans called for underground parking, but a significant peat vein, as thick as 40 feet, runs through here,” explains Hanson.

That fact eliminated underground parking as an economically feasible option and necessitated unique foundation engineering for the steel-frame building. 701 White Pond makes use of the Geopier, or Rammed Aggregate Pier system. With this system, as explained by Zumpano and Hanson, a hole is drilled in the soil and crushed rock poured down the shaft. The rock is then rammed into the bottom of the hole using a special beveled ramming tool that presses the rock laterally and vertically. This pre-stresses and pre-strains the soil below the hole bottom and forms what is referred to as a “bottom bulb.” Then layers of rock are rammed to the top of the Geopier shaft. This method spreads forces out and soil reaches resistance needed to support the building. Shallow footers lay atop the Geopier shafts.

“Four Geopiers were needed for each foundation load point and this building required about 40 load points,” says Hanson. “That meant formation of about 170 Geopiers, and all of this was completed within two weeks at a lower cost as compared to pilings.”

And, adds Hanson, all of this was completed in early 2009, a winter season complete with record snow and cold temperatures.

Structural design allowed for fast-track segmented structural-steel construction from east to west, enabling trades to follow behind.

“Segmented construction allowed us to save a lot of time in the building process,” offers Hanson, who was quick to credit TC Architects and project architect Todd Westover for an efficient and stately design.

Design ideal for healthcare

“Every market has a unique tolerance for design, and being in the Akron market and undertaking a healthcare



SUBTLE STYLE The building is designed to convey “a sense of professionalism” without going over the top, according to Terry Hanson, of Zumpano + Hanson, Building + Development, LLC.

project, our clients want to avoid going over the top with an ostentatious design,” Hanson explains. “At the same time, this is an all-medical building with regional, specialized tenants. This building has to convey to the world a sense of professionalism and the fact that it houses sophisticated services with state-of-the-art equipment.”

Given those marching orders and the need for as much square footage as possible, Westover and the team at TC Architects went to work.

“We designed a clean building with an angular structure running parallel to the highway,” Westover says. “It is a modern design – we didn’t want too much glass or the look of windows just punched into brick. Our firm specializes

in medical, education and commercial projects, and we brought that expertise to the table here.”

To take advantage of greenery surrounding the building site, and to make the structure come alive when viewed from outside, building corners are essentially glass. This design also allows light to penetrate the building, holding down energy costs in concert with light sensors and zoned HVAC.

The result is a modern medical building that highway travelers will recognize as a structure that will stand the test of time. Tenants worked with TC Architects to incorporate their own color palettes and specialized build-outs. The first-floor lobby, with elevator bank and public restrooms, leads to



CLEAR CHOICE To take advantage of greenery surrounding the building site, and to make the structure come alive when viewed from outside, building corners are essentially glass.

9,000 square feet of space for Akron Children's Hospital-Pediatrics on the right, and NNA's Advanced MRI Services on the left.

Special attention on MRI Services

Incorporating MRI space brought additional challenges to the project.

"An MRI scanner requires a copper envelope," explains Zumpano, "and a foundation that eliminates vibration that can interfere with the technology's sophisticated measuring and electronics systems.

"Vibration was of particular concern here given the MRI lab's proximity to the highway. The MRI equipment rests on five feet of foundation—two feet deeper than the foundation for the rest of the building."

As the room was constructed, crews left a section of exterior wall open to accommodate later placement of the large machinery. Timing was all-important, according to Hanson.

"The MRI magnet had to be relocated from downtown Akron to this location," he says. "The supercooled magnet only has a short amount of time to be placed or it will be damaged. So the cooling equipment here had to be installed and ready for hookup as soon as the magnet arrived."

And because the magnetic field created by the MRI can damage pacemakers and cause other problems, the corner of the building housing the MRI has an aluminum fence jutting out along the exterior to keep passersby and vehicles at a safe distance.

On the second floor, Summa Health System runs a Sleep Disorders Center, requiring after-hours building access. A lobby intercom system makes late-night access possible, allowing patients to enter the lab as other building areas remain secure.

NNA occupies the third floor, with exam rooms backed by hallway stand-up computer stations that allow quick access to medical records. To maximize space, NNA does without separate offices for each doctor, instead opting for workstations in an open layout. A third-floor conference room also can be opened up to an adjoining kitchen area.

Healthcare experience pays off

Satisfied tenants and a satisfied building owner speak to the success of this project, which is no surprise given the experience of Zumpano + Hanson Building + Development as healthcare builders and developers.

"When developing healthcare facilities, we look for those diamonds-in-the-rough building sites where there are strong underlying market characteristics, and then create a strong building design vision with a strong tenant mix that shows large in the market place," says Hanson. "We believe the right tenant mix and a building that shows well and is a strong bill board for its occupants is a winning strategy." **P**

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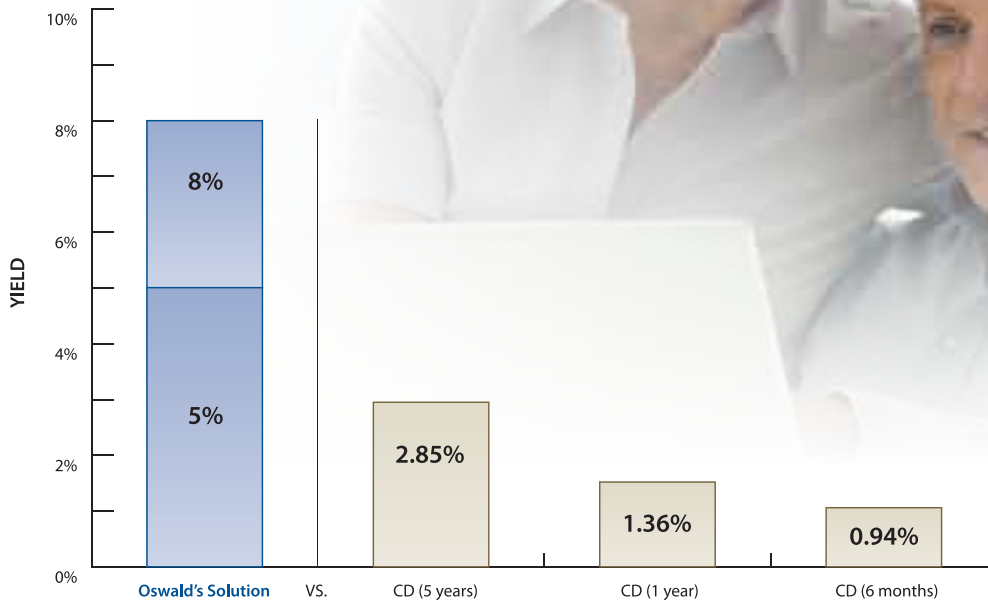
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ALEC J. PACELLA

Bumping Along the Bottom

As I walked along the beach on a recent vacation to the Gulf Coast, I came across several guys surfcasting. For those unfamiliar with this type of fishing, the idea is to stand on the beach and cast over the breaking point of the waves. This allows the bait to flow with the underlying current, all in hopes of landing the “big one.” And as I watched these anglers work their craft, it occurred to me that the current conditions in the real estate market mirrored surfcasting in several ways.

This month, we take a look at where things stand at the halfway point of 2010, answering questions such as what’s biting, what’s not and, most importantly, how is the fishing.

Lots of nibbles but no big strikes

The first half of 2010 has clearly been busier as compared to a year earlier. On the investment side, more properties are on the market for sale and more buyers are looking to buy. On the user side, tenants are out in the market in greater numbers, landlords are actively responding to these tenant inquiries and the appetite for owner/users looking to buy properties has grown. On the lending

side, the overall requirements seem to be loosening, with more banks underwriting real estate deals. Everything sounds good until you look at the bottom line. On the investment side, the closed deals are still painfully thin, with an aggregate sales volume of just \$46 million for the first six months of 2010 (back in the heydays, a \$46 million month would be considered soft). And while things are a little brighter on the user side, the majority of leasing activity involve at least one of these three concepts – shorter lease term, less square footage and less rent. It’s not that there aren’t some big fish out looking but very few are actually committing. As a result, net absorption continues to be very low (if not nega-

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tive), vacancy continues to be static (if not mildly increasing) and rents continue to be flat (if not softening).

Stormy surf still causing turbulence

One of the primary reasons that everyone seems afraid to commit is the continued feeling of economic uncertainty. A good report on GDP growth one day is countered with a bad report on unemployment claims the next day. Ford reports solid profits then Toyota hits the skids. And don't even get me started on the stock market. No one seems to be able to get a real handle on how the infamous "things" are going. So it's no surprise that all of this uncertainty continues to breed conservatism, with neither side willing to concede in an effort to shrink the gap that existing between bid prices and taking prices.

Bottom fishing is popular but what's being caught?

We have all seen the headlines touting the impending implosion in the commercial real estate market. The only people looking for that shoe to fall more than the media are the investors. They have been patiently sitting on the sidelines, cash in hand, waiting for the blue light to start flashing. But a funny thing has happened. Nothing. Sure, there has been a slowly growing string of properties that have slipped into foreclose/receivership, including some landmark buildings such as 800 Superior (KeyBank Investment Center), Commerce Park I, II & III, the Summit Office complex on Rockside Road and the Euclid Arcade, among others. But so far, there has not been the massive wave of foreclosures akin to what occurred in the residential market in 2007 and 2008. And there certainly have not been any clear "bargain bonanza" opportunities for buyers.

A strong line is a must (and a big tackle box will help)

One of the most common complaints that I have heard over the last six months is how difficult it has become to get deals done. A real estate transaction is never easy. Even in good times, it's sometimes a wonder how anything gets done, consider-

Daus, You Know?

THE FALLING FLOOR Two years ago, a large industrial building was sold in the southeast market. The construction quality was very high, as the building was originally built and owned by its occupant. The company was moving, making the building surplus real estate. An investor stepped up and purchased the building for \$36 psf, well below replacement cost. Fast forward to today, where a large industrial building was recently sold in the southeast market, with an eerily similar story - high quality facility built, owned and now being sold by its occupant as surplus real estate. But the price was \$26 psf, a whopping 36% decrease.—AP

ing all of the pitfalls that can occur during the course of a transaction. But, despite the depth and breadth of challenges the past couple years have brought, there are some transactions getting done. And I've noticed a few key characteristics among those that have been successful. By far, the most important is a strong commitment to stick with the transaction to the end, with neither party becoming distracted by the seemingly endless stream of, well, distractions. Also important has been the ability

and willingness to consider solutions outside of what is typically normal. These include concepts such as seller financing, delayed closings, master leases, bridge loans and equity partnerships. Finally, the parties have been willing to adjust their expectations and compromise, realizing that they may not be able to achieve everything they initially had wanted.

Best advice: keep casting

As I passed the surfcasting fishermen, I noticed that none of them had any fish on their stringers. So I stopped and asked how long they had been at it. They said since around 8 a.m. I looked at my watch and it was just before noon. Not exactly how I'd chose to spend four hours of my time but these guys had a passion — they wanted to catch fish. And, despite a hot sun, a rough surf and a lot of nibbles but no big strikes, they continued to cast their lines. Somewhere in there is a lesson for all of us. **P**

Alec Pacella, CCIM, senior vice president at NAI Daus, can be reached by phone at 216.831.3310, ext. 125 or by email at apacella@naidaus.com.



