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Photo by Bob Christy, courtesy of Kent State University

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August 2010



KEN KRYCH

## Bringing Life Back

**A**merica, compared to other countries, is still pretty young. If you travel to Europe, Asia and parts of Africa as I have, you get a different perspective on what “old” really means. It is typical for buildings to be many hundreds and sometimes over a thousand years old that are still in use.

Though young as the U.S. is, many of our buildings are old enough to start showing their age and so naturally there is more restoration, renovation and preservation that is taking place today. Our issue this month focuses on a cross section of many types of projects from private to public, from residential to commercial and institutional and the process of making them better and giving them a new life.

One story this month highlights Kent State University's Roe Green Center, which used to be known as the Music

and Speech Building when I was a student there. I spent many hours a day inside the piano rooms practicing and on WKSU reporting on the air. The building has received a new front entrance, major additional needed space and renovation to areas that had not been upgraded for decades. It looks great now.

The Sheraton Inn Airport was a hot spot in the '70s with a disco and had not had its public spaces upgraded for over a decade. A great deal of thought went into the details of the hotel renovation to keep it separate but integrate it



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subtly with beautiful textures, angles and graphics that evoke flight.

Center Ridge Health Campus recently completed a large addition to its facility in North Ridgeville and while doing so upgraded all the existing interiors to match, including a new roof so that everything blends together. We are happy to share their story.

We also are featuring the best of interiors and exteriors, from a private condominium in Bratenahl that experienced a total makeover to a one-of-a-kind refacing of a private residence's exterior.

Our cover story centers on Cleveland State University's recently completed Julka Hall Educational Facility, which is designed to "fit perfectly" into the campus and is quite dramatic.

Lastly we look at LifeBanc, whose people are dedicated to savings lives through organ donation. Their new building in Warrensville Heights will certainly make that job easier. Their lobby is a testament to what they have achieved in the past and are doing each day to make a difference for individuals awaiting a renewed chance at life.

*Coming soon*

Looking ahead, September is our Green Building issue and we are looking forward to publishing articles from the top design and environmental experts and doing profiles on the very best companies and their people in this ever increasingly important field. We are looking at a wide range of green projects to be sure, in addition to the new Fuchs Mizrahi School in Beachwood, the remarkable developments in University Circle at the Veterans Hospital and much more.

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Owner-Publisher

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# PROPERTIES PEOPLE

Highlighting notable industry events



1



2



3

- 1 **Andrew Brickman** (DHC Associates) and **Kim Lisboa** (Cleveland Granite & Marble Corp.).
2. **Scott Dimit**, **Analia Dimit** (Dimit Architects, LLC) and **M. Brooke Slater** (Greenovations, LLC)
3. **Ken Krych** (*Properties Magazine*) and wife **Jing Liu-Krych**

## 27 Coltman Little Italy Celebration

Guests were recently treated to a special cocktail reception and celebration in one of the luxury townhouses at 27 Coltman in Little Italy. Hosted by Abode Living, the event included tours of the development's units and the unveiling of "Rocker," a statue completed by David Deming, former president of the Cleveland Institute of Art (see more page 39). **P**



1



2



3



4



4



5

## BOMA Golf Outing

Recently, 170 members of BOMA Greater Cleveland spent a day playing golf at Avon Oaks Country Club & Red Tail Golf Club for fun, raffles, prizes, a great dinner and golf competition. The event raised more than \$1,000 for the Cleveland Food Bank. **P**

- 1 **Mark McIntyre** (Forest City), **Herb Pawlitsch** (Sherwin Williams), **Tom Lunder** (RELMEC) and **Jason Galata** (Advanced Electrical Specialist)
- 2 **Dave Ostoich**, **Bill Coleman**, **Matthew Koster** and **Derek Yanks** (Ameri-Serve Cleaning Concepts Group)
- 3 **Greg Taylor**, **Brett Simmerman**, **Tom Smith** and **Gene Shevchenko** (Harry S. Peterson, Inc. Group)
- 4 **Joe Watson**, **Dan Jindra**, **Eric Cathcart** and **Rich Watson** (ABC Fire, Inc. Group)
- 5 **Andrew Coleman** (Jones Lang LaSalle) and **Carmen Fiorilli** (Fiorilli Construction)



1



2



3



5



4



6

## Akron AIA, Akron-Canton CSI & Cleveland CSI Golf Outing

More than 70 members of three professional associations (Akron AIA [American Institute of Architects], Akron Canton Construction Specifications Institute [CSI] and Cleveland CSI) came together recently for a beautiful day of golf, prizes and a dinner while raising funds for student scholarships recently at the Pines Golf Club and Restaurant in Orrville. **P**

- 1 **Buster Richardson** (TAB Construction) and **Bryan Corban** (Door Security Solutions Northshores)
- 2 **Rick Quinlan** (Epic Design Group – Consulting Engineers) and **Brandilyn Bailey Fry** (FDM Architects, Inc.)
- 3 **Brian Holloway**, **Matt Sejba**, **Pat Klanac** and **Jeff Cerveny** (Peters, Tschantz & Associates, Inc.)
- 4 **Ed Monaco**, **Jim Prarat** and **John McMannis** (Karl Rohrer and Associates)
- 5 **Scott McCarthy** (The Ruhlin Company), **Jerry Hutchison** (PSI Inc.) and **Chris Lopez** (PSI Inc.)
- 6 **Mike Domokur** (Domokur Achitects)

Photo by Infinity Studios Photography





## Electrical League of Ohio Annual Golf Outing

An annual golf outing for the Electrical League of Ohio drew 125 members and guests to Weymouth Country Club in Medina for a day of fun, golf, competitions, prizes and a dinner buffet. The event's main sponsors included Madison Electric Products, Cumming Bridgeway, Panduit and United Rentals. **P**

- 1 **Craig Stollman** (Graybar Electric) and **Kevin Budd** (GE Consumer & Industrial)
- 2 **Jack May, Todd Begeman, Eddie Williams, Garry Jennings, Todd Hoover, Nick Paglia, Forrest Secosky, Mike Mammone** and **Dave Bajzel** (Eaton Corporation)
- 3 **Mike Wagner** (PEPCO), **Chris Allhouse** (Mike McAuliffe Sales) and **Jason Cheetham** (Leff Electric)
- 4 **Scott Kelly** (Ohm Electric), **Jason Cheetham** (Leff Electric) and **Chris Allhouse** (Mike McAuliffe Sales)
- 5 **Dan Nitkowsky, Ray Abouhassan** (Mars Electric), **Brad Williamson** and **Chris Foisy** (Johnson Controls)
- 6 **Scott Twiddy** (Speelman), **Chris Lawrence** (J Bowers) and **Jason Cheetham** (Leff Electric)

1 **Steve Comunale** (S.A. Comunale)

2 Results of a mock dorm room fire show the difference of damage caused in a non-sprinkled room (left) and a sprinkled room (right).

## S.A. Comunale Open House

Over 500 people attended an open house event at the headquarters of S.A. Comunale recently and witnessed a dramatic mock dorm room fire, demonstrating the difference between a room sprinkled vs. non-sprinkled in the event of a fire. **P**

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# June Construction Slips 3%

New construction starts in June dropped 3% to a seasonally adjusted annual rate of \$385.7 billion, according to McGraw-Hill Construction, a division of The McGraw-Hill Companies. Declines were reported for two of construction's three main sectors – housing and nonbuilding construction. Meanwhile, nonresidential building advanced in June, continuing to show some improvement after extremely weak activity earlier in the year. During the first six months of 2010, total construction starts on an unadjusted basis came in at \$199.6 billion, down 4% from the same period a year ago.

The June data lowered the Dodge Index to 82 (2000=100), compared to a revised 84 for May. The Dodge Index had witnessed an extended decline from mid-2006 through early 2009, and since then it has hovered in the range of 82 to 95.

"The pattern of construction starts can still be viewed as showing low-level stability, although barely, as June came in at the bottom of the recent range of activity," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "The improvement shown by single-family housing over the past year has stalled, at least for the present. With regard to nonbuilding construction, the dollar amount of new electric utility projects

has retreated, and it appears that the lift provided to transportation public works from the stimulus funding is leveling off. For nonresidential building, the recent pickup in May and now June suggests that the worst of this sector's decline may be over. However, renewed expansion for nonresidential building on a sustained basis is not likely in the near term, given such ongoing constraints as tight bank lending, eroding state and local budgets, and sluggish employment growth."

## Residential building

Residential building in June fell 5% to \$118.9 billion (annual rate), with single-family housing receding 1% while multifamily housing dropped 24%. From

the spring of 2009 through the first quarter of this year, single-family housing had shown steady improvement, but during the second quarter activity retreated.

"Some of the improvement for single-family housing may have been accelerated with the homebuyer tax credits, and their expiration has led to a near-term pause in what is still believed to be an upward trend for homebuilding," Murray says.

The decline for multifamily housing in June followed four straight months of gains after very depressed contracting at the outset of 2010. The largest multi-family project reported as a June start was the \$60 million apartment portion of a \$90 million mixed-use building in Washington, D.C. For the first six

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months of 2010, residential building was up 23% in dollar terms relative to 2009, with single-family housing climbing 27% while multifamily housing edged up 2%. The year-to-date increase for multifamily housing was due mostly to a greater volume of renovation work.

### Nonbuilding construction

Nonbuilding construction, at \$110.5 billion (annual rate), decreased 13% in June. Much of June's decline reflected a sharply lower amount of electric utility construction, which fell 64% relative to a strong May.

While June did include the start of a \$367 million wind farm in Wisconsin and a \$200 million gas-fired power plant in Texas, the boost arising from large projects was down substantially from May. For the public works categories, reduced activity in June was shown by river/harbor development, down 27%; and miscellaneous public works, down 11%. The miscellaneous public works category, which covers such diverse project types as site work and pipelines, did include the June start of a \$1.1 billion natural gas pipeline in Louisiana and Texas. On the plus side in June, highway and bridge construction advanced 3%, while larger gains were reported for sewers, up 18%; and water supply systems, up 34%. Through the first six months of 2010, nonbuilding construction was down 10% from the prior year, with electric utilities sliding 35% while the public

## June Construction Contracts for Cleveland Area

McGraw-Hill Construction recently reported on June 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
<b>Nonresidential</b>	\$76,770,000	\$70,560,000	+9
<b>Residential</b>	\$36,932,000	\$44,525,000	-17
<b>Total Building</b>	\$113,702,000	\$115,085,000	-1

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

	2010	2009	Percent Change
<b>Nonresidential</b>	\$434,340,000	\$322,329,000	+35
<b>Residential</b>	\$236,009,000	\$178,528,000	+32
<b>Total Building</b>	\$670,349,000	\$500,857,000	+34

- 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

works categories registered a smaller 5% decline.