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GEORGE J. POFOK

Proposing Commercial Real Estate Crisis Solutions

The Cleveland Area Board of Realtors (CABOR) and National Association of Realtors (NAR) share a belief that commercial real estate is the foundation for growth in the American industry and economy, and having a stable and well-functioning commercial market is essential to our nation's economic recovery. To regain our footing, action must be taken on issues such as an enhancement of liquidity and extensions of terms for performing properties.

Last month, NAR testified before U.S. House of Representatives Subcommittee on Oversight and Investigations that the commercial real estate market is experiencing its worst liquidity challenge in almost 20 years, and it is vital that Congress take action to prevent a deepening crisis. Field hearing testimony outlined that the crisis is driven by a confluence of high unemployment, a slow economy, weakening commercial property fundamentals and an increase in commercial loan delinquencies. A number of proposals were brought to the congressional panel for consideration.

First, NAR supports changes that will boost lending to the commercial real estate and small business markets. Currently, due to the slumping economy and falling commercial real estate values,

many commercial banks have tightened their credit standards and reduced their loan volumes. Credit unions have often filled this need in the past, but they are hampered by a business lending cap of 12.25% of total assets. NAR strongly supports H.R. 3380, "Promoting Lending to America's Small Businesses Act," which would increase the cap on credit union lending to 25% of total assets.

Second, short term commercial loans lead property owners to frequent refinancing. More than half of the outstanding business loans held by credit unions have been extended by those approaching, or at, the cap. This means that credit unions with experience in handling commercial loans are unable to continue helping us all get out of this crisis.

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Third, it was suggested to Congress that lenders should be encouraged to extend the term of current loans, without the oversight and regulatory constraints that currently hinder the offering of extensions.

The testimony also recognized that incentives and improved cash flow for investors of commercial property would help fend off some of the challenges the market faces, as well as soften some of the commercial liquidity crisis. The most effective means of improving the cash flow on real property is to provide more generous depreciation allowances. CABOR and NAR see that some combination of accelerated depreciation (or shorter recovery periods) and passive loss relief would be significant investor incentives.

CABOR and NAR also support the development of a mortgage insurance program for commercial debt and an extension of the Term Asset-Backed Securities Loan Facility (TALF) program. A proposed mortgage insurance program would provide insurance on the difference between the current value of a commercial property and the debt service. An extension of TALF

will help stimulate the commercial mortgage-backed securities market and that the program requirements should be less burdensome for investors.

The commercial real estate sector supports more than nine million jobs and generates billions of dol-

lars in federal, state and local tax revenue. NAR and CABOR believe the commercial market is vital to American life and will continue to urge Congress to act quickly on these crucial issues on the state level and on Capitol Hill. **P**

George J. Pofok, CCIM, SIOR is the 2010 Chairman of the Board for Cleveland Area Board of Realtors (CABOR). CABOR is the voice of real estate in Northeast Ohio, serving the community, real estate professionals who sell real property, and businesses that work in or with the real estate industry. CABOR provides a variety of services to its professional members including education, insurance, affinity programs and legislative representation, as well as membership in the Ohio Association of Realtors (OAR) and the National Association of Realtors (NAR). For more information, visit www.CABOR.com.

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Good Intentions Are Not Enough



DAVID LINDNER

The Ohio Supreme Court has made it clear that good intentions are not enough to make one's real property exempt from taxation. In the recent decision of *NBC-USA Hous., Inc. v. Levin*, 2010 Ohio 1553 (2010), the Ohio Supreme Court considered whether a federally-subsidized residential apartment complex for low-income tenants was exempt from real property taxation under Ohio Revised Code Section 5709.12(B), which provides in part that "real and tangible personal property belonging to institutions that is used exclusively for charitable purposes shall be exempt from taxation...."

NBC-USA Housing, Inc.-Five, d.b.a. Love Zion Manor ("NBC") is a nonprofit 501(c)(3) corporation jointly operated by the National Baptist Convention and a local Columbus church called Love Zion Baptist. As the Appellant, NBC argued that the federally subsidized apartment complex it owned was exempt from real estate taxation because NBC was a nonprofit entity and the property was used exclusively for charitable purposes. Specifically, NBC noted that it provided Bible study and social events to the tenants of the property's 25 one-bedroom units, and also helped arrange for these tenants to receive blood pressure and diabetes screenings provided by third-parties.

NBC originally filed for a tax exemption on June 23, 2004. The tax

commissioner denied the exemption, holding that the property was in fact leased for residential purposes, rather than being used exclusively for charitable purposes as required. This holding was affirmed by the Board of Tax Appeals, following which NBC appealed to the Ohio Supreme Court.

On appeal, the Supreme Court explained that it has consistently held that the residential use of a property prevented it from qualifying for a tax exemption, even when accompanied by charitable motives and rent that is at or below cost. NBC argued that its case was distinguishable from the Court's prior precedent because, in contrast to other exemption cases, it provided its tenants with services in addition to the rental of apartments, it operated the



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property as part of its religious mission to help the needy, and public policy favoring such activities entitled it to the exemption.

The Supreme Court found that the provision of additional services did not qualify NBC's property for an exemption. Though there had once been a judicially created exception in cases where additional services were provided to tenants, that exception had been superseded by legislation which provided that a residential property must meet the statutory definition of a "home for the aged" in order to qualify for an exemption. NBC's property was not a "home for the aged" under the applicable statute and thus the additional services it provided were not relevant to whether it was exempt from taxation.

While NBC's religious mission was undoubtedly charitable in nature, that too was insufficient to exempt its property from taxation. It was not the nature of the organization or its mission, the Court pointed out, but the use of the property that was determinative. NBC was itself a non-profit organization with a religious and charitable mission, and it provided religious services to its tenants, but the mission and services were secondary to the property's use as a residential apartment. Consequently, the property itself was not exempt from taxation.

The lesson to be learned is that where a property is used for residential purposes, it must meet the statutory requirements for tax exemption. The owner's mission, purpose and intentions may be undeniably good and charitable, but that will not be enough to qualify for the exemption if the property's primary purpose is residential occupancy. An organization should consult with its attorneys and tax advisors before assuming that its property will be free from real estate taxation based on the charitable use exemption. **P**

The material appearing in this article is meant to provide general information only and not as a substitute for legal advice. Readers should seek the advice of their attorney or contact David Lindner at dlindner@bdbl.com or 800.686.2825. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2010.

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NAWIC Holds Annual Awards Dinner, Honors Thomas Wanner

Cleveland Chapter #156 of NAWIC (National Association of Women in Construction) held its annual Industry Appreciation Awards Dinner recently at the Holiday Inn – Rockside, which was chaired by Kelly Fraatz and Marsha Collett and presided over by President Toni Walker.

Keynote speaker was Dianne Anderson, executive director of the Great Lakes Institute for Energy Innovation who spoke about energy conservation.

The chapter's CAD Competition Program which began at the beginning of the school year at Medina County Career Center had 17 entries. Chair Michelle Podsiadlo presented the first place award of \$500 to Nicole Conti who was enrolled in the Engineering Technologies and Design Program. Her teacher and parents also attended the dinner meeting. Nicole will be attending Cuyahoga Community College in the fall.

This year's Annual Industry Appreciation Award was presented to Thomas Wanner, executive director of the Mechanical & Plumbing Industry Council. He was nominated by his executive assistant Betty Kearney. Wanner has always supported NAWIC and attends many of the chapter's event.



Thomas Wanner and Toni Walker

is working with its Akron-based brokerage affiliate, NAI Cummins, in locating this new office space.

Grubb & Ellis Recognizes Coyne

Grubb & Ellis Company, a leading real estate services and investment firm, recently announced that Terry Coyne, executive vice president, Industrial Group, was included in the company's Top 20 brokerage professionals for 2009. Coyne was among the professionals recently honored at Grubb & Ellis' annual Circle of Excellence event.

Coyne has been with Grubb & Ellis since 1996. He is recognized as an industry leader and has qualified for the Circle of Excellence for the past 12 years, ranking No. 14 in 2009. Among his significant transactions during 2009 include his facilitation of Fannie May Confections' 170,000-square-foot lease at the former C&S Warehouse in Maple Heights, as well as the sale of Select Medical LTACH's 54,000-square-foot facility in Akron to a health care REIT on behalf of ownership. To qualify for Circle of Excellence, brokers must

NAI Daus Acquires Akron Property Management Firm

In a strategic acquisition, NAI Daus' BPS Management Inc. division has acquired the property management division of ASW Properties Ltd., an Akron-based property management and investment firm. BPS Mgmt's clients will benefit from increased services and the acquisition enables the company to effectively pursue addi-

tional business in the Akron market. By acquiring ASW Properties, NAI Daus and BPS Mgmt gained additional talent and will also be making some new hires.

Talent acquired through the acquisition includes accounting personnel, paralegals, construction managers, student housing leasing specialists and maintenance professionals. ASW Properties' investment division is now one of BPS

Mgmt's largest clients. The company is pursuing additional commercial real estate property management opportunities in the general office, industrial, retail and student housing sectors operated by individual owners, institutions and lenders.

NAI Daus is currently researching locations for BPS Mgmt's new Akron office and plans to relocate the former ASW Properties office in late 2010. NAI Daus

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Affiliate Membership

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

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



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Guardian Title Promotes Tocci to Sales Manager

Guardian Title & Guaranty Agency Inc., a Northeast Ohio owned and operated title and escrow agency since 1962, recently announced the promotion of Valerie Tocci to sales manager. Tocci will oversee all sales activities in Guardian Title's residential and commercial markets and will assist in the implementation of the company's strategic sales and marketing efforts.

Tocci was hired in late 2008 and brings more than 25 years



Valeria Tocci

of experience in the title insurance industry to Guardian Title. She is an active member of the Cleveland Area Board of Realtors (CABOR) and Women's Council of Realtors and is a two-time recipient of the CABOR Affiliate of the Year Award. She has been recognized for her outstanding service and contributions to the real estate community, including the Distinguished

Service Award from CABOR. Tocci is a graduate from The University of Akron where she earned her Bachelor of Science in Business Administration and Marketing.

Crescendo Announces New Division, Hire

Crescendo Commercial Realty, LLC, a full service commercial real estate consulting and brokerage firm headquartered in Cleveland, recently announced the formation of its Multifamily Division. CCR's Multifamily Division will be focused on buying, selling and managing multi-family real estate. The addition of the new division expands the company into a multi-faceted real estate

company, catering to local, national, international and other high net worth clients.

With the new expansion comes the announcement of a new hire, Brian Koch, who will take on CCR's Multifamily Division as Vice President. Koch, who previously worked at Bridge Partners Inc., boasts over seven years experience in the multifamily investment real estate industry.

Middough Inc. Announces New Quality Manager

Architectural, engineering and management services company Middough Inc. recently announced the hiring of Gary L. Bennett as the company's quality man-



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ager. Bennett brings more than 26 years of substantial work experience to Middough as a former quality manager, project manager, engineering manager and training manager. His role at Middough will include executing strategic plans, policies and procedures at all levels for quality improvement efforts that will exceed customer's needs and expectations.

Additionally, Bennett will be responsible for improving the standard work process initiative. He will also play a key role in Middough's strategic initiative of empowering associates to consistently deliver on the company's new brand, Performance You Trust to its clients.

Bennett received his bachelor's of science in engineering degree and his master's degree in business



ACE Cleveland 2010 Scholarship Winners (from left): Carlos Ruiz, Ashley Green, Emily Boehnlein, Sharia Fruits, Candice Harris, Brandon McEwen and Brandon Chestnut

administration from Case Western Reserve University.

ACE Mentor Program Holds Student Scholarship Awards

The ACE (Architecture, Construction & Engineering) Mentor Program of Cleveland recently held its first schol-

arship awards at its annual banquet for Cleveland high school students pursuing higher education. Seven students were awarded scholarships totaling \$10,000 as part of the event, which attracted 50 students and 150 mentors, family members and friends. The event

took place at Windows on the River in downtown Cleveland with area architectural icon Robert P. Madison, FAIA acting as keynote speaker.

ACE Cleveland is an affiliate to the nationwide program of outreach and mentoring for high school students across the country.

The students from John Hay Campus and James F. Rhodes High School completed a 15-week program over seven months consisting of hands-on activities including: preparing a mock contractor bid, using surveying equipment, and designing, estimating and constructing a building. They also visited offices of mentor firms and toured major construction sites to see first-hand what it is like to work in the industry. **P**



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Collaborative Care

Competing practices join forces to create state-of-the-art Partners for Urology Health

By Mark Watt | Photos by Bill Webb

For years, the two major urology practice groups serving the Greater Youngstown area have operated independently as direct competitors. That has changed to a degree with the opening of Partners for Urology Health, a \$9 million facility at 6262 Mahoning Avenue in Austintown. Pooling resources to provide some of the most advanced technology available today for their patients, those two practice groups – N.E.O. Urology Associates, Inc. and Advanced Urology – have teamed up with Humility of Mary Health Partners health system to bring operations under one roof.

“They are natural competitors because they are the two major health groups in the area,” says Margaret Baker, director of oncology services for Humility of Mary Health Partners (HMHP). A region of Catholic Healthcare Partners, Humility of Mary Health Partners operates hospice programs, continuing care facilities and hospitals/health centers, including St. Elizabeth Health Center in Youngstown. “Both of the urology practices had separately come to us with interest in doing a joint venture of some kind and eventually it was decided that bringing all three of these entities

together would be advantageous for our patients. The two practices continue to operate separately but now have access to the same, shared state-of-the-art technology.”

The result of that joint venture is a modern, 13,000-square-foot, one-story facility that operates essentially as a one-stop shop for patients in the region with urological medical conditions, particularly prostate cancer. Designed by Strollo Architects and constructed by Alex Downie & Sons Co., the Urology Center of Excellence provides patient consultation, testing, labwork, diagnosis

and treatment in one centralized space. Included is a CT scanner and a \$2 million linear accelerator, which is a system used to treat cancer patients with precisely aimed high-energy x-rays.

Why build a urology-specific facility? A key driver for the project is an increased incidence rate of prostate cancer cases in the area, Baker says. According to a report issued by the American Cancer Society in 2008 (“Ohio Cancer Facts & Figures 2008”), the rate of new prostate cases in Mahoning County (190.8 per 100,000 individuals) is higher than the state average (145.7 per 100,000).



CREATING CONTINUITY The new urology center works from a palette of materials found at other Humility of Mary Health Partners facilities. For example, a bowed canopy entrance supported by exposed steel beams mimics a similar canopy entrance at a diagnostic center next door.

Additionally, prostate cancer has been one of the most common types of cancer in HMHP facilities overall in recent years, she says.

In 2007, after an agreement had been reached between HMHP and the two urology practice groups, Strollo Architects was brought aboard to begin design work for the facility. “We have done a number of these types of radiation treatment facilities and other medical facilities in the past so we were able to bring that experience to the table here,” says Rodney Lamberson, AIA, ACHA, NCARB, vice president and

principal of Strollo Architects. After a space-planning program was completed, the working group solicited proposals from several general contracting companies, including Alex Downie & Sons Co., which ultimately won the bid.

The project was fast-tracked with ground breaking in late June 2009, explains Tom Downie, superintendent with Alex Downie & Sons Co., who worked with one of his brothers, Alex Downie, P.E., LEED AP on the project.

“Time was certainly a challenge, but our job was made a lot easier because of very clear and precise drawings from

Strollo Architects, a lot of great work from our subcontractors and great team-work overall,” Downie says. “When you’re doing a job fast like this, you need to get answers to questions quickly and we were able to get answers from the owner and the designers immediately. That’s vital.”

The project was completed in late February 2010, eight months after shovels first hit the ground.

“Comfortable and familiar”

From the guest parking lot to the south of the facility, patients enter the

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OUTSIDE INFLUENCE Backlit decorative ceiling panels, featuring an image of tree branches and a blue sky, create a comforting atmosphere in the CT room.

Urology Center of Excellence through a glass and aluminum framed atrium space and into a towering corridor that splits the interior space into two separate masses.

The east half of the new building includes patient intake areas, reception space, laboratory space, exam rooms and procedure rooms, utilized by the two separate urology practices. Organized as a mirror image of each other, the urology practices' spaces are joined by a shared break room and small meeting area.

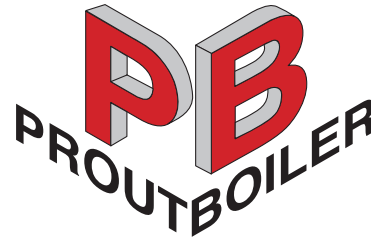
Across the corridor to the west is the radiation therapy department, including administrative offices, exam rooms and a consultation room. A CT room includes backlit decorative ceiling panels featuring an image of tree branches and a blue sky. This feature is intended to provide a comforting atmosphere for patients who may be required to lay motionless on a CT bed for 20 to 40 minutes at a time.

Radiation treatment takes place in a seven-foot-thick concrete vault in the northwest corner of the building, accessed via a two-foot-thick lead door. Inside is the Elekta Linear Accelerator with VMAT (volumetric modulated arc therapy) technology. An advanced Calypso motion tracking system allows the therapists to observe patients' movements; if the patient moves more than four millimeters, the system shuts down to prevent radiation damage.

"The technology is absolutely state of the art," Lamberson says. "There aren't any other facilities like this in Western Pennsylvania or Northeast

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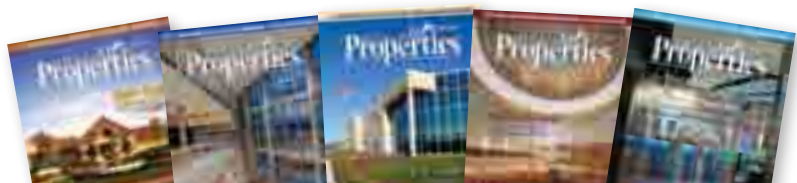
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NOD TO NATURE Soothing shades of blue and green plus nature-themed decor help to create a peaceful atmosphere.

with faux bamboo flooring. Adorning walls are nature photos, many of which were taken at nearby Mill Creek MetroParks, while a nature-themed mural in the radiation therapy department was created by photographer Tony Mancino. Clerestory windows, transoms and interior glass paneling allow natural light to penetrate deep into the building, while frosted glass is utilized to provide privacy in some spaces.

Lamberson notes that the project team is pursuing LEED (Leadership in Energy and Environmental Design) certification from the U.S. Green Building Council. "When we were initially doing the programming and conceptual part of the work, we decided that targeting LEED certification was an opportunity we couldn't miss," he says.

Sustainable features include low VOC (volatile organic compounds) furnishings, low emissivity glazing and recycled content materials used throughout. Carpet tiles and welded seam sheet vinyl flooring provide durability and maintenance efficiency. A steel-framed bar joist roof structure is topped with a white TPO (thermoplastic olefin) roof. Additionally, a changing room/shower area and bike rack encourage employees to walk or bike to work, while preferred parking is provided for low-emissivity vehicles or carpooling vehicles.

Made to match

Architecturally, the façade of the new building features clean, simple horizontal lines created with aluminum paneling, aluminum glazing and glass curtainwall. Breaking the horizontal plane and jutting out from the rectangular structure is a bowed canopy entrance supported by exposed steel beams. This mimics a similar canopy entryway next door at HMHP's St. Elizabeth Emergency & Diagnostic Center, a building erected five years ago by the same design and construction team of Strollo Architects and Alex Downie & Sons Co.

For continuity, the new urology center works from a palette of materials and features found at a variety of other HMHP facilities, Lamberson says.

"Some years ago we designed [the St. Elizabeth Boardman Cancer Center

Ohio that have all of these resources under one roof."

Presenting a unique challenge for the construction team was the installation of the concrete vault housing the linear accelerator. Downie says special techniques were required to provide lasting protection from radiation. To ensure proper curing of the concrete to create the vault, probes were inserted into the concrete and used to monitor the temperature through the installation process.

"It has to be a continuous pour in the vault," says Baker, of HMHP. "Otherwise, the radiation will leak through any seam in the concrete."

Outside of the radiation therapy department is a waiting area, including an education/work area where patients can check email or do research if desired. Baker notes that patients undergoing radiation therapy visit the facility five days a week for nearly nine weeks, which means for a lot of time spent in the new building. "They end up having an intimate relationship with the building and the staff," she says. "We want it to be comforting."

That drove the interior design, according to Lamberson who describes the spaces as "comfortable and familiar." Soothing shades of blue and green blend

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for HMHP] at a 38-acre campus in Boardman,” Lamberson says. “For that building, we introduced a set of materials that has been used repeatedly since. For instance, we selected a brick style that has been around for years and should be produced long into the future. We want to make sure that if we build something [for HMHP] in five or 10 years we can count on using the same products.”

In fact, the Urology Center of Excellence and the emergency and diagnostic center next door may be early steps toward building an entire campus of related medical facilities, Lamberson says; the property previously was used as a farm and stretches 10 1/2 acres north from Mahoning Avenue.

That possibility of future expansion helped to drive the design of the urology facility. Specifically, the main corridor within the facility could be extended north to accommodate a building addition if desired.

“Fairly readily, we could add another component to that end of the building,” Lamberson says. “I do medical buildings often and the one thing that is constant about them is that nothing stays the same. There’s always some new technol-



ogy or need for a new or different space. This building is ready for that. The organizational structure is there.”

Settling in

As the staff continues settling in, Tom Downie and the construction team are making finishing touches on the facility. “It’s been a pleasure working with Strollo Architects and the hospital,” Downie says. “[Marge Baker], in particular, has been instrumental in making the transition into the space as smooth as possible.”

LETTING IN THE LIGHT A combination of clerestory windows, transoms and interior glass paneling allow natural light to penetrate deep into the building.

Lamberson says that the project depended on a cooperative effort between everyone involved. “It was a very aggressive schedule and if anyone dropped the ball we would be in trouble,” he says. “We didn’t have to worry about that though. It went great.”

Dr. Mark Memo, DO, with NEO Urology, says that both of the urology practices and Humility of Mary Health Partners are pleased with the results.