### Nonresidential building

Nonresidential building in June grew 9% to \$156.3 billion (annual rate). On the institutional side of the nonresidential market, healthcare facilities jumped 59%, boosted by the June start of five projects valued each in excess of \$100 million, located in Kansas (\$324 million), California (\$200 million), Texas (\$176 million), Kentucky (\$121 million), and New Jersey (\$120 million).

"After the steep 33% correction in 2009, the healthcare facilities category is strengthening once again in 2010, helped by healthcare chains bringing deferred projects to groundbreaking, as well as the start of more government owned hospitals," Murray says.

The amusement-related category also had a strong June, surging 85%, with the boost coming from the start of a \$500 million renovation project at Madison Square Garden in New York City.

The educational building category in June lost momentum, falling 7%,



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with the decline cushioned by the start of such large projects as a \$177 million medical research laboratory in Worcester, Massachusetts and a \$125 million high school addition and renovation in Mastic Beach, New York. Also slipping back in June were transportation terminals, down 5%; and the public buildings category, down 12%.

On the commercial side of the nonresidential market, office construction in June dropped a modest 4%. Large office projects that reached

groundbreaking in June included a \$70 million data center in Cheyenne, Wyoming for the National Center for Atmospheric Research, a \$62 million data center in Lakewood, Colorado for the U.S. General Services Administration, and a \$54 million upgrade to a federal office building in Chicago, Illinois.

More substantial declines in June were reported for stores and shopping centers, down 19%; and warehouses, down 26%. The depressed hotel category was able to report a 61% increase

in June, coming as the result of a \$172 million post-flood restoration project at the Opryland Resort Hotel in Nashville, Tennessee.

Also reporting a gain in June was the manufacturing plant category, climbing 55% with the lift coming from the start of a \$150 million sugar refinery in Louisiana.

During the first six months of 2010, nonresidential building was down 15% from the same period a year ago. By major segment, the institutional categories fell a comparatively modest 5%, while more sizeable declines were reported for commercial buildings, down 29%; and manufacturing buildings, down 54%.

The 4% shortfall for total construction starts at the U.S. level during the first six months of 2010 compared to last year reflected a varied performance by region. Greater year-to-date activity was reported in the Northeast, up 5%; and the South Central, up 2%. Diminished year-to-date activity was reported in the South Atlantic, down 6%; and the West and Midwest, each down 8%. **P**

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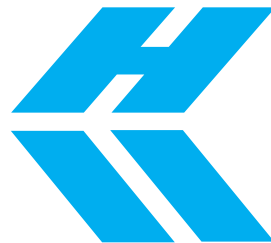
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Photo by Jeff Glidden

# Dramatic Transformation

## Roe Green Center stages progress for theatre, dance education at Kent State

By Mark Watt | Photos by Bob Christy

**T**his fall, Kent State University is celebrating its 100th anniversary with the completion of several significant construction projects intended to prepare the university for another century of success. A key component of that effort is the new Roe Green Center for the School of Theatre and Dance, which updates the university's existing Music & Speech Building – situated along Route 59 on the northeast corner of campus – with 73,500 square feet of renovated studio space and additions.

Designed by New York City-based architectural firm Holzman Moss Bottino Architecture with Hammond Construction acting as construction manager, Roe Green Center houses a new 200-seat black box experimental theatre, a trio of new dance studios and a new lobby entrance for the Music & Speech Building as well as state-of-the-art classrooms, workshops and offices, a new media library, a costume shop, performance support spaces, a welding lab and a lighting lab.

The project is the result of an endeavor initiated after Kent State alumnus Roe Green, an arts patron, community activist and philanthropist, toured the facility in 2005, according

to Michael Bruder, director of design and construction at Kent State's Office of the University Architect. Green came from the tour realizing the shortcomings in the facility's offerings for students, so she challenged the department "to come up with a plan of what it would take to make the School of Theatre and Dance everything that it could be," Bruder says. That's what the university did and in response, the Roe Green Foundation provided \$6.5 million for the project, the largest single capitol gift in Kent State's history. Matching funds from the university provided a total of \$13 million for the entire project, including construction and soft costs alike.

According to Thomas McMahon, project manager with Hammond Construction, groundbreaking for the project took place in 2008, with work phased into three separate bid packages including foundations and sitework; structural steel construction; and then the balance of construction trades. Presenting a challenge for the project team, the Music & Speech Building needed to be fully operational throughout the entire process, which lasted two academic years. That required complex scheduling, McMahon says, particularly since a quiet atmosphere is essential for so many activities within the building – like theater rehearsals, music classes and TV broadcasting.





**SETTING THE STAGE** A new makeup studio (top) and updated scenery design workshop (middle) are just a few of the new or improved support areas for the building's theaters, including the new Louis O. Ermann and William H. Zuccherro Theatre (bottom).

"Space was also an issue," McMahon says. "It was a chess game where you'd move somebody out of one space, renovate it and then move them back in."

Two years later, Roe Green Center is ready to officially open for the fall semester with new, state-of-the-art educational resources and performance capabilities for Kent State students.

### Exciting entry

According to Chiun Ng, project architect with Holzman Moss Bottino Architecture, a key piece of the project was creating an aesthetically striking main entrance to the Music & Speech Building.

Built in 1960, the building houses a variety of educational disciplines, including the School of Pathology and Audiology but otherwise associated with performing arts: music, theatre and dance. Because of this, the 225,000-square-foot building houses several performance venues, including Ludwig Recital Hall in the Hugh A. Glauser School of Music, as well as E. Turner Stump Theatre and the Wright-Curtis Theatre within the School of Theatre. To access these spaces, students, faculty and other users park in a lot to the south of the building, cross an access road and approach the building. Until recently, guests would enter the Music & Speech Building from beneath a simple canopy entrance that was functional but didn't inspire a strong emotional response.

Newly transformed, the south-facing lobby – providing a single entry way for six departments and four performance spaces – is now an inviting point of arrival for students and community patrons alike. The old canopy entry has been replaced with a sizeable atrium with a high performance glass façade.

"The glass lobby displays the activity taking place inside," says Ng, whose firm specializes in the design of theaters for the performing arts. "That builds anticipation for the pre-performance visitors."

Inside the lobby, accented by flush-mounted lighting along walls and

a stainless steel textured ceiling, 23 cylindrical columns direct visitors to the ticket booth, refreshments, studio theater and existing building.

"The building has two personalities," Bruder says. "In the day, it's full of students and full of instruction. At night, it becomes a performance arts center [as] there are recitals and shows that take place here incredibly frequently between music and theater and dance. So by day the lobby will serve more as a wi-fi student lounge where students can gather and hang out between classes. At night, it will serve as a lobby for the performances and pre-function space."

#### Into the black

Situated at the southeast corner of the Music & Speech Building is the new Louis O. Erdmann and William H. Zuccherro Theatre, a 37-foot-tall,



13,000-square-foot black box studio theatre with a masonry exterior. The windowless facades of the theater are animated with a pattern of split-face ribbed, polished and flat masonry units, divided into three segments that progressively step back from the top of the theater to street level. Adding a dramatic effect at night, the masonry

#### WELCOME IMPROVEMENTS

An atrium at the building's entrance will be used as an informal student lounge area by day and at night can serve as a lobby for theater events.

surfaces are illuminated by energy efficient lighting tucked into coves underneath each step-back.

Inside of the studio theatre – a flexible 40-foot by 60-foot space for experimental productions – the HVAC system is carefully designed and installed to remain as quiet as possible. "You can't hear the air conditioning in here," McMahon says. "It took painstaking efforts

to accomplish this." For instance, oversized ductwork drops conditioned air into the theater from the ceiling, where the air hits a cooling plate and then falls again off the sides and down to the occupied space below.

"These kinds of spaces are difficult for a mechanical engineer because



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you'll have days where you're rehearsing or building sets and you only have five people in here – and you need a certain level of comfort," Bruder says. "Then you'll have a day when there are 250 people in here with actors, crew and audience. The load varies so much. So it is a challenge to put together a system that will provide reliable comfort while staying quiet and efficient."

### Introducing dance

Bruder notes that another key goal of the project was bringing Kent State's theatre and dance departments together under one roof for the first time. Although the theatre and dance departments merged in 1984, the two academic units have always been physically separated. "The dance department was located in the university's gym annex because it was originally conceived as part of the sports, exercise and leisure programming, but there was a recognition that it was better suited as part of the university's performing arts studies," Bruder says.

The university's dance studies spaces now reside primarily within 17,000 square feet of new space added at the west side of the Music & Speech Building. The addition is composed of load-bearing masonry walls with structural steel joists for flooring support.

The new dance studios are accessed from the building's main hallway by a pair of entrances, where bamboo plywood seating provides space for students to relax and mingle between

classes. Inside are three studios, ranging from 1,500 to 1,800 square foot each and with ceilings that slope from heights of 18 to 22 feet. Natural daylight enters the studios through windows cut out at varying heights. "The natural light and the shapes of the rooms give the students an inspiring space to practice and perform," Ng says.

Acoustic paneling and sprung floors provide a comfortable environment for dancers, while interior windows allow guests to view activity from the hallway outside without compromising classes. Also in the addition are locker rooms, faculty offices and a physical therapy studio.

### Suited to support

In addition to the three primary new spaces – the dance studies addition, the black box theater and the entrance lobby – the project included the renovation of classrooms, offices and support spaces on the lower level, first, second and top floors. This work included remodeling classrooms and workshops for makeup and lighting design, as well as scenery design, which includes equipment for welding and wood construction.

"In working on this project, you really get an idea of all that goes into a theater performance," Bruder says. "There may be ten people on stage but there could be 100 involved in the play overall, from costumes to makeup to scenery to music to lighting."