“It has been great working together as a group to bring the best treatment available to our patients,” Memo says. “We are very happy and we’re seeing a huge influx of patients from the community.”

Baker, who recently moved her office to the facility, says she continues to receive compliments from visitors to the Urology Center of Excellence.

“It’s a great feeling when patients walk in and come up to the window and the first thing they say isn’t: ‘Hi, I’m here for an appointment,’ she says. “Instead, it’s: ‘Wow, this building is beautiful.’ And it is. We’re very happy here.” **P**



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Building Harmony

Jazz studies program takes center stage at Oberlin College with dramatic new facility

By Lou Kren | Photos by Scott Pease

For more than 30 years, the Oberlin Conservatory of Music's jazz studies program had been housed in the old Hales Gymnasium on the Oberlin College campus. That building had not provided proper housing for the program, according to Professor of African American Music Wendell Logan, chair of the jazz studies department, and something had to change. And has it changed.

On April 30, Oberlin College cut the ribbon on the brand new Bertram and Judith Kohl Building. "We can't have a 'what's next' until we do what should have been," says Dean of the Conservatory of Music David H. Stull, noting that jazz studies had not had its own space since being added to the curriculum in 1973.

Jazz studies has quite a new home now: a \$24 million three-story structure comprising 37,000 square feet. The Kohl Building houses the Oberlin Conservatory of Music's jazz studies department and its academic programs in music history and music theory. Included are flexible rehearsal and performance spaces, teaching studios, practice rooms, music archive and exhibits, instrument

storage, a lobby and a world-class recording studio. It also houses the country's largest privately held jazz recording collection, a gift from Susan and James Neumann (a 1958 Oberlin graduate); the Frank Kuchirchuk Collection of Jazz Photography; and the Selch Collection of American Music History.

A striking pose on campus

In bringing the Kohl Building from concept to reality, Associate Dean of the Conservatory Michael Lynn served as owner's representative, with Oberlin's Manager of Construction Nick Bobulsky serving as project manager. Building design came courtesy of Westlake Reed Leskosky, of Cleveland, with Paul Westlake Jr. as lead designer and

Jonathan Kurtz as designer. Acoustical consultant for the project was Dana Kirkegaard of Chicago. The Krill Co. Inc., of Cleveland, served as general contractor. That team, along with trades and other subcontractors, has created a modern, rectangular structure that maximizes a tight construction space and ties the new building into the south wing of the existing Conservatory of Music building, built in 1963 and designed by famed American architect Minoru Yamasaki.

The Kohl Building, with concrete and steel forming its structural muscle, presents a striking pose on campus. Exterior materials include Brazilian ipé hardwood siding (harvested from naturally sustainable forests), a glazed



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INSTRUMENTAL MIX Exterior materials include Brazilian ipé hardwood siding, a glazed curtain wall system and a custom stained-aluminum rain screen system.

curtain wall system comprised of acoustically rated glass and fritted patterns to reduce solar heat gain, and a custom stained-aluminum rain screen system. The choice of an aluminum-clad exterior is no accident. Its selection pays homage to Oberlin College graduate Charles Martin Hall, whose research into aluminum production led to the founding of aluminum giant Alcoa. The brushed aluminum façade also

reflects light, radiating various colors throughout the day, according to Kurtz. To add a different scale and texture to the space, ipé is placed along the building's exterior spine.

"The Kohl Building heightens Oberlin's visionary approach to education," explains Kurtz. "It will make the conservatory education visible and provide new opportunities for the daily life of students. The goal is that

the students, faculty and community have a physical place of exchange; that the building and landscape generate unforeseeable interactions and elevate everyday experience."

As explained by Westlake Reed Leskosky, the Kohl Building is composed of three basic design elements: the aluminum exterior, cut and peeled away to create openings and bring daylight and views into the building; the third

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floor volume of “offices within a garden,” where a green-roof element and interior plantings bring nature in; and a vertical circulation system, both internal and external, that invites engagement with the building.

Designed for ‘intellectual loitering’

The Kohl Building, unlike its linked neighbor, the Conservatory of Music building, maintains corridors along the exterior. This design, as opposed to a traditional building concept with interior corridors and offices ringing the exterior, adds to the liveliness of the building.

The Kohl Building is organized to strategically create places for “intellectual loitering” and the “assembly of creative ideas,” according to Westlake and Kurtz. On the promenade level, the building offers exterior spaces and passageways. Above an outdoor walk, the third-story Lilly Smith McGregor Sky Bar, located in the link to the existing building, provides an active social space for the interaction of students, faculty and staff.

Practice rooms and rehearsal spaces are concentrated on the lower two levels as a means of isolating areas with more stringent acoustical requirements, while faculty offices occupy the upper floor. Anchoring the new facility, the Joseph R. Clonick Recording Studio fills a longstanding void for the conservatory, offering an adjustable acoustic environment and state-of-the-art digital and analog equipment. Other flexible rehearsal spaces include three ensemble rooms. Specialized spaces include a library resources area, teaching studios, scholarly studios for music history and theory, practice rooms, a computer laboratory, music archive and exhibit areas, and lobby; the lobby has been named the Wendell M. Logan Commons, honoring the founder of Oberlin’s jazz studies program. Substantial storage areas include environmentally conditioned storage essential for musical instruments and the conservatory’s valuable library materials.

Host of construction challenges

Construction of the Kohl Building posed numerous challenges, from a compressed construction site to incorporation of unique materials and angles, to stringent acoustic requirements. In addition, the building aspires to a LEED



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ACOUSTIC ATTENTION In the 38- by 58-foot recording studio, floating ceilings, full-door-length hinges and special pads underneath maple flooring assist in sound isolation and control.

Gold rating, what would be the first for a structure exclusively devoted to music. The task fell to Krill and its subs to meet those challenges as the 18-month construction schedule began in August 2008. With Doug Fischback, senior vice president with Krill, and Doug Mazurek, Krill project manager, leading the way, Properties toured the new building to witness firsthand the design and construction details.

The site, formerly a parking lot and nestled among other college structures, had to be excavated for the Kohl Building's basement. That meant rerouting of utilities around the excavation area.

KS Associates, of Elyria, brought on for surveying and civil engineering duties, performed the design work to accomplish that chore, and also addressed site issues related to grading, parking and storm water management. Interestingly, the basement of the Kohl Building was slated to hold musical instruments and

jazz collections. That demanded waterproofing so crews placed a mud mat topped with waterproofing materials. Excavation work also required shoring up of an existing foundation adjacent to the new basement. Additional site work included recycling of construction materials and even harvesting of onsite trees for use during construction.

As the college remained in session, crews constructed an enclosed walkway allowing students to safely traverse the construction area. The site's location in the center of campus and adjacent to public parking and open businesses meant keeping access open as much as possible. In addition, Krill posted weekly construction updates to Oberlin's website to communicate upcoming site logistics to the entire campus community.

Bevy of acoustic requirements

Acoustic requirements necessitated the use of innovative materials and

intricate installation methods. For example, as Fischback and Mazurek note, conduit has been isolated from stud framing to eliminate noise, and exterior walls have two layers of stud to provide a sound buffer.

"Incorporating acoustical features was a major challenge for this project," says Mazurek, "as was the use of various types of materials in nontraditional shapes."

The first floor, featuring rehearsal rooms and the recording studio, received the most acoustic attention. Here and throughout the building, full-door-length hinges help isolate sound. Floating ceilings – suspended by isolation hangers attached to springs and to the precast grid above – allow for sound-vibration dampening. In select areas, maple flooring rests on isolation pads that act to reduce vibration and noise. The large recording studio, at 38 by 58 feet, required even greater attention to acoustic detail. Above the



INTENDED INTERACTION The Kohl Building strategically creates places for “intellectual loitering” and the “assembly of creative ideas,” according to architects Paul Westlake, Jr. and Jonathon Kurtz, such as in the Lilly Smith McGregor Sky Bar (top) and other informal spaces.

studio, drainage from the green roof and upper floors were rerouted to bypass the sound-sensitive space. Two layers of concrete block, followed by air space, layers of drywall, structural studs and panels create a three-foot-thick studio back wall. The studio features metal-screen panels backed by concrete split-faced block with engineered-wood panels for sound diffraction.

Looking for LEED Gold

Sustainability and a commitment to green also drove this project. Westlake Reed Leskosky identified several LEED measures taken during the Kohl

Building project. Energy modeling identified the need for increased insulation and high-performance glazing systems. Use of renewable energy sources such as geothermal act to reduce reliance on Oberlin’s coal-fired central plant, and building-management systems measure and account for energy consumption over time. In addition, design strategies addressed daylighting and thermal comfort with individual controls and provisions for system controllability in multi-occupant spaces.

Other LEED measures include an upgrade of existing transformer vaults and incorporation of landscaped roof sys-

tems – two third-floor rooftop gardens – contributing to reduced storm water runoff. The low-maintenance gardens, planted primarily with grasses, flowering perennials, bulbs and woodland flowers, provide thermal insulation and storm water mitigation as well as acoustic insulation to overhead noise. Rain runoff from the roofs are collected and filtered on site, and low-flow and sensor-activated plumbing fixtures result in a 47.9% reduction in potable water use below the code minimum baseline.

Also, construction-administration activities addressed indoor-air-quality management and construction waste management. Crews employed low-emitting sealants, paints and other coatings; and used local/regional materials and materials with high recycled content. Crews also performed hazardous-material abatement at the existing building connection.

Unique geothermal application

The geothermal HVAC system serves the dual purpose of saving energy and limiting noise. Wells in an adjacent parking lot provide temperature control for a ground-loop heat exchanger, ground-loop glycol piping and distribution system, geothermal water-to-water heat pumps, ground-source heat pumps and an energy-recovery ventilator. This HVAC system incorporates a unique means to control the indoor climate. Typically, radiant coils are placed in the floor, but this project features the first-ever U.S. installation of radiant coils in the ceiling, according to Krill officials. Installers enclosed the coils in plaster then worked to achieve a smooth ceiling finish. This type of installation allows for the geothermal system to offer heating and cooling functions, whereas most systems offer only heating. The geothermal-system ceiling panels provide the primary heating and cooling functions for the building, augmented by heat pumps and electric baseboard heating for interior curtain wall areas. Interior ductwork has been kept to a minimum and insulated for energy efficiency and to reduce airflow noise. Based on energy modeling, energy efficiency measures will result in an energy cost reduction of 40% as compared to a LEED base-

line building, according to Westlake Reed Leskosky.

The Kohl Building electrical system also incorporates advanced technologies and sustainable, energy-efficient design principles. Two new main lighting systems contribute to achieving LEED credits and energy savings. One lighting-control system uses digital electronic dimming ballasts to receive input from photocells, occupancy sensors and dimmable light switches. Another, employing a relay panel, controls lights through input from photocells, occupancy and daylight sensors, and a built-in time/astronomical clock. In addition, a daylight-harvesting system adjusts the level of artificial lighting based on the adequacy of available natural light. LED lighting is employed throughout the Kohl Building and lighting fixtures are equipped with energy-saving lamps and electronic ballasts.

Truly unique

Teamwork made this project, with all of its challenges, work. Fischback and Mazurek of Krill note that architect Kurtz was onsite frequently throughout the entire project to meet with contractors and answer design-to-construction questions, and throughout the project Oberlin officials worked closely with all of the principals. That teamwork has delivered a truly unique building deserving of all the accolades it has and will receive. With the Kohl Building complete, Oberlin College's world-class jazz studies program has a home to match its reputation. **P**



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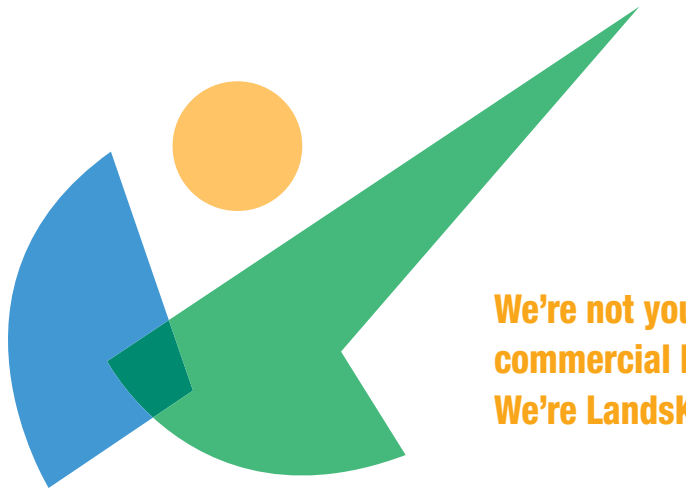
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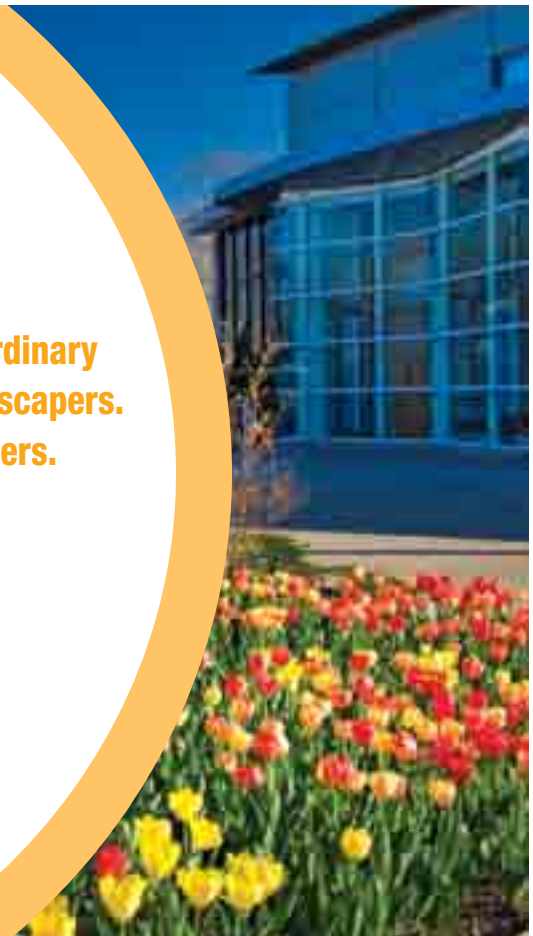
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Here to Stay

Doubletree Hotel Akron/Fairlawn moves into renovated, upgraded facility

By Lou Kren | Photos by Jim Maguire

In 1990, Rennick Andreoli and his partners acquired an aging Days Inn property at 3150 West Market Street in Fairlawn, across from Summit Mall. He already owned a Hilton Hotel next door. What to do with the Days Inn? Ownership worked with the property for years and now feels that it has reached its full potential. Why? Because the property, with significant upgrades, has a new name: the Doubletree Hotel Akron/Fairlawn.

The new 91-room hotel, the only Doubletree in the area, sits just a few miles west of downtown Akron, 30 minutes south of downtown Cleveland. Within a short drive from the 3.5-acre property, guests can experience Cuyahoga Valley National Park, Stan Hywet Hall and Gardens, the Pro Football Hall of Fame and Blossom Music Center.

A first-class property

A new façade welcomes business and leisure travelers, and the renovation brings first-class accommodations, according to Andreoli, president of RDA Hotel Management Co. Andreoli also was co-founder of FHC Hotel Co., which at one time was the largest Sheraton and Hilton Hotel franchisee. Over the past 35 years his ownership perspective has resulted in the purchase, construc-

tion and operation of more than 30 hotels, mixed-use facilities, restaurants, golf courses and office complexes throughout the United States. One of Andreoli's flagship properties, the Hilton Akron/Fairlawn located next door to the Doubletree, has been recognized as the longest continually owned and operated Hilton franchise in the country. RDA also operates the Quaker Square Inn at the University of Akron.

Renovated and reflagged, the new Doubletree, co-owned by Steve Comunale, provides a wealth of amenities including Café Bricco, an indoor heated pool, state-of-the-art fitness center featuring Precor equipment, flexible meeting space and a 24-hour business center.

Guests of the Doubletree Akron/Fairlawn are welcomed by a new, open

lobby. Ninety-one guestrooms, all having been renovated per the switchover to Doubletree, feature premium bedding, large work areas including an L-shaped desk and well-lit workspace, 32-inch LCD TVs, custom-tile bathrooms and complimentary high-speed Internet access. All public areas also feature wireless connectivity.

The Doubletree Hotel Akron/Fairlawn provides 7,000 square feet of meeting and banquet facilities. The new Café Bricco and Lounge, located adjacent to the lobby, offers a menu of salads, sandwiches and made-to-order pizzas. Café Bricco also provides a breakfast buffet each morning as well as room service.

Change was needed

To oversee the renovation, Andreoli and Comunale brought in FMD



REFRESHING RETREAT A new, open lobby (top) and fully renovated guestrooms (bottom) have helped to transform a former Days Inn into the new Doubletree Hotel Akron/Fairlawn.

Andreoli. “We bought it as a Days Inn and continued to run it, essentially warehousing it while we figured out a way to improve it. The Days Inn was not a good fit for us because Hilton customers [remember, he also owns the Hilton Hotel next door] are not interchangeable with Days Inn customers.”

That means that rewards programs as well as reservation services could not be carried across the two hospitality brands. So in 1998 the partnership opted to tear down most of the three-story L-shaped building, construct new guestrooms and reopen as a Sheraton Four Points Hotel.

“Even with the switchover to Sheraton Four Points, the property didn’t pop,” Andreoli says. “We wanted to become a Doubletree but were turned down. We asked what it would take. This property needed curb appeal. The other problem was the lobby. Doubletree told us that we had to double its size.”

With that information, Andreoli and Comunale selected designers and builders and set out to meet Doubletree’s requirements. Doubletree would grant the franchise if the partnership could meet the requirements called for in Doubletree’s PIP (property improvement plan) list.

“We added stone work out front as well as a porte-cochere and outdoor dining,” says Andreoli, describing the total renovation budget as north of \$1.2 million. “To resize the lobby we pulled out executive offices and set

Architects, of Fairlawn, with Mark Moore as architect. Construction came courtesy of The Cornice Co., with Dave Leach spearheading the project. Andreoli and Comunale also tapped Roger and Vicki Boltz from V&R Design Inc. to design the interiors while Marcia Wolff, from Design

Council, oversaw the addition of Café Bricco. The team has done nothing short of completely changing the identity of this property and frankly, according to Andreoli, such an undertaking was needed.

“This property originally was a Holiday Inn of 1960s-vintage,” recalls

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back the lobby desk. By opening up that area we were able to double the size of the lobby.”

Keeping doors open

Construction work on the hotel stretched from September 2009 to this past April. Most challenging for constructors, according to Leach, was coordinating work in stages so that the hotel could remain open for business.

“Throughout the project we wanted to maintain an open entry,” says Leach. “We concentrated on working during the week because weekends had to be ready for an influx of guests.”

First on the renovation list: exterior work to beat winter weather. Then came lobby work, followed by closure of the existing restaurant to make way for Café Bricco. During the winter months, a traditionally slower travel season, crews tackled room upgrades four at a time. Lobby work also commenced during winter, following the University of Akron football season – the hotel, in close proximity to Akron’s football stadium, frequently hosts visiting football teams and fans as well as family members and friends of Akron players.

“We dismantled the lobby to move the front desk back and open up that space,” Leach says. “To funnel guests to a temporary reservation desk and separate them from the work zone, we constructed safe pathways lined with drywall.”

Major structural work centered on the lobby, where a load-bearing wall had to be torn down and replaced with an I-beam, footers and concrete block.

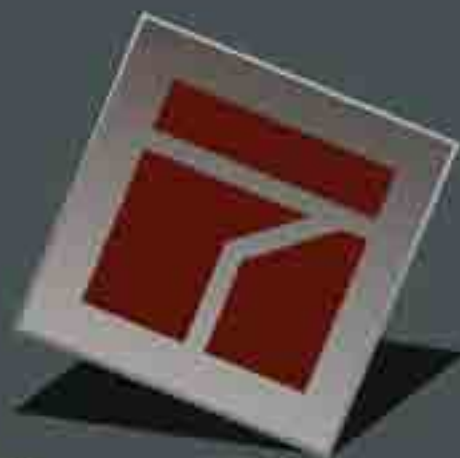
Refreshed throughout

A tour reveals the scope of the renovation project. As mentioned, the

exterior front features all-new stonework, including stone-wrapped columns. The porte-cochere, formerly level, is now arched and lighted. The lobby now boasts porcelain-tile flooring, architectural panels and glass. Structural columns in the lobby replace the old load-bearing wall and allow the reservation desk to sit farther back. Prefunction areas surrounding the banquet area also have been updated.

Besides the new stonework and landscaping out front following concrete demolition, a glass entrance with elec-

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tronic doors was added, opening the lobby up to daylight. Doubletree also requested more defined separation of the lobby from the restaurant, accomplished via set-back of the lobby desk and upgrading of a corridor from the lobby to Café Bricco.

Guestrooms underwent a complete makeover, including porcelain-tile floors at the entries. Other improvements include updated bathrooms with new fixtures, new tile and granite countertops. Upgrades included installation of packaged terminal air conditioner (PTAC) units in each room.

"The older units were 20 years old, and with these new energy-efficient units installed we already are saving on energy bills," says Tim Winter, manager of the Doubletree Hotel Akron/Fairlawn.

To further enhance air quality and circulation, a 20-ton unit was added to the property to continuously pump in fresh air. Crews also cut the bottoms off of interior doors and added sweeps to enhance airflow and take some of the load off of PTAC units.

Project creates synergy

With the rebranding and renovation, Andreoli has two adjoining hotels that together offer 300 guest rooms and more than 20,000 square feet of meeting space.

"The Hilton and the Doubletree, located next to each other, give us an economy of scale and allow guests to experience the advantages of each property," sums up Andreoli. "We had to reposition this hotel. Doubletree was the brand we wanted and everyone worked hard to make that happen." **P**

Ready for New Lead Rule?