Renovation included replacing mechanical systems and updating light-

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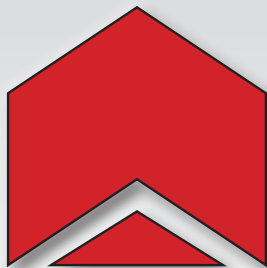


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**SOURCE OF SUPPORT** Kent State alumnae Roe Green provided \$5 million to make the project possible.

ing and finishes, as well as moving walls to create new spaces when needed.

### Ready to raise the curtain

Although a grand opening ceremony is scheduled for November 6, the Roe Green Center is ready to accommodate students and faculty when the fall semester kicks off in early September. Bruder says the project team is looking forward to seeing how the building functions for students, especially after a two-year construction process.

"We credit Hammond with getting this completed while the building was still being used," Bruder says. "Keeping the building open throughout the project slowed things down a bit but it was worth it. After all, we were still granting degrees while construction dust was in the air here."

For his part, McMahon says the entire project team worked well together to pull the project to completion. "We had a good group of subcontractors who really helped to facilitate the project," he says. "Without them we wouldn't be where we are today."

"The project turned out well," Ng adds. "The design gives the building a public appearance. Hammond put together a complicated schedule for the project, and it was very good working with a very involved Kent State faculty. Most importantly, I think it's going to allow the education programs to be better integrated." **P**



Renderings courtesy of Kent State University (1 – JBR/Smith Group; 2 – Van Dyke Architects, LLC; 3 – Schorr Architects, Inc.)

## Changing Season

In the summertime, Kent State University regularly embarks on construction projects across its eight campuses. Summer 2010 is no different, as multiple upgrades and renovations are underway at various residence halls and academic buildings. Along with the new Roe Green Center, several other construction projects stand out from the pack as the university prepares to celebrate its centennial:

### Kent State Library

The university's library (photo 1) is undergoing changes, including a fully renovated circulation desk area and main entry lobby on the first floor. Work includes new finishes, lighting and electrical upgrades. Additionally a new exterior canopy and entryway is being added to create a more dynamic entrance to the 12-story building. "It's the busiest building on campus and it was time to bring it up to date," says Michael Bruder, of Kent State's Office of the University Architect.

### Risman Plaza Renovations

Situated along the southern edge of campus, Risman Plaza (also referred to as the Student Center Plaza) is undergoing a complete makeover this summer. The entire surface of the pedestrian has been removed, as well as a fountain and an outdated bus transit shelter that had "reached the end of their useful life," according to Bruder. The new plaza (photo 2) will include new paving, landscaping, lighting, site furnishings, drainage and pedestrian walkways, as well as a new Risman Plaza Transit Shelter located on the south side of the Kiva, a theater space at the student center. "The plaza serves as a front door to the campus and we want it to be one of our campus's shining areas," Bruder adds.

### Tuscarawas Performing Arts Center

At Kent State's Tuscarawas Campus in New Philadelphia, construction of a new performing arts center (photo 3) is underway. The 50,000-square-foot facility will include a 1,100-seat theater, classrooms and offices. The \$17.3 million project – designed by Legat & Kingscott, a design team from Columbus, and Schorr Architects, of Dublin – incorporates a curved glass and metal façade clad in precast concrete to provide the campus with a contemporary landmark building to be used by community groups, business organizations and local K-12 school districts, in addition to Kent State students. —MW





# New Level of Living

## Center Ridge Health Campus assisted-living addition updates comfort, care opportunities

By Lou Kren | Photos by Ken Krych

**O**pened in 1986 by John T. O'Neill and the second generation of the O'Neill family, Center Ridge Health Campus, at 38600 Center Ridge Road near Case Road in North Ridgeville, has positioned itself to provide comprehensive living assistance and rehabilitation services to senior citizens throughout Northeast Ohio. A new \$4.5 million, 40-unit assisted-living addition and therapy room boasts new amenities and a new standard in assisted-living care and skilled rehab care.

The O'Neill family has been active in assisted-living market for decades, having opened Bradley Bay Health Center in Bay Village in 1962. David O'Neill, administrator at Center Ridge Health Campus and representing the third generation in the family business, escorted *Properties* recently on a tour that showcases the new two-story addition, which began accepting residents in June.

Construction began on a clear site in August 2009 with construction manager Dale Yost Construction Co., of Elyria, working off of the drawings of Ziska Architecture, of Solon. Ziska Architecture and the O'Neill family previously collaborated on the Wellington Place addition in North Olmsted, previously featured in *Properties* (October 2008). The O'Neill family itself, as O'Neill Management, in addition

to Center Ridge, Bradley Bay and Wellington, also operate Lakewood Senior Health Campus in Lakewood.

Built as slab-on-grade, the 44,000-square-foot wood-frame structure features vinyl siding and brick to match the existing structure with the roof of the entire existing complex replaced to match the new.

Though many planning features are proscribed by state and national oversight agencies, there are many opportunities for design options in assisted-living projects, and Ziska and the O'Neill ownership family took full advantage of those design opportunities, showing just how much assisted-living housing has evolved. The L-shaped addition includes 36 one-bedroom and four two-bedroom suites enabling a capacity of 44 new residents. Community areas located on the

first floor include a bistro, library, theater, dining hall and beauty shop. The first floor also features administrative offices and a nurses' station. Each suite includes a full bathroom, kitchen appliances, pocket doors and pullcords in the bedrooms and bathrooms that ring at the nurses' station should residents require emergency assistance. A single elevator and three staircases provide vertical access. Motion-detection lighting featuring low-energy ballasts helps conserve energy as does the low-e glass and abundance of natural light. The addition features earth-tone finishes, including oak woodwork, all in an open, airy design.

### More light, more interaction

"Each unit in the addition includes bay windows, which adds window area



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**HOMELY HOUSING** Each unit includes bay windows, which add sunlight while providing a roomier appearance.

"The owner also, from the beginning, required a bistro and theater," Ziska continues. "It is like a community center, where everyone has a chance to interact."

The theater, which leads to the bistro, features a cove ceiling and large-screen HD projection television. Center Ridge Health Campus plans regular cinematic offerings for its residents in the new theater.

The library features a copper-clad center-room faux fireplace and ornate dark woodwork.

"We designed the library (a 24- by 26-square-foot room) as a small-scale space like an older home. The shelving is unique, as is the fireplace, and all of that gives the library a warm, inviting feeling."

The main dining area, serving residents of the new addition, includes a private dining area with a warming kitchen nearby. The dining space opens to outdoor seating adjacent to woods. The addition's second floor, in

and sunlight while giving living spaces a roomier appearance," explains Rick Ziska, of Ziska Architecture.

The corridors of the addition intersect at a two-story octagon atrium that provides a congregation point for residents and connects the residential section with the new public areas.

"The owner wanted an addition that enabled people to interact," Ziska says. "The atrium at the center of the corridor connects residents on the same floor and from floor to floor. It also serves as the intersection between the living areas and the bistro, library and other community spaces."

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**ROOM FOR RECREATION** A new library (left) provides unique in-wall shelving and a cozy fireplace while a theater (right) nearby includes a large HD projection television and film-themed décor.

addition to residential units, houses an activity room as well as laundry, where nurses' aides provide night-time laundering service.

### Remote energy control

For climate comfort, seven air handlers operate off of a 40-ton chiller, with zoned control throughout. Air supply routes through the ceilings with returns located in the corridors and rooms. The addition also employs three gas-fired boilers. Unique is a web-based environmental control system, enabling remote control via any Internet connection. An authorized user can check zone temperatures and energy usage, and monitor all associated equipment.

As mentioned, this project also created a new 2,300-square-foot therapy room located in the existing campus. Here residents have training use of a full kitchen and bath as well as therapy apparatus.

The addition and the existing campus are staffed 24/7 with various security measures in place— including automatic wander guards at exit points — to keep residents safe at all times.

### Smooth construction

The building footprint, 54 by 310 feet with a 54- by 100-foot leg, necessitated some wider and deeper footings to combat sandy soil, but beyond that con-

struction proceeded speedily, according to Bob Yost of Dale Yost Construction, which self-performed site work, foundation work, interior trim and more. Tying the addition to the existing structure necessitated breaking through a wall where the new library is located and demolishing some existing offices. Further tying new to existing are new tile, carpeting and floor finishes in the existing corridors to match those in

the addition. And the addition brings another benefit to Center Ridge Health Campus by fully enclosing – and securing – a central courtyard.

With new residents moving in and current residents taking advantage of the new therapy room, Center Ridge Health Campus represents the evolution of assisted-living facilities from the institutional feel of years past to places that residents can truly call home. **P**

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# Clear Choice

## Akron Glass Tinting delivers diverse range of specialty window film products

By Mark Watt | Photos by Al Mothersbaugh

**A**l Mothersbaugh knows window tinting. He should. He's been installing specialty window film professionally since he was 12 years old, spending weekends working for his father's side business Akron Glass Tinting in the '80s. His dad, who worked for an employment agency by day, founded the tinting company in 1958 when the process involved applying dark, honey-like liquid to glass. As the technology has evolved, so has Akron Glass Tinting, particularly since Mothersbaugh took over the business in the late 1990s. In the past decade, he has grown the company, expanding its geographical reach throughout Northeast Ohio, building a base of clients that includes commercial and residential property owners, managers and facility engineers, and, perhaps most significantly, becoming an exclusive dealer of 3M products.

"I am loyal to 3M and in return they are loyal to me," Mothersbaugh says, noting that his company was selected by 3M as New Dealer of the Year in 2007. "By going exclusively with such a reputable manufacturer, I have access to their incredible depth of innovation that allows me to carry a wide range of prod-

ucts to suit specific needs. For instance, 15 or 20 years ago we only carried one frosted film product. Now we offer hundreds of different decorative films."

Based in an Akron industrial park just off I-76 East, Akron Glass Tinting offers window film products with a range of specialties, such as solar control, dec-

orative privacy and safety/security for clients throughout Northeast Ohio.

Solar Control Window Film is designed to keep a significant amount of the sun's damaging heat and 99% of harmful UV rays from entering office buildings and homes. That means a dramatic reduction in the fading of





**FIXED BY FILM** Akron Glass Tinting was able to reduce glare and lower cooling costs at the offices of Next Generation Films, a company based in Lexington, Ohio.

## Project Profile: Made in the Shade at Next Generation Films

When plastic packaging manufacturer Next Generation Films recently sought a solution for intense window glare at its headquarters in Lexington, it turned to Akron Glass Tinting. Next Generation Films' headquarters features more than 400 windows totaling more than 6,000 square feet of glass. But despite the fact that the glass is a high end, low-E product, it simply wasn't enough to control sun glare within the building.

"The president's office has an exterior wall that is glass from floor to ceiling, about 90 inches tall, plus a huge skylight," says Al Mothersbaugh, president of Akron Glass Tinting. "Because the windows are 'factory tinted,' and window treatment were not an option — not to mention cost prohibitive — the company looked to Akron Glass Tinting for options."

As a result, it was discovered that installing window film could not only reduce glare, but also significantly reduced solar heat gain within the building.

"The building was erected in 2009 so there was no historical energy savings data to compare, but we are confident that our cooling costs have been reduced," says David Rehfeldt, chief financial officer at Next Generation Films. "Akron Glass Tinting did a great job and the installation process was smooth."

Akron Glass Tinting installed 3M Night Vision 15 window film, providing an approximately 80% decrease in natural light, Mothersbaugh says.

"This project was a testament to what window film can offer clients," Mothersbaugh says. "This was some of the most high-end glass available and I was still able to improve it."

Mothersbaugh notes that while the sheer prevalence of glass at Next Generation Films' headquarters made the project unique, the positive results are consistent with what he's seen at facilities, large and small. "They are very happy with the results," he says. —*MW*

interiors and surprisingly lower air conditioning costs.

"A lot of building owners don't realize that adding window film can be one of the most efficient ways to provide energy savings," Mothersbaugh says. "My free, DOE-approved energy analysis is just one of the tests we use to justify the investment. Most ROI's are between two and five years. It's mind-blowing how much energy costs can be reduced. There's nothing better than

an energy analysis to see just how much money can be saved just by installing window film."

Safety and Security Film is used to protect people and property from windstorms, smash-and-grab burglaries and even bomb blasts by keeping broken or shattered glass in place and intact after impact. When the film is applied with an attachment system, the glass is able to flex within a window or doorframe when broken.



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Decorative Window Film is used to add visual interest to interior glass instead of window treatments. By utilizing custom-cut graphics, simple matte frost or 3M Fasara decorative patterns, conference rooms and office sidelights become maintenance-free and functional. As Mothersbaugh notes, decorative films provide a cost-effective etched glass appearance, particularly striking when used to display company logos. "It's surprising how much film can dress up an interior space," says Mothersbaugh, an associate member of the International Interior Design Association (IIDA) and the American Society of Interior Design (ASID). A key advantage is that if a company moves or changes logos, property owners/managers can remove the film with a razor blade instead of replacing an entire pane glass. Akron Glass Tinting also offers 3M Di-Noc Architectural Finishes, which are vinyl films that simulate finishes such as wood, granite, marble and stucco and can be applied to virtually any flat or curved surface.

While some 3M window film is reflective in appearance, Akron Glass Tinting also offers 3M's Prestige line of films, which are virtually colorless and undetectable. Prestige window films utilize nano-technology and contain no metal, which is commonly found in window films of older technology that can corrode and interfere with digital and satellite signals. **P**



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## Perfect Match

### LifeBanc builds new home to enhance organ, tissue recovery in Northeast Ohio

By John Elliott | Photos by Ken Krych

**A**s Northeast Ohio continues to build its leadership in medical services, specialty organizations such as LifeBanc – Ohio’s largest organ and tissue recovery organization – are becoming more visible in the community.

This spring, the nearly 25-year-old non-profit organization moved from its former headquarters at the Tower East building on Chagrin Boulevard in Shaker Heights to its own building, a newly constructed 25,000-square-foot building on the site of the former St. Jude’s Church at 4775 Richmond Road in Warrensville Heights. Located on

4.3 acres, with easy access to Route 422 and I-480, LifeBanc is positioned to save more lives than ever before.

The single-story, cream-colored building with curved exterior walls and extensive parking and landscaping marks a new era for an organization that seeks greater visibility for the important role it serves in Northeast Ohio.

The Silver LEED (Leadership in Energy and Environmental Design) certified building has a spiritual theme that resonates via interactive visual media displays in the lobby to its conference rooms and offices, offering a respite to donors and recipients alike. The new building is designed to help strengthen donation recovery efforts and help save, heal and change the lives of those waiting for transplants, and honor the gifts that have been given.

“We wanted to become more visible,” says Gordon Bowen, chief executive officer for LifeBanc. “The new location is centrally located to Northeast Ohio’s organ and tissue donor hospitals and close to our transplant centers.”

The new \$5 million building honors all organ and tissue donors who gave

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the gift of life, provides more volunteer work stations, has larger meeting rooms and houses a new and improved call center which is active 24 hours a day and has access to a national database of those waiting for life saving organ transplants.

For years, LifeBanc had maximized its previous office space. Nearly 50% of its employees were home-based, offices were located on different floors, there was only one conference room and storage was in several locations. During this time, LifeBanc's staff was

expanding by nearly 10% every year. LifeBanc's board of directors began to explore options.

Recognizing that construction was not LifeBanc's forte, the board tabbed Cleveland-based Project Management Consultants (PMC), a wholly owned subsidiary of Thompson Hine LLP, for guidance in developing new building. PMC outsourced the site selection to the commercial real estate firm, Grubb & Ellis.

By having its own building, LifeBanc would be able to enhance its role in

the community and better recognize its donors and recipients.

The new boardroom, for instance, can hold 90 people, which is much more than the earlier quarters permitted; the company currently employs about 100. Where the staff previously worked on multiple floors, everyone is now on one floor.

Julie Criscione, an owner's rep for PMC, says LifeBanc was able to accomplish its goal by assigning the design and construction on a design/build basis.

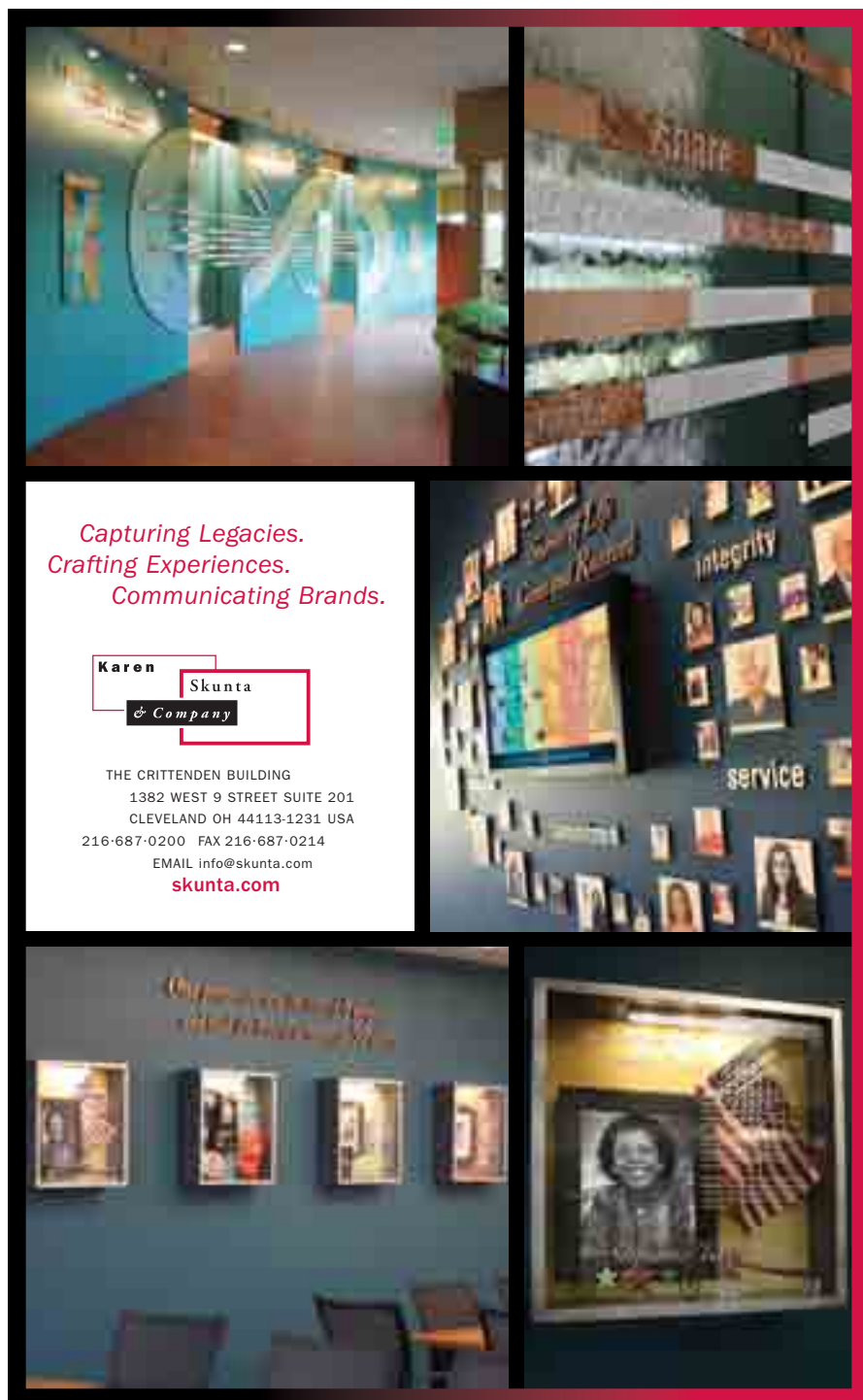
The building was constructed in six months by Geis Construction as a design/build project in the Hemingway Development at Richmond Park on Richmond Road. Geis Properties also serves as the building's management contractor.

"[The design/build process] allowed them to achieve their mission," Criscione says.

### A strong design statement

The well-utilized, open lobby is the building's focal point. A long, custom-built wood reception desk greets visitors. One piece of furniture – the "green chair" – symbolizes LifeBanc's ongoing invitation to anyone who has been touched by organ, eye and tissue donation to share his or her story.

Two main feature walls, "Stories of Life Given and Received" and the "Legacy of Life," provide visitors with an enhanced understanding of LifeBanc: its values and mission and the people whose lives are touched by the services LifeBanc provides.



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**STYLISTED SYMBOLS** The lobby is designed to convey LifeBanc's message to all. That can be seen with the inclusion of the "green chair," which represents LifeBanc's invitation to anyone who has been touched by organ donation to tell his or her story, and (right) the "Stories of Life" wall with a touchscreen display that tells stories from the LifeBanc community.