EPA's new Renovator, Repair & Painting directives impact property owners, contractors

By Wayne Ingram

TSI - Training Services International

On April 22, 2010 with little fanfare and seemingly even less warning, the USEPA Lead Renovator, Repair & Painting (RRP) Rule went into effect. The final rule addresses lead-based paint hazards created by renovation, repair and painting activities that disturb lead-based paint in "target housing" and "child-occupied facilities." the USEPA mandates that all renovation and repair contractors working in pre-1978 homes, schools and day care centers who disrupt more than six square feet of lead paint are required to become EPA Certified in lead-safe work practices. Contractors are required to take a one-day training course and firms must send a short application along with a \$300 application fee to the EPA. If not, they could face tens of thousands of dollars in fines in the future.

Many contractors think the issue of lead paint poisoning went away years ago, or that they are doing all that needs to be done to avoid it. But lead paint poisoning isn't just about eating paint chips, and even contractors who think they are doing a good job may not be working in a lead-safe manner. In fact, new research shows that contractors like plumbers, electricians, painters and window replacement experts can inadvertently expose children to harmful levels of lead from invisible dust disturbed during jobs they perform every day.

What is the problem?

"The greatest risk is for young children living in homes during renovations," Owens says. "One study found they were 30% more likely to have unsafe levels of lead in their blood than kids in homes where renovations were not occurring. So it's very important that contractors learn how to work lead-safe and that families hire lead-safe certified contractors."

A pregnant woman exposed to lead can transfer lead to her fetus. The irreversible damages of lead poisoning can lead to a range of effects from memory loss and diminished motor skills to behavioral and learning disabilities.

Those who work on pre-1978 homes, apartments, schools, day care centers and other places where children spend

time, from large and small contractors to building services professionals, have to take the necessary steps to become lead-safe certified. Firms must register with the EPA and pay a fee. Individuals must take a one-day training course from an EPA-accredited training provider to become a certified renovator. Both EPA individual and firm certifications are good for five years.

Are there exemptions?

The rule does not apply housing or child-occupied facilities constructed since 1978:

- Housing designated for the elderly or persons with disabilities (unless any child who is less than six years of age resides or is expected to reside in such housing).
- Any zero-bedroom dwelling (e.g. studio apartments, hospitals, hotels, dormitories, etc).

There are provisions for emergency work as well where the RRP rules would only apply after the emergency has been controlled and eminent hazards abated.

\$75,000 penalty for non-compliance?

The EPA has the authority to seek civil fines of up to \$37,500 per offense and additional criminal fines of up to \$37,500 plus jail time for knowing and willful violations of

the Renovation, Repair, and Painting Rule requirements.

The EPA can also revoke certification for of a Certified Firm or a Certified Renovator who violates Renovation, Repair, and Painting Rule requirements. Violators may be both Certified Renovation Firms and non-certified contractors who are not aware of or have ignored the requirement to become a Certified Renovation Firm.

Is a delay possible?

On May 27th the U.S. Senate voted to delay the implementation of the RRP Rule in order to provide small contractors with more time to receive mandated training. The amendment introduced by Sen. Susan Collins of Maine would bar the EPA from levying fines against contractors who have signed up for training classes by September 30, 2010. This delay would allow adequate time for contractors to comply with the new regulation.

What do I do now?

If you aren't sure if the rule applies to you or if you would like more information you can call 1-800-424-Lead or visit the EPA web site www.epa.gov/lead. **P**

Wayne Ingram is president of TSI (Training Services International), of Eastlake. For more info, visit www.tsitraining.com or call 440-942-1200.

Strategies for Storm Water Runoff

Bio-retention systems keep properties clean, attractive and environmentally responsible

By Vito Monteleone

The Davey Tree Expert Company

Over the past few years we've seen a growing sensitivity to the impact that development has on the environment. That increasing concern, along with more stringent governmental regulations, means that property owners are taking a look at new ways to solve old problems.

One problem that has moved to the forefront is management of storm water runoff. Heavy rainfall on hard surfaces quickly overwhelms the capacity of the storm water system. The runoff, which collects trash, pesticides, fertilizers, oil, grease, animal feces and bacteria as it makes its way across parking lots and rooftops, surpasses the capability of treatment facilities and instead dumps directly into lakes or streams. The impact on water quality has both immediate and long term implications for public health, local ecosystems, recreation opportunities and aesthetic values. In areas where combined systems are in place, storm water and sanitary sewer output funnel



POSITIVE PAIRING Installing a well-planned rain garden (left) serves a dual purpose of helping manage stormwater runoff while creating an attractive landscape feature (right).

through the same outlet, meaning that both could be dumped directly into a river or lake, degrading water quality even more.

The most obvious way to reduce the negative effects of runoff is to

avoid overloading the storm water drainage system. Landscaping options that accomplish this go under the general name of bio-retention systems, and include installations such as bio-swales, bio-retention basins, rain gardens and detention basins. These installations collect and hold water during periods of peak downpour to reduce the pressure on the storm water system. The water is released into the treatment facility slowly where it can be filtered before exiting the management area.

On commercial properties where government regulations call for runoff control, islands, bio-basins or swales are the choice. All use soil and vegetation to some extent to help manage runoff. Obviously, collecting runoff from a large parking lot has a greater payoff than from the rooftop of a private home, but the concept is the same.

Basins, swales and rain gardens take advantage of natural or man-made depressions to collect, hold and slowly move water toward drainage systems, incorporating native plants with tolerance for a wide range of

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moisture content. Plants in and near the depression filter impurities from the water and allow it to slowly be absorbed. The parking lot island works on a smaller scale in much the same way as a swale by collecting the runoff and delaying its entry into the storm water system.

Local regulations and the landscape and hardscape features already in place will govern what sort of bio-retention system is appropriate, but your grounds management company can help you determine what will work at your location. Interest in creating bio-retention areas is a relative new one, but the practice is common enough that a growing number of contractors and specialty nurseries are emerging to support property owners who want to install a bio-retention cell.

Once installed, a retention or diversion system requires regular maintenance. Many basins installed years ago in response to federal legislation no

longer function as they were intended because of poor maintenance. Once clogged, they often degrade into eyesores. However, with proper care, a bio-retention system can be an attractive landscape feature that has benefits beyond the immediate property. The benefits of a bio-retention installation are many: improved water quality,

better storm water management, compliance with governmental regulations all are positive outcomes. **P**

Vito Monteleone is the manager of the Cleveland West branch of the Commercial Grounds Management Division of The Davey Tree Expert Company. He can be reached at 440-237-5394.

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ASTM to Release New Environmental Standard

New Standard provides compliance with EPA "Continuing Obligations" requirements

By Barry A. Cik, PE, CP, QEP, CHMM, Board Certified Environmental Engineer

G.E.M. Testing & Engineering Labs

When purchasing real estate, the standard for environmental assessments is the U.S. EPA "All Appropriate Inquiries." This can be achieved through the ASTM E1527 Phase I Standard (but doesn't have to be).

The objective of the purchaser, among other things, is to shield against liability from contamination caused by prior owners or users of the property.

Why Perform an "All Appropriate Inquiry"?

The new owner will no longer be held to be a potentially liable party if the new owner performed an AAI prior to taking title. The liability protections are applicable regardless of whether the new owner did not know about prior contamination (Innocent Purchaser), or did in fact know about the prior contamination (Bona Fide Prospective Purchaser). The liability protection can also be effective if the contamination never originated

on-site, but rather migrated from off-site (Contiguous Property Owner).

Is "All Appropriate Inquiries" Sufficient?

No. The liability shield available to new property owners is dependent on complying with "Continuing Obligations" that may apply to the property. What constitutes "Continuing Obligations" will now be better addressed and defined by the new ASTM Standard Guide for "Continuing Obligations."

What are "Continuing Obligations"?

In order for a new property owner to be free of potential liability for contamination caused by others, the new

property owner does have to "prevent or limit human, environmental or natural resource exposure" to such prior hazardous substances releases. This certainly includes, for example, disposing of leaking containers and/or otherwise limiting exposures to chemicals of concern currently present at the property. However, the extent of "Continuing Obligations" has not been hitherto definitively defined by the U.S. EPA.

Just like CERCLA/SARA never defined what constitutes a Phase I Environmental Site Assessment, and ASTM had to develop an industry standard, so too, because the U.S. EPA has not defined "Continuing Obligations," ASTM has created an industry standard.

Benefits of "Continuing Obligations"

The value to landowners of complying with applicable Continuing Obligations

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that may apply is that the landowner would no longer be responsible for the big dollar expenditures associated with contamination cleanup. Such big dollar expenditures, which the new property owner would not be responsible for, could include removing source material, buried drums, preventing migration of uncontained groundwater containing chemicals of concern, preventing the leaching of chemicals of concern from soil into the groundwater, etc.

You Can Shield Against Potential Liability Caused by Prior Owners and Users

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

For new real estate transactions going forward, it would be best to identify the Continuing Obligations together with the Phase I/AAI environmental assessment. This way, the new property owner will know with relative certainty what obligations – and associated costs – come with the property (in order to avoid the big dollar expenses of a potential cleanup of any serious contamination left by prior owners or users of the property).

EPA is Focusing on “Continuing Obligations”

The EPA has indicated that regulatory enforcement from here on for property owners – assuming that they did an “All Appropriate Inquiry” when the property was purchased – will focus on “Continuing Obligations” of the property owner. The best way for property owners to deal with this is to develop a priori what “Continuing Obligations” are appropriate for their properties. **P**

Barry A. Cik is an Environmental Engineer with G.E.M. Testing & Engineering Labs. He is also a member of the ASTM Task Group which developed the “Continuing Obligations” Standard.



Educational Environment

Wade Oval Information Center makes green statement

Learning about the renowned cultural institutions at University Circle just became easier – and greener – with the opening of the Wade Oval Information Center in Wade Park. Two years ago, University Circle Inc. opened its Visitor and Living in the Circle Center on Euclid Avenue at Mayfield Road. Continuing its “Find Yourself in the Circle” initiative, the organization has opened its new satellite information center to provide visitors with information about the various cultural institutions in the area.

Supported by contributions from PNC Bank, the Kent H. Smith Charitable Trust, and the Holden Parks Trust, the new Wade Oval facility will feature a number of displays related to events and destinations in the district, such as Parade the Circle, Holiday CircleFest, WOW! Wade Oval Wednesdays and other events.

Designed by Dimit Architects, the center is intended to blend into the surrounding park environment while also making its presence known to visitors with signage and other wayfinding features. Architecturally, the stone, glass and steel structure blends with the nearby arts and culture venues as well as the existing Kulas stage nearby.

Planned to be certified by the Northeast Ohio Green Building Initiative’s Green Globes assessment program, the center is also designed to limit its environmental impact.

Sustainable design features incorporated in the design include a green roof system for retention of stormwater and reduced solar heat gain; a greywater filtration system to eliminate the need for a sanitary sewer connection; inclusion of a rain garden for stormwater and greywater retention and treatment; pervious pavement installed in hardscape areas; and native, drought tolerant landscaping designed in coordination with Cleveland Botanical Garden. Green materials were utilized as well, including sustainably sourced wood, low emitting finish materials, high performance low-emissions glazing, projecting sunscreen eaves and a skylight to maximize natural light on the interior.