That such a strong visual concept area in the main lobby came to fruition in a design-build project speaks to the commitment of the board and the capabilities of the construction team. Construction had already begun when a LifeBanc board member spouse suggested enlisting the services of Karen Skunta & Co., a Cleveland-based design firm that specializes in interactive visual displays.

Principal Karen Skunta visited the site in November of 2009, when the building was just a shell, to identify ways to strengthen LifeBanc's messaging, and in February of 2010 she presented her team's concepts for the interior of the site. "We proposed taking advantage of the main lobby to further the organization's message to all of its core constituencies," Skunta says.

In learning that a pair of waterfalls were included in the lobby design, Skunta and her team incorporated them into the "Legacy of Life" wall, as water inspires rejuvenation and is a metaphor for life. Using the infinity symbol to tie the 44-foot-long wall together emphasizes the flow of life between the donors, the waiting individuals and the recipients.

Viewing the lobby as a transitional space to the outdoor area, which will have landscaped gardens, images of nature and Ohio birds were included in the original piece of infinity artwork created by Cleveland illustrator Renee Froerer.

The design concept showed each section of the "Legacy of Life" wall featuring a quote that represented a specific group of people. To determine the right quote was an interactive process. The quotes are from the Bible, author Ralph Waldo Emerson and author Maya Angelou.

Bridging the two waterfalls are seven tiers of "Remembrance Ribbons" – words laminated on metallic strips represent characteristics of both donors and recipients, such as "wisdom," "family" and "memory," and the wide

variety of relationships represented, "son," "sister" and "co-worker."

#### Interactive video presentation

"Everything we design enhances the visitor's understanding of the organization," Skunta says. "The overall experience created in our spaces encapsulate the clients' messaging and presents their brand in the most memorable way."

The one piece of multimedia supports "The Stories of Life: Given and Received" where a 40-inch touchscreen maximizes available content while not

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**RESPECTFUL REMINDERS** Keeping with the design's personalized approach, wall-mounted shadowboxes in the boardroom tell the stories of several donors.

taking up critical circulation space. This interactive presentation is easy for visitors to use and features 11 stories from the LifeBanc community. Once the visitor begins to scroll through the menu and reads stories about donors and recipients, the organization's purpose becomes more meaningful.

The visitor can also learn facts about organ, tissue and eye donation

as well as become a donor if they are not. Surrounding the touchscreen are 66 wall-mounted pictures of donors and recipients.

There are four commemorative quilts adorning the walls in the two main hallways. Each quilt square tells a personal story about an everyday hero who saved a life through donation. These quilts, which hold much meaning to those who

have given or received, now have a permanent place in the building.

A "Resource Center" is adjacent to the "Stories of Life" wall and has literature about LifeBanc for visitors. The front wall is translucent and has been embedded with "forget-me-nots" and other plants.

The boardroom contains eight shadow boxes mounted on the wall to honor donors. Each person is represented by photographs, objects and their unique story is told on the front panel of the box. "We wanted to be sure we were honoring our donors as best we could," says Chuck Heald, communications director at LifeBanc. "We wanted to have a place where we could honor those who have given the greatest gift, the gift of life."

There are also three "smart boards" on the walls that serve the conference room when it is divided into thirds or used as one room.

### Modern comforts & amenities abound

Being a Silver LEED project, most of the rooms have light-activated motion detectors.

There is a break area with a kitchen sink, vending machines, microwave ovens, refrigerator, and a fitness center with cardiovascular equipment and weights. "Our staff greatly appreciates this," Heald says.

There is a special room, complete with lockers, where the tissue recovery supplies are kept.

One of the larger open work areas is a carpeted call center where staff work in 10-hour shifts answering calls from hospitals throughout Northeast Ohio. The 24/7/365 call center has marker board walls and its own locker area, sleep and break areas with sink, microwave ovens, refrigerator, coffee brewers and water dispensers.

Elsewhere, a counseling room with couch, table and chairs allows donor families to meet with the bereavement director.

There is also an open work area just for LifeBanc's home-based staff who use the area during meeting days and to complete reports.

The quality area houses the organization's medical records and has open workstations and a large window overlooking the main hallway.

*Proud to have been part of the team with Geis Construction for the new LifeBanc headquarters in Warrensville Heights*

# P

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There is also a mailroom, various storage rooms and a work area for LifeBanc volunteers.

An outdoor diesel-powered electricity generator provides backup energy as part of the building's disaster recovery plan. The generator is particularly important due to the need to ensure the call center is operational at all times. The generator is tested weekly.

Jeff Martin, president of Geis Construction, notes that several materials and methods of construction were impacted by the decision to pursue LEED Silver.

To comply and provide a sustainable high performance design, everything from storm water management to more energy efficient heating and cooling and lighting features were needed for certification. Energy efficiency was incorporated into the light fixtures, the heating and air conditioning systems and controls, increased ventilation and reduction of water usage with low-flow plumbing fixtures.

Recycling helped to minimize costs. "We're the ultimate recycler if you really think about it," Heald says.

Much of the concrete and brick used from the original St. Jude's construction was reused as recycled material under parking and building pads, Martin says. One of the more unique recycled materials was the use of wood pews from St. Jude's Church, which were used for windowsills.

The building has been able to utilize more recently built utility feeds from the city of Warrensville Heights. Martin notes that the city was extremely cooperative, both in early construction planning and timely permit reviews as well as cooperating on a phased final inspection allowing for early delivery of furniture systems to help make an aggressive occupancy requirement.

The parking lot includes "green leaf" designated spaces for cars that use hybrid power or drivers who car pool.

"It is a strong statement about this important organization," Skunta says of the new building. "Our team was honored to assist LifeBanc in presenting itself in a bold yet respectful way. We know that everyone who visits their headquarters will learn what an important role they fill in our community and wish them a bright future as they approach their 25th anniversary in 2011." **P**

## PROUD TO BE PART OF THE TEAM AT LIFE BANC

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## Cleveland Facilities Maintenance & Building Exposition Coming

Expo Source recently announced it will showcase hundreds of cutting edge products and services for operating and maintaining commercial buildings, industrial plants and institutional facilities at the Cleveland Facilities Maintenance & Building Expo ([www.facilitiesmaintenanceexpo.com](http://www.facilitiesmaintenanceexpo.com)). The event will be held Tuesday, September 28 at LaCentre ([www.lacentre.com](http://www.lacentre.com)) in Westlake from 9 a.m. to 3 p.m.

Property owners, facility managers, engineers, and safety and maintenance professionals are invited to attend. Space is still available for complete exhibit booth packages from \$695 to \$995.

For more information, contact Bill Baumgardner of Expo Source (614 Wooster Pike, Terrace Park, OH 45174) at 513/444-4828 or email him at [exposource@fuse.net](mailto:exposource@fuse.net) as soon as possible.

### CEA Welcomes New Executive Vice President

The Construction Employers Association (CEA), representing contractors in the northeast Ohio area since 1916, recently announced the appointment of Tim Linville as its new Executive Vice President.

Linville joins the Association from Thompson Hine LLP, where he was an Associate in the firm's Labor & Employment practice. At the firm he represented management in collective bargaining campaigns and defended management in

employee grievances, wage complaints and arbitrations. He has experience in defense against unfair labor practices before the National Labor Relations Board. His labor practice includes representation of companies in the construction, manufacturing, telecommunications, and healthcare industries.

Linville received his undergraduate degree from Wheaton College (IL) cum laude in 1999 and his J.D. cum laude from Duke University in 2003. He joined Thompson Hine in 2003 upon graduating from Duke.

"We are delighted to have Tim as the new chief executive of the CEA," says Tony Panzica, president of the Association. "He is looking forward to leveraging his legal acumen and talents to lead CEA in the 21st century. He is an excellent attorney, he thinks outside the box, and he is great at building and maintaining relationships."

### Domokur Architects Announces New Hire

Domokur Architects recently announced it has hired Lucas W. Kraft to support the firm's Health Care initiative lead by Michael Augoustidis.

"[Luke Kraft's] strengths in healthcare and research will allow him to expand our reach in the health care and education fields," says Michael Domokur, owner of Domokur Architects.

Luke brings seven years of planning and design experience in the healthcare and higher educational fields. He has developed a strong emphasis on research laboratories covering a multitude of disciplines. Luke is a 2003 graduate of Kent State University



Lucas W. Kraft

School of Architecture and Environmental Design.

He is a registered Architect and LEED accredited professional.

### Burt Hill Announces New Staff Additions

Burt Hill's Cleveland office continues its growth with the following additions to its Beachwood office.

Loren Brockway, AIA, LEED AP, has joined Burt Hill as Project Architect and Lead BIM Modeler. He brings 13 years of experience and a diverse background in architecture, focusing most recently on educational projects. Brockway joins the design team executing the district-wide renovation / expansion of Rocky River Schools.

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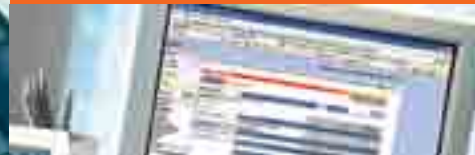


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Katherine Land has joined Burt Hill as a Graduate Interior Designer. She graduated in May from Miami University in Oxford with a Bachelors Degree in Interior Design. Land is a valuable addition to the interior design studio, and brings strong graphics capabilities to projects for Euclid City Schools, Beachwood Schools, and The University of Akron.

Russell Hess has relocated to Burt Hill's Cleveland office after two years with its Pittsburgh office. He has a diverse background working in architecture and engineering for a wide range of projects. Hess is working as a job captain in the K-12 studio on the new Roosevelt and Glenbrook

Elementary Schools for Euclid City Schools.

## 27 Coltman Adds 'Urban Prairie' Concept

Development partnership Adobe Living recently began drawing attention to new landscaping at 27 Coltman, a series of luxury townhomes that the partnership opened late last year in Cleveland's Little Italy neighborhood. Why? Because it serves as Cleveland's first "urban prairie," a fully sustainable landscape of indigenous plants that requires no irrigation and minimizes water runoff.

The environment was designed by landscape



27 Coltman's new landscape environment

architect M. Brooke Slater of Greenovations and installed by Bart Caterino of GreenMaster Lawncare. "In designing the landscape for 27 Coltman, I worked

to create an environment that exudes sustainability and reflects the vision of Abode Living's philosophy," Slater says. "Using combinations of native








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plantings, that are also heat and drought tolerant, I created the 'urban prairie.' Mass plantings of perennials, grasses and groundcover help create a fluid movement on site."

Serving as a centerpiece for the 'prairie' is a sculpture created by David Deming, president of Cleveland Institute of Art.

## Skoda Minotti Employee Elected Treasurer of BOMA Greater Akron

CPA, business and financial advisory firm Skoda Minotti recently announced that Paul Etzler, CPA, GACR has been elected treasurer/secretary of the Greater Akron Chapter Building

Owners and Managers Association (BOMA).

A member of Skoda Minotti's Real Estate and Construction Group, Etzler uses the experience, knowledge and contacts gained as an active member of BOMA to serve his industry clients.

## Albert M. Higley Co. Announces Promotions

The Albert M. Higley Co. recently announced six promotions. John Harris (Akron), Andy Hudak (Cleveland), Mike Koenig (Cleveland), and Mike Mooney (Chardon) each are assuming the position of Senior Project Engineer. Shaun Martin (Akron) and Bill Morse

(Twinsburg) received promotions to Project Superintendent with 13 and 14 years of service at the company, respectively.

## Krill Co. Wins National Marketing Award

The Krill Co., Inc. recently placed first in the corporate brochure category at the annual Society for Professional Services' (SMPS) National Marketing Communication Awards competition.

The award, given at the National SMPS Conference held in Boston, recognizes excellence in marketing communications by professional services companies in the design and building indus-

try. The new brochure was designed to communicate the unique service experience Krill offers, along with educating owners on the various construction methods available.

The Krill Co., Inc. created the brochure in collaboration with Studio Graphique, a leading design firm specializing in the architecture, engineering and construction industry, located in Cleveland.

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## It's a Brave New World

**S**uper Bowl XXXIV, played in January 2000, will long be remembered for two things. First, it was a terrific game, with the St. Louis Rams defeating the Tennessee Titans, thanks in part to a touchdown-saving tackle on the final play. And second, it occurred at the height of the dot.com era, with a record 17 Internet companies collectively spending over \$36 million for their respective 30 seconds of fame during the big game.

As I look back over the subsequent 10 years, I am amazed at the pace and integration of technology, not just within the real estate industry but in daily living. My next couple of articles will focus on this concept from a few angles. This month, we will have a Q&A session on websites while next month we will tackle many of the ancillary channels, such as blogs and social/professional networking sites.

For this month's column, I have asked my friends at DeVore Technologies to

share their expertise. DeVore ([www.devore.com](http://www.devore.com)) is a leading IT training, development and integration company. In addition to designing the web site for an entity that I'm affiliated with ([www.sbequities.com](http://www.sbequities.com)), their clients range from Lockkeepers ([www.lockkeepers.com](http://www.lockkeepers.com)) to Cleveland Area Board of Realtors ([www.cabor.com](http://www.cabor.com)) to Cleveland's Coca-Cola bottling ([www.clevelandcocacola.com](http://www.clevelandcocacola.com)). Below is a list of common questions about web pages, followed by DeVore's response.



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AP: How do I know for sure if I need a web site? And why is it so important?

DT: Two words – Yellow Pages. If you or your company has or would consider advertising in the Yellow Pages, then you need a web site. Today, people spend considerable time in front of their PCs. If they want to purchase a car, look at a home or find someone to walk their dog, the Internet is the most likely place they will start. Having a web presence enables viewers anywhere in the world to access your site at any time. The goal of most web sites is to get more business and nothing else but a web site can provide this much potential exposure. A good web site will enhance the company's image, boosting credibility in the process. This is where design becomes important. A well-executed site, with supporting written content, can go a long way in driving more business.

AP: What is the best way to start the process of building a web site?

DT: Start small. A web site, in its most basic form, should do three things for your client: (1) professionally explain who you are, (2)

professionally illustrate what you do, and (3) professionally direct who and how to contact. It's the "professional" part that can quickly add up if you are not careful. Logos, themes and custom graphical components can significantly add to upfront development costs. Even a small site can cost thousands of dollars in an effort to get that professional look. A popular way to save money is to take advantage of Wordpress ([www.wordpress.com](http://www.wordpress.com)). Wordpress is a collaborative site where people contribute page designs and

functionality. There are near limitless choices to choose from – some are free and some cost a small fee. But almost all will provide that professional look for your web site at a fraction of the cost to design from scratch.

AP: What should I expect during the design and development process?

DT: Whether using Wordpress or a custom design, you will inevitably need to seek out a web design firm. As with any professional service, ask for a quote. For small sites, most firms can



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provide an estimate after a meeting or phone call. Once you have selected the firm, ask for a timeline. In most cases, design and contenting are tasks that involve contributions by both parties. To keep the process moving, be aware of the items that you are responsible for providing.

AP: How complicated is it to keep my site up-to-date. Do I need a programmer?

DT: Today, it is not necessary to have a programmer/webmaster on staff to keep site content current. The

revolution of content management systems (CMS) has empowered most site owners with an interface to make these changes. My suggestion here is to discuss the CMS option with the company designing your site. Most can provide demonstrations of systems that they support and you can then determine what makes sense for you. Definitely do your homework here, as CMS vary widely. Some are simple but restrictive while others are complicated but broad-reaching. It's all about the fit for you.

AP: What are the different options to host my web site?

DT: There are two items to consider when discussing hosting – domain name and content storage. In both cases, there are hundreds, if not thousands, of choices. So let's start with domain name. You want to pick a reputable registrar, such as Network Solutions, Register.com and GoDaddy. Once you've selected a registrar, make sure that if the design firm registers your domain name for you, they make you or your company the administrative contact on the domain. Once the domain name is in place, it's time to pick your host. If you are just starting, stick with a local provider if possible. Most local providers have programming and/or talent that can offer quick support if a problem arises. Finally, don't forget email. Any domain can have email associated with it, so you can replace the Gmail/Yahoo/other freebie email that used to be on your business cards with a "real" domain email extension. A domain email, coupled with a solid web site, adds significant creditability to your presence in the business market.

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## Daus, You Know?

**GETTING WELL SOON** The medical segment continues to be a rare bright spot in the investment world. Last month, another medical property changed hands. St Vincent Medical building, just outside of downtown, traded for \$8.8 million. It was previously sold in 2007 for \$5.6 million. —AP

AP: What are some current trends in web site development?

DT: As mentioned above, Content Management System (CMS) is a hot topic. It empowers users to manage their own sites, which is the clear preference today. Another trend is integrating the use of Social Media sites such as Facebook, LinkedIn and Twitter, as well as the use of blogs.

AP: Not to steal next month's thunder but how has the growing popularity of blogs, social and professional networking sites (Facebook, LinkedIn and Twitter) impacted web sites?

DT: There is certainly a lot of buzz around social networking, but careful thought should be given before entering these waters. Facebook, Twitter and the like require constant upkeep, with some experts recommending updates as frequently as once a day coupled with multiple tweets each day. That's a lot of time. Less needy alternatives are blogs and email marketing efforts. Blogs can be posted up at your convenience and are effective at driving traffic back to your site. Email marketing, with products like Constant Contact, eNewspress or MailChimp, are effective at keeping your name in front clients and can do wonders for your name recognition.

Web sites continue to evolve and have become the centerpiece of most company's branding and marketing. If you already have one, now is a great time to give it an overhaul. And if you don't have one, it has never been easier (and cheaper) to get started. Similar to the Titans' Kevin Dyson, the last thing you want is for your company to be to be one yard short of a touchdown. **P**

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

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BARRY Y. FREEMAN

## Healthcare Reform: An Albatross For Employers

**F**or employers, the biggest news coming out of Washington in the last year is undoubtedly healthcare reform. Whatever the ultimate economic costs of healthcare reform are to employers – and this writer believes they will be immense – healthcare reform will bring sweeping changes.

Healthcare reform, as encompassed by the Patient Protection and Affordable Care Act (PPACA), encompasses broad changes, including:

- Requiring most legal United States residents to obtain health insurance and offering government subsidies to help lower-income individuals obtain insurance through state healthcare exchanges.
- Employers will be required to automatically enroll employees in their health plans.
- Requiring employers with at least 50 full-time employees to provide affordable healthcare benefits to employees – or face a \$2,000 penalty for each full-time employee who receives a federal subsidy to purchase insurance through a state exchange.
- Because covered employers are required to provide affordable coverage, employers will be penalized for each employee who has to pay more than 9.5% of his income for health insurance or if the employer contributes less than 60% of the actuarial value of the plan (roughly 60% of the premium cost.) The penalty for employers who do not provide “affordable” coverage will be up to \$3,000 for each employee receiving a federal subsidy.
- “Full-time” employees include those working an average of at least 30 hours per week.
- Beginning no later than 2011, lifetime benefit limits will be prohibited, annual benefit limits will be dictated by the Department of Health and Human Services, pre-existing condition exclusions for children under 19 will be prohibited, and coverage must be extended to dependents under age 26 unless they are eligible for their own employer-sponsored coverage.
- Between 2011 and 2014, there will be new taxes on group health plans (to fund “comparative effectiveness research”) and new “annual fees” on health insurers, medical device makers, and prescription drug manufacturers. Undoubtedly, those new taxes and fees will be passed on to employers.
- In 2013, salary reductions for flexible spending accounts (FSAs) will be limited to \$2,500 in 2013 dollars (which are likely to be less than 2010 dollars.)

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- Employers with fewer than 25 full-time equivalent employees (for example, 20 full-time employees and nine half-time employees) with average wages of less than \$50,000 will be eligible for a small business tax credit to purchase health insurance. To receive the credit, employers must cover at least 50% of the total premium cost. From 2010 through 2013, the tax credits will be up to 35% of the employer's contributions, but the full 35% credit will only be available to employers with 10 employees or fewer and average annual wages of \$25,000 or less. Beginning in 2014, the credit will be increased to 50% of the employer's contributions.
- If healthcare premiums (both the employer's and employee's portions) exceed \$10,200 annually (for single coverage) or \$27,500 (for family coverage), the law will eventually charge a 40% excise tax on the insurer. This is another tax that is certain to be passed-on to employers and employees.
- As far as individuals go, employees with wages over \$200,000 (\$250,000 for joint filers) will be subject to an additional 0.9% Medicare tax, and a 3.8% tax on unearned income.
- Finally, the recordkeeping requirements are extremely burdensome. Beginning in 2011, employers are required to report the value of employer-provided health coverage on their employees' W-2 forms. Much worse, beginning in 2012, businesses must provide a Form 1099 to each and every outside entity – including individuals and corporations – which provide more than \$600 per year in services or property. This requirement arguably has nothing to do with healthcare, and is merely an excuse to create more government oversight, paperwork and bureaucracy for employers. **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 Barry Y. Freeman at [bfreeman@bdbl.com](mailto:bfreeman@bdbl.com) or 1-888-843-2825. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2010. Barry Y. Freeman is a partner in Buckingham, Doolittle & Burroughs's Cleveland office. Barry is certified as a Labor & Employment specialist by the Ohio State Bar Association and has 17 years experience in Labor & Employment law.