The Wade Oval Information Center celebrated its grand opening as part of the Parade the Circle festivities in early June. **P**

Solar Power Could Lead to a Brighter Future

By Trevor Cost

Warren Roofing & Insulating Co.

The historical development of the United States is marked by distinct periods of military action, social change and technical advancements. The period in which we are currently living combines all three of these factors and seems by all indicators to be a period of pivotal change. Our disdain of our reliance on imported energy, combined with world instability in both the financial and social arenas, makes today a perfect environment to pave a road of energy independence by pursuing renewable energy sources.

Solar power in Ohio has been dismissed as an impractical solution for too long. The reality is that solar power in Ohio is growing by all measures in both the private and public sectors. First, this reality is most definitely fueled by a very aggressive Grant process funded by the State of Ohio, but financed by every utility customer in Ohio in their monthly utility payments. For all interested and qualified

developers of solar powered energy generation in Ohio there is a 50% Grant available (up to \$150,000/year) to reimburse them for the cost of their installation. Second, for all taxpaying entities (currently through 2016) there is also a 30% Federal direct tax credit applicable to the total cost of a renewable energy expenditure. Third, piggybacked on the Ohio Grant and the Federal direct tax credit is

the Renewable Energy Credits (REC) available to those entities producing renewable power in Ohio. These REC credits are payments for megawatts produced by those entities with the initiative to generate renewable energy. Fourth, and the primary long-term justification for investing in solar power, is the dollar savings of the electricity being produced that offset the payments to the electrical utility company.



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Solar power in Ohio has been dismissed as an impractical solution for too long. The reality is that solar power in Ohio is growing by all measures in both the private and public sectors.

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rent used by our operations. Prior to being put to use, the electricity is piped to our electrical where we draw from our own electricity in conjunction with electricity that comes to us from the grid. In periods of little or no electrical use (weekends) the electricity that is being generated from our solar flows into and through our meter, turning it backwards and delivers it onto the grid.

Ohio's climate mirrors very closely Germany, the largest solar-invested nation in the world. Ohio's tax incentives are among the very best in the United States. They are good enough to entice out-of-state developers to erect renewable energy equipment here in Ohio in order to take advantage of a unique time and opportunity in our own backyard. Over time the



BRIGHT IDEA Warren Roofing & Insulating installed a solar array on the roof of its headquarters and has been thrilled with the results, according to sales/project manager Trevor Cost.

costs to generate solar power will definitely decrease with competition and experience; realistically, so too will the attractive government incentives. Waiting to install renewable energy will be a gamble. What do you think will deliver the best opportunity, the known government subsidies or the expected

free market competition? Realistically the best deal is the one that is currently available and measurable.

The greater reality is that energy costs will go up in price and our dependence on foreign energy will become even more distasteful. We have a unique opportunity right now to alter our course of dependence and to take an active role in managing our energy needs. We have the technology, the incentives and the work force to make great strides in a very short amount of time. The

best course now is the course less traveled... until today. **P**

Trevor Cost is sales/project manager with Warren Roofing & Insulating Co. For more information, visit www.warrenroofing.com or call Trevor at 440-439-4404.

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3	Agency Notification	14 days	Mon 10/8/07			10/8	10/25			
4	Asbestos & Hazardous Materials Abatement	14 days	Fri 10/26/07			10/26	11/14			
5	Environmental Site Clearance	7 days	Thur 11/15/07				11/15	11/23		
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It's Time: Sowing the Seeds of Change for Healthcare Garden Design

By Natalie Symon

CBLH Design

When was the last time your doctor gave you a prescription to plant flowers in the garden, or to take a walk from the bronze nature sculpture to the koi pond? Change is coming, and it may be sooner than you think. Evidence-based design in healthcare is pointing the way back to nature.

People have sought healing places in nature since ancient times. Later, monasteries and early hospitals provided places to heal usually with enclosed courtyards where herbs and other plants were grown. Here, the sick and infirm could enjoy the beauty of the garden and benefit from sun and fresh air while receiving medicinal care.

Modern medicine became focused on treating the body, staff efficiency and new technology; often in stark, clinical settings. Multi-story urban healthcare facilities surrounded by parking lots, except for a few “mandatory” trees and shrubs on a strip of lawn, became the norm in many places. The power of people to heal physically, mentally and spiritually was taken away. “Curing” replaced caring for the individual. It's time to give the power back to the people. Whether in a hospital, long term care facility, hospice, or other healthcare setting we need to bring nature back as a valuable resource.

Studies and research have shown that access to natural environments can reduce stress for patients/residents,



GREEN PEACE Healing gardens at healthcare facilities can provide a place of respite from anxiety and stress, and positively restore users.

families, and staff. As healthcare facilities embrace evidence-based design, the importance of gardens and nature becomes apparent. Benefits include reduced medication, shorter hospital stays, and improved patient/resident sat-

isfaction and health outcomes. Healing gardens can provide a place of respite from anxiety and stress, and positively restore users. It can be a source of consolation after receiving news of a loved one's failing health or death. A garden

A promotional graphic for "Green Leads" featuring a green plant growing from a field of grass. The text "Green Leads" is prominently displayed in a large, green, serif font. Below it, the text "NOW AVAILABLE FOR ALL CUSTOMERS" is written in a smaller, white, sans-serif font. In the top right corner, the text "CNCNEWSONLINE" is displayed in a bold, yellow, sans-serif font, followed by the website "http://www.cncnewsonline.com" and the phone number "(800) 969-4700" in a white, sans-serif font.

“retreat” for staff can be key in retaining and recruiting top-notch talent for a facility.

Gardens can be located indoors or outdoors but require living plants, preferably with water features. A place to sit and rest, or to stroll slowly amidst a tranquil garden setting can also impart the feeling of wellness to those under the pressures of everyday life; or make waiting for a patient in surgery or testing so much more bearable. Our society moves at a fast pace, providing a variety of restorative and well designed accessible garden spaces gives back the ability to have some positive control and benefits in everyone's life.

Going one step further than the healing garden is even better. A therapeutic garden provides not only many of the benefits of a healing garden but is designed to produce a particular outcome. There are many possibilities. For instance, a lush garden setting for a person recovering from a stroke or seri-

ous accident may be an important step to recovery. Time here may encourage them to look up or walk through the garden to see a lovely statue or pond. Or perhaps it's the horticultural therapist encouraging a patient to find the red flowers she saw yesterday in the garden and talk more about them as she enjoys their lovely scent. There is also the long term care facility that provides a garden place for grandparents and hesitant grandchildren to visit and feel "normal" again as they interact by watering flowers together, watching birds, or finding the little hidden seating area to enjoy a story together. It could be a place to find solace, or a place of hope as a person passes instead of being surrounded by humming machines and noises from a busy corridor. We can make a big difference in the mindset and spirit of someone in a senior living facility or dementia unit with gardens meeting their special needs and requirements.

Evidence-based design clearly shows us the healing power of nature through research and studies, with “healing gardens” already expanding beyond the realm of healthcare. The movement back to gardens in healthcare began in the 1990s and is quickly growing. Recognizing their value, healthcare facilities that have implemented healing gardens have seen increased client satisfaction, reduction in staff absenteeism and “burnout,” and increased talent retention and market share. Perhaps it is only a matter of time before gardens are required at healthcare facilities as the Joint Commission on Accreditation of Healthcare Organizations now includes access to nature as part of their evaluation.

In a medical setting often full of negative, stressful feelings for patients and caregivers and an environment that one may have no control over, we need to provide places to escape, even for a short while. Have you ever left your office to walk in the park or a garden “for a minute”; or enjoyed an outdoor lunch amid greenery and felt revived and in better spirits? Then you can begin to understand the power of our natural world on us physically, emotionally and spiritually. For many of us, we have a choice to go outdoors and enjoy the beauty of flowers and a bird's song; or a plant filled atrium with a soft waterfall beckoning us to stop and listen. It's time to open the door and write a new prescription. **P**

Natalie Symon is an interior designer and associate at CBLH Design in Cleveland, working for the firm for over 30 years. She is also a professional member of IIDA (International Interior Design Association), LEED AP (Leadership in Energy and Environmental Design Accredited Professional), EDAC (Evidence-based Design Accreditation and Certification), and holds a Certificate of Merit in Healthcare Garden Design and a Green Gardener Certificate. She is also a member of both the Chicago and Cleveland Botanical Gardens and National Wildlife Federation. For more information, email nsymon@cblhdesign.com, call 440-243-2000 or visit www.cblhdesign.com.



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New Developments in Wetland Delineation and Mitigation Guidance

By Barbara L. Knecht, CHMM & Gregory Eastridge, Wetlands Biologist
HzW Environmental Consultants, LLC

There have been several new developments in wetland delineation and wetland mitigation rules in the past several months. These new and proposed requirements will effect the initial wetland delineation and could affect the cost and availability of wetland mitigation banks in Ohio.

Wetland Delineations

During the 2010 growing season, the “Northcentral and Northeast Interim Regional Supplement” to the 1987 Wetland Delineation Manual (1987 Manual) will be field tested by inter-agency teams and all consulting firms to determine if new delineation procedures will result in improved accuracy and efficiency. This Supplement is part of a series of Regional Supplements to the United States Army Corps of Engineers’ (Corps) 1987 Manual, which provides guidance and procedures for identifying and delineating wetlands. The “Northcentral and Northeast Interim Regional Supplement” covers all of northeast Ohio and a portion of northwest Ohio. Additional Supplements covering the southeastern portion of Ohio and southern Ohio immediately along the Ohio River and southwestern and central portions of Ohio were field tested in 2009 or have not yet been tested.

The major practical changes to wetland delineations that are contained in the Northcentral and Northeast Supplement include addition of primary and secondary indicators for hydrology and contain a new list of soil indicators, potentially adding wetland areas where hydrology and soil indicators did not previously meet the wetland criteria. Further, the Supplement requires the use of a three-page data sheet, adding field time during the delineation process.

Wetland Mitigation

In March 2010, the Huntington District of the Corps (who regulates wetlands in Northeast Ohio), with the

state and federal agencies included in the Mitigation Bank Interagency Review Team (IRT), issued draft guidelines for new and existing wetland mitigation banks. The IRT is the interagency team that reviews proposals for and approves construction of wetland mitigation banks in Ohio. The draft guidelines establish new criteria that Ohio mitigation banks would be required to meet. Requirements for perpetual stewardship, monitoring, and financial assurances would increase; and the amount of credits and the credit release schedule would change and may significantly affect the future availability and cost of mitigation credits. Further, these changes would only affect mitigation banks in Ohio, potentially resulting in higher mitigation costs (and, as a result, development costs) compared to other states. The Corps is currently considering comments received during a public comment period and other agencies within the IRT are meeting with mitigation banking representatives to address these proposed changes.

Project-Specific Mitigation Wetlands

The Ohio Environmental Protection Agency (EPA) has released a report titled “Assessment of Wetland Mitigation Projects in Ohio. Volume 1: An Ecological Assessment of Ohio Individual Wetland Mitigation Projects.” This report describes the ecological success and failure of randomly selected project-specific mitigation projects where mitigation was constructed as a permit condition. The EPA concluded that site selection, such as proximity to existing development and degree of site modification necessary to create wetlands, is the largest determining factor in the success or failure of a mitigation area. This report indicates that only 23% of the individual mitigation projects achieved the mitigation goal of being in “good” ecological condition. Because of these findings, the EPA may consider additional protections for moderate and high quality wetlands. Expect the EPA to be inspecting mitigation wetlands more often, and a higher level of scrutiny prior to approval of project-specific mitigation wetlands during the Section 401 permitting process. **P**

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CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-U0204046

MIXED-USE DEVELOPMENT

Spillway

Chagrin Falls, OH (Cuyahoga Co.)