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GEORGE J. POFOK

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**D**edicated to staying on the pulse of commercial real estate across our nation, the National Association of Realtors (NAR) and region member affiliates such as the Cleveland Area Board of Realtors® (CABOR) routinely represent members in Columbus and Washington D.C. on industry issues. Remaining true to their charge as the voice of real estate, these non-profit professional groups greatly value the expert insights offered by members on the state of the commercial real estate.

In addition to the many research and economic studies conducted regularly by these organizations, professional realtor opinions are rendered on less scientific basis. For example, the NAR Commercial Real Estate Market Study follows quarterly activity in the commercial real estate markets according to state as collected from commercial realtors. The goal of the survey is to provide member realtors with an overview of their markets' performance, sales and rental transactions, along with current economic challenges and future expectations. The questions are designed to capture the effects of the existing economic conditions on the commercial real estate business as they see it. Each quarter, participants respond to questions regard-

ing the current demand for commercial properties, price, cap rates, rental concessions, and other economic factors.

Findings from the NAR June 2010 Commercial Real Estate Quarterly Market Study indicate that financing continues to top the list of most pressing current challenges, followed by the pricing gap between buyers and sellers.

Overall, the national sales volume declined 6% in the first quarter compared with 2009. Sales prices declined 16% in the fourth quarter on a year-over-year basis. On a positive note, leasing activity rose 3% from the previous quarter. However, rental rates declined 10%. Concession levels moved up 9% on a quarterly basis, and the estimated transaction value was \$1.2 million.

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In Ohio, realtors expressed that the commercial sales volume declined 18% in the first quarter compared with a year ago. Relative to the previous quarter, sales prices declined 10%, rental volumes decreased 14% and rental rates went down 16%. Rent concession levels moved up 12%. Realtors from other states saw a decline in sales volume compared to a year ago as well, such as Oklahoma (-18%), Louisiana (-20%), Pennsylvania (-22%), Arkansas (-75%) and Montana (-75%). Of the 13 states where realtors saw positive results, only five boasted an increase in sales volume that was greater than 20% relative to last year: Colorado, Idaho, New Hampshire, New Mexico, and Oregon.

In addition to hearing the voice of realtors, NAR becomes the voice of realtors in Washington D.C. on an ongoing basis.

On June 15, NAR urged members of the U.S. House of Representatives to support H.R. 5297, the Small Business Lending Fund Act of 2010 (Rep. Frank, D-MA). Under H.R. 5297, the U.S. Treasury would be authorized to lend up to \$30 billion to interested community banks, in order to expand access to credit for small businesses. These loans

would be required to be repaid, with interest, over a 10-year period. The bill also provides incentives for small banks to increase small business lending by adjusting their initial 5% loan interest rate relative to the amount of their small business lending activity. For example, banks that increase such lending by 10% or more would pay an interest of 1%.

Recent legislative advocacy for commercial real estate issues also includes the following actions during the month of June. NAR Signed onto a Coalition Letter to U.S. Senate urging for the extension of the National Flood Insurance

Program (NFIP). NAR urged the U.S. Senate to Pass H.R. 5569, the National Flood Insurance Program Extension Act of 2010. NAR Urged Congress to immediately reauthorize NFIP in a Coalition Letter. And NAR asked U.S. House members to support the "Small Business Lending Fund Act of 2010." **P**

*George J. Pofok, CCIM, SIOR is the 2010 Chairman of the Board for Cleveland Area Board of Realtors (CABOR). For more information, visit [www.CABOR.com](http://www.CABOR.com).*



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# Taking A New Angle

## Julka Hall brings green building, modern styling to Cleveland State's downtown campus

By Lou Kren | Photos by Scott Pease

**B**een down to Cleveland State lately? If not, prepare to be shocked. Yes, there are cranes and scaffolding and contractor trailers everywhere, arising from the 10-plus new-construction and renovation projects underway since 2006. But look at what's done and what's coming. The transformation of CSU from a commuter campus to a more residential collegiate environment continues with the opening of Julka Hall, housing the College of Education and Human Services and the School of Nursing.

Located on Euclid Avenue between Fenn Tower and Mather Mansion, Julka Hall opened this past April after a construction period that began with site and steel work in July 2008. At a construction cost of \$26.5 million, the completed three-story, 100,412-square-foot hall boasts green technology – the College of Education and Human Services is pursuing LEED Silver certification for the building – and incorporates the latest designs for learning environments while bringing a modern, vibrant look to Euclid Avenue.

The building name reflects the support of Anand Julka, president and founder of Smart Solutions, Inc., who gifted \$6 million to CSU to fund scholarships for local students pursuing degrees in teaching, nursing, engineering and computer science. Julka earned a master's degree in Industrial Engineering from CSU's

Fenn College of Engineering in 1974. His was the largest single scholarship gift in CSU history.

Heery International Inc., of Cleveland, served as construction manager with NBBJ, of Columbus, as the design architect. Van Auken Akins, serving as NBBJ's partner, provided local onsite construction administration support and also designed renovation portions of the project in CSU's Chester and Physical Education buildings. Platform Cement, Inc., of Mentor, completed the first bid package as prime contractor responsible for site, foundations and steel – structural and decking. Panzica Construction Co., of Mayfield Village, served as the general trades contractor for the second package, covering shell, build-out and finish construction. Bay Mechanical & Electrical Corp., of Lorain, served as the mechanical and electrical contractor, and Doan Pyramid LLC (now Zenith

Systems), of Bedford Heights, served as the technology contractor. Karpinski Engineering, of Cleveland, provided mechanical, electrical, plumbing and technology engineering.

### Brings departments together in style

Julka Hall is the new home for eight departments, including the School of Nursing that had been scattered throughout the campus. Building components include science/math/computer labs, nursing simulation labs, nursing distance-learning room, classrooms, instructional design studio, counseling offices, tutoring clinic, informal meeting spaces and faculty/administrative offices.

Julka Hall anchors the southeast corner of the CSU campus and features three main entrances. The architectural form of the new building, with a footprint best described as a stretched triangle, was inspired by the bold and meaning-



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ful connections between these entry points, according to CSU officials and the NBBJ design team. For years the College of Education and Human Services had been looking for a new home to consolidate its departments in a single location. As money accumulated to address this need, CSU conducted a planning study.

"This was a prime building site on campus," says CSU's Ed Schmittgen, university architect, describing the land, formerly a parking lot, where Julka Hall now sits. "We always thought that whatever went here would be a good gateway building for the campus."

In 2006 CSU began soliciting designs and NBBJ came up with a very different style than previous, more traditional designs for the building, recalls Schmittgen. In developing a building design, NBBJ saw the pattern of CSU buildings along Euclid Avenue, alternating from placement near the street to setback locations, almost like a sawtooth pattern if viewed from above. Also analyzed: the traffic pattern to see from where most students would be arriving. The resulting structure provides entrances to accommodate those traffic patterns, with multiple entrances providing a very



**SHAPING UP** An atrium with a central staircase provides a passageway for light and conditioned air.

permeable building, according to Jason Richardson of NBBJ.

*Properties* met project principals recently on a hot, sunny day for a guided tour. Natural light flooded the open interior lobby but the climate-control system and comfort-conscious build-

ing design worked as advertised, providing a comfortable interior environment. Attending were Schmittgen and Jon Erdmann, CSU project manager. Robert Hartman represented Heery International as project manager, with Richardson attending on behalf of NBBJ.

### Ultra-modern exterior, interior


The Julka Hall ultra-modern exterior exhibits a combination of expansive glass curtainwall and quarter-inch-thick glass-fiber-reinforced concrete (GFRC) panels. The ventilated-rainscreen exterior, attached to aluminum framing, was selected for its aesthetic qualities, ease of maintenance and ability to better repel moisture than more traditional materials. The exterior façade also features copper panels with a single-ply PVC membrane covering the roof. Adjacent to Julka Hall, a landscaped plaza reflects the university's quest to green the campus, as does a tiered plaza behind the building that also collects and disperses stormwater.

Daylight floods the Julka Hall interior, penetrating and reflecting throughout the three stories. The interior features bamboo-veneer panels and light-colored décor to reflect light and provide a sleek, neat, modern appearance. An atrium located in the center of the building, with a central staircase, opens up the space and provides a passageway for light and conditioned air, as do punch-throughs near building edges. The Center for Educational Technologies, with its computer labs, connects Euclid Avenue to the building interior via its glass façade and windows on the interior that funnel views and sunlight toward the atrium. The first floor also is home to a tiered classroom, seminar room and learning centers for various educational departments.

The interior as a whole reflects the university's mission to combine active and peer-to-peer learning with traditional classroom approaches. The first-floor atrium features an audio-visual (AV) system with space for about 100 people for presentations. A soon-to-arrive art display, chronicling the history

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## What Julka Hall Means to Cleveland State University

"Julka Hall was designed and constructed to embody our college's core values of collaboration, communication and community connection. Even on a brief tour through the building, one can see students, faculty, staff and visitors interacting with each other in the many informal gathering spaces on every floor. The open design of the building makes it easy to spot colleagues, greet them and perhaps have a word or two about common professional concerns, their personal lives or even the weather. Large LCD screens throughout the building enhance communication by providing an opportunity to deliver news and important messages. And the openness and transparency of the building invites the college's community constituents to come into the building for such things as tutoring in our Community Learning Center and public events in the three-story central atrium.

"Beyond this, the building's open design, abundance of light and striking appearance are energizing to those of us in the College of Education and Human Services and the School of Nursing who live and work in Julka Hall. We normally end the day with as much or even more energy than we had at the start of the day. We feel a sense of accomplishment each day, not only because our energy has helped us be productive, but also because we have been able to live our values of collaboration, communication and community connection."