ESTIMATED AMOUNT: \$7,000,000

CONTRACTING METHOD: G.C. Subcontracts

UPDATE: Project is still on hold.

ARCHITECT: Kaczmar Architects, Inc.

400 Western Reserve Building

1468 West 9th Street

Suite 400

Cleveland, OH 44113

(216) 687-1555 FAX (216) 687-1558

G.C.:

The Darden Company

5055 Corbin Drive

Bedford Heights, OH 44128

www.thedardencompany.com

rjdarden@adelphia.net

(440) 247-2020

DETAILS: Former Ivex paper mill site; 80,000 SF; to include a restaurant, microbrewery, movie theater, hotel, business center, offices and retail shops.

PN-V0521049

EXPANDED EMERGENCY DEPARTMENT/ICU

Cleveland, OH (Cuyahoga Co.) Lorain Avenue

ESTIMATED AMOUNT: \$76,000,000

CONTRACTING METHOD: To Be Announced

STATUS: Planning is preliminary; owner seeking approvals; construction to begin spring 2011.

OWNER: Fairview Hospital - Facilities Services

18101 Lorain Avenue

Cleveland, OH 44111

(216) 476-4878

ARCHITECT: DesignGroup

515 East Main Street

Columbus, OH 43215

www.designgroup.us.com

(614) 255-0515 FAX (614) 255-1515

C.M.:

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1422 Euclid Avenue, Suite 1400

Hanna Building

Cleveland, OH 44115

www.turnerconstruction.com/cleveland

(216) 522-1180 FAX (216) 522-0540

DETAILS:

124,000 SF, two-story building; includes expanded parking areas, along with a parking deck; sitework; concrete; mechanical; electrical; plumbing; HVAC; lighting; roofing; flooring; doors & windows; wood & plastics; drywall; painting; interior finishes; bathroom accessories; landscaping.

PN-U0401093

PUBLIC TRANSIT FACILITY

Medina, OH (Medina Co.) SR 162 & Lake Road

ESTIMATED AMOUNT: \$2,450,000

CONTRACTING METHOD: Public Bids

UPDATE: Announcing Architect.

OWNER: Medina County Commissioners

144 N. Broadway

Medina, OH 44256

www.co.medina.oh.us

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

ARCHITECT: Richard L. Bowen & Associates

13000 Shaker Boulevard

Cleveland, OH 44120

www.rlba.com/

(216) 491-9300 FAX (216) 491-8053

DETAILS: New facility will include indoor storage space for 30 - 35 light transit vehicles

and three to five regular passenger size vans; spaces for a vehicle wash bay housing an automated vehicle wash system; vehicle maintenance area; four or five private offices; dispatch center for four or five workers; staff locker and changing areas; restrooms; lunch area; storage; conference and training room; sitework; concrete; masonry; mechanical; electrical; plumbing; HVAC; lighting; roofing; flooring; doors & windows; wood & plastics; landscaping.

PN-V0518091

FIRE STATION NO. 2 IMPROVEMENTS

Brunswick, OH (Medina Co.) Grafton & South Carpenter Roads

CONTRACTING METHOD: Public Bids

STATUS: Planning is preliminary; owner seeking council approval.

OWNER: City of Brunswick

4095 Center Road

Brunswick, OH 44212

www.brunswick.oh.us

(330) 225-9144 FAX (330) 273-8023

DETAILS: Replacement of tow apparatus bay parking ramps and possibly new siding on the station.

PN-V0405054

LIBRARY EXTERIOR IMPROVEMENTS

Painesville, OH (Lake Co.)

CONTRACTING METHOD: Public Bids

UPDATE: Announcing Architect; project is in design phase; bidding possible late June 2010.

OWNER: Morley Library

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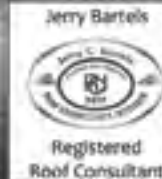
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ARCHITECT: Holzheimer Bolek + Meehan Architects
- Chagrin
7227 Chagrin Road
Chagrin Falls, OH 44023
www.hbmarchitects.com
mail@hbmarchitects.com
(440) 247-9800 FAX (440) 247-9801

DETAILS: Existing library interior repair and improvements; additional details to be announced.

PN-V0518094

MIXED-USE BUILDING

Watermark

Cuyahoga Falls, OH (Summit Co.) 1848 S. Front Street

CONTRACTING METHOD: Developer Subcontracts

STATUS: Planning is preliminary; developer is finalizing funding; bid schedule to be determined.

DEVELOPER: Testa Builders
2335 2nd Street
Cuyahoga Falls, OH 44221
www.testacompanies.com
(330) 928-1988 FAX (330) 928-7755

ARCHITECT: City Architecture Inc.
3634 Euclid Avenue, Suite 100
Cleveland, OH 44115
www.cityarch.com

mark@cityarch.com
(216) 881-2444 FAX (216) 881-6713
DETAILS: SF to be announced; four stories to include 40 senior apartments, 12 upscale condominiums and approx. 9,000 SF of retail space on the ground floor; sitework; concrete; masonry; mechanical; electrical; plumbing; HVAC; lighting; roofing; flooring; doors & windows; wood & plastics; drywall; painting; interior finishes; bathroom accessories; landscaping.

PN-V0518095

NEW RESEARCH AND DEVELOPMENT CENTER

Orrville, OH (Wayne Co.)

CONTRACTING METHOD: To Be Announced

STATUS: Owner has received approval from city; no additional information has been released.

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

ARCHITECT: Domokur Architects
4651 Medina Road
Akron, OH 44321
www.domokur.com
(330) 666-7878 FAX (330) 666-6061

DETAILS: 35,000 SF building to house the company's Global Coffee R&D operations; possible trades could include sitework; thermal and moisture protection; windows and doors; wood and plastics;

finishes; specialties; flooring; painting; HVAC; electrical; mechanical; plumbing; specific details to be announced.

PN-V0518093

RENOVATION/ADDITION

Eric Snow YMCA

Canton, OH (Stark Co.) 405 Second Street

ESTIMATED AMOUNT: \$5,200,000

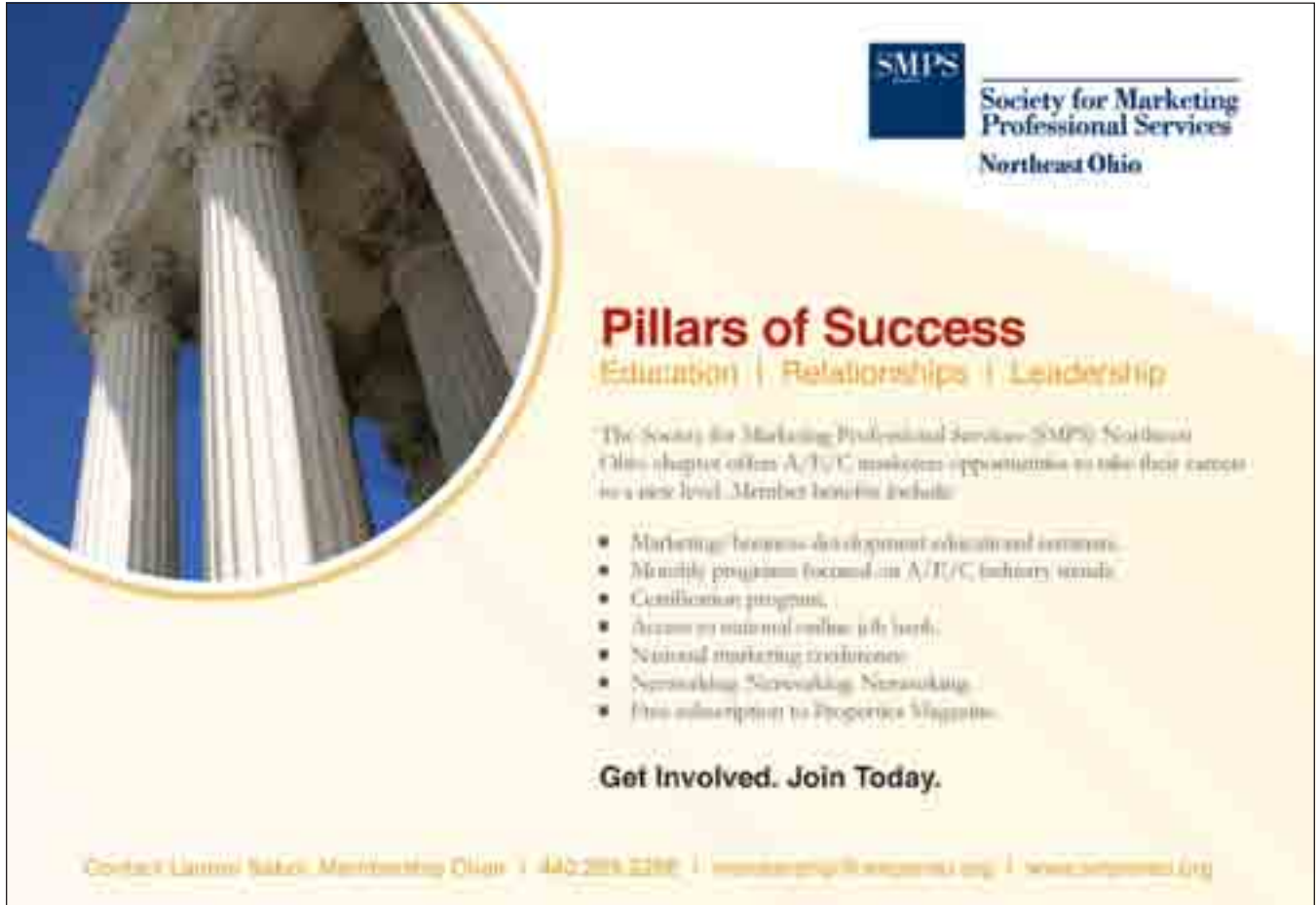
CONTRACTING METHOD: To Be Announced

STATUS: Planning is preliminary; owner seeking approvals and fundraising.

OWNER: YMCA of Central Stark County
405 2nd Street NW
Canton, OH 44702
(330) 580-4162

DETAILS: Renovate portion of the existing YMCA building and new construction; proposed 34,000 SF facility would include a swimming pool, kids fitness area, gym, locker rooms, baby-sitting area, handball and racquetball court and other program areas. The former gym and swimming pool area would be renovated and a newly constructed 18,000 SF area would be connected to the renovated area.

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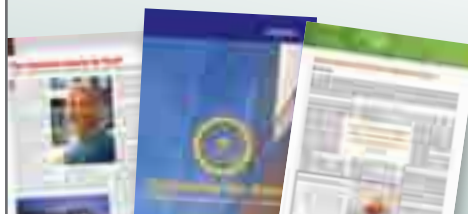
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