*—Dick Hurwitz, Interim Dean  
College of Education and Human Services  
Cleveland State University*

of learning, will feature glass panels representing pages that exhibit ancient forms of communication and trace the evolution to text pages, computer screens and beyond. The display will route through the atrium and out the main entrance into the adjoining plaza. Sunlight shining through the panels will project images on ceilings and walls. The AV system in the atrium will project compositions representing present methods of learning onto an atrium wall.

A student lounge in the main-entry pavilion reflects Collaboration & Connection, a major theme of the project, according to CSU's Erdmann and NBBJ's Richardson. Each floor also contains seminar/meeting rooms as well as informal breakout areas, some with kitchenettes. Clerestories and sidelights open up individual offices to hallways and exterior views, enabling the privacy of individual offices while allowing light

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to penetrate into building interiors. Upper floor balconies provide views of the campus and adjoining plaza while the glass-enclosed conference room in the second-floor dean's office looks out on Euclid Avenue as well as the plaza.

The abundance of glass on the exterior as well as the open interior promises an active building as passersby catch the movement of people and light from the interior while occupants partake of outside action from nearly any interior vantage point.



Photo by Ken Krych

**VIEWING THROUGH** Clerestories and sidelights open up individual offices to hallways and exterior views, enabling the privacy of individual offices while allowing light to penetrate into building interiors.

### Seeking 'Silver'

As mentioned, a project goal is LEED Silver certification. That goal certainly is in reach as green features abound at Julka Hall. Green space and the white roof membrane reduce the heat-island effect. A green-roof area, stormwater collection and dispersal to feed surrounding landscaping, and high-efficiency irrigation and plumbing contribute to water-use reduction. Dispersal of stormwater onsite also relieves stress on the sewer system. Energy optimization was another project focus as demonstrated in the use of high-performance glass,

sun shades and energy-efficient displacement ventilation. The bamboo panels provide an example of sustainable-material usage, and site recycling and use of recycled building materials reduces landfill usage. For this project, Heery Engineering provided both fundamental and enhanced LEED commissioning services.

### Unique design, challenging materials

The unique angling of Julka Hall as well as the unique materials employed challenged constructors. A tight job site was one challenge, as crews had limited space to excavate 10 feet deep to install the stormwater retention system, lay the slab foundation and proceed with structural steel work.

"The GFRC [glass fiber reinforced concrete] rainscreen system was unique and challenging to install as well," says Heery's Hartman.

Cherokee Glass, of Ravenna, a subcontractor through Panzica for the building envelope, was tapped to install the GFRC system – 11,400 square feet of it – as well as the metal exterior panels and 29,000 square feet of curtainwall, in addition to other exterior and interior installation work involving sun shades, skylights and more.

"The GFRC system was a specified Eternit product purchased through Cladding Corp., not a local supplier," says Rob Strosnider of Cherokee Glass. "The product actually comes from Europe, which itself created unique challenges



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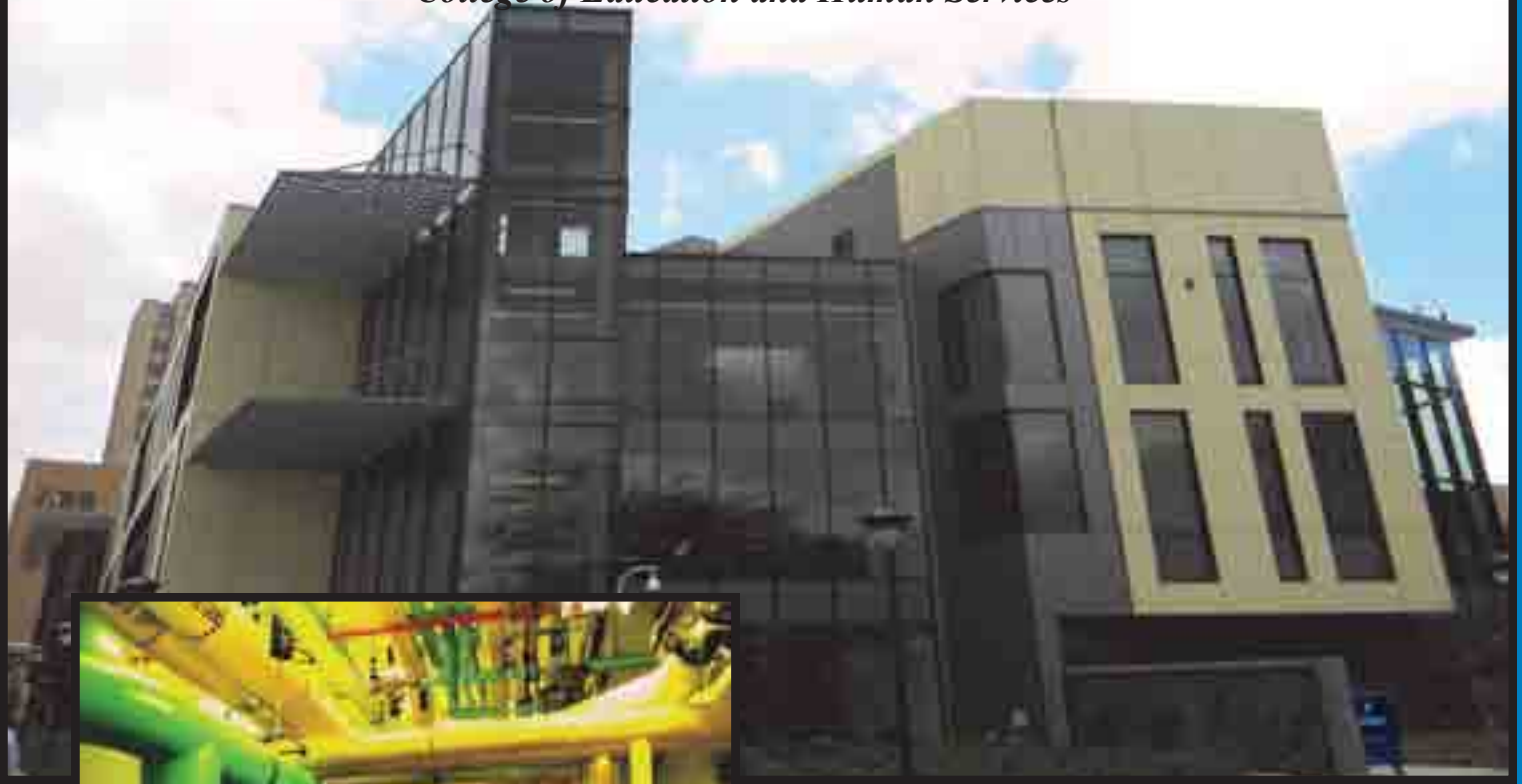
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**PERSONAL SPACE** Each floor contains informal breakout areas and casual seating for studying.

such as correspondence, coordination and scheduling.”

Even with the challenges, construction was worth the effort.

“This is a great addition for the Cleveland State University campus and for Euclid Corridor,” says Mark Panzica, president of Panzica Construction. “The durable materials and choice of colors make Julka Hall both inviting and functional. It was a fun project.”

### Innovative MEPT

Playing a large role in construction of Julka Hall was Karpinski Engineering as the MEPT engineer.

“Power distribution is complicated for new buildings at CSU as power is usually extended from the campus underground medium-voltage distribution system,” says Brian David, vice president and director of engineering for Karpinski Engineering, describing electrical challenges on the project. “Several buildings are connected to this leg of CSU’s distribution system so not only does the complexity of the building’s power-distribution equipment increase, but so does coordination with CSU’s facilities group.”

Beyond working with the distribution challenges, the project included a complex relocation of an existing exterior 750-kW backup generator, as it

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interfered with the layout of the new building.

"The generator was located near the adjacent Fenn Tower, a student housing building, and it backed up the tower's emergency loads," David explains. "The generator had to be converted to an indoor unit and relocated to inside a nearby parking garage. The exterior housing and skid-mounted diesel-fuel-storage tank had to be removed. A new underground fuel-storage tank was installed as fuel requirements exceeded the limits allowed inside a building. A temporary generator was brought in to back up Fenn Tower during the move in the event power was lost during that time period. Fortunately, the existing generator had the capacity to back up the emergency loads in the new building as well as Fenn Tower, so a new generator was not required."

Lighting design performed by Karpinski Engineering included compliance with the latest energy codes, complete with automatic relay and occupancy sensor controls that met CSU standards. In addition, the exterior pedestrian lighting, including state-of-the-art LED lighting, was designed around CSU's new site lighting standards.

"From a technology standpoint," says Ryan Smith, technology engineer at



**FINE LINES** Unique angles provide visual interest inside (above) and outside of the new Julka Hall.

Karpinski Engineering, "not only does the new voice/data system connect into CSU's campus fiber optic data network, the building also incorporates a wireless data network including the exterior green space surrounding the building. This allows students to connect to the Internet while enjoying the outdoors."

Mechanical design had its challenges, too, reports Jim MacMillan, Karpinski Engineering vice president.

"The most unique aspect on the mechanical side involved two existing air-handling units installed in the old University Center in 2001," he says. "When UC was demolished to make room for a new building, the units were taken down and stored. After retrofit of energy-recovery coils

and indoor-air-quality controls, the units were installed on Julka Hall."

Reusing the units saved about 100,000 pounds of aluminum and saved about 500,000 pounds in carbon emissions when considering the processes to mine, refine, manufacture and ship the aluminum and finished units, according to MacMillan. Mechanical work also resulted in an energy-saving slab radiant-heating system that releases heat at the floor of Julka Hall, letting it rise to heat the entire building. Also installed: a system that reclaims waste steam

heat for use in snowmelting.

Construction also necessitated removal of a cooling tower serving Fenn Tower from the Julka Hall job site and relocation to the top of the new building.

### Furthering the mission

The plan to give Cleveland State a more residential feel is well underway, and the addition of Julka Hall and its landscaped surroundings furthers that mission. Beyond that, the new building is a vibrant addition to Euclid Corridor and anchors the southeast corner of the campus.

But most importantly, it helps CSU in its educational mission. **P**

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# Refreshing Changes

Highlighting top renovation  
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# Renovation & Restoration: The Ultimate in Recycling

By Donovan D. Rypkema



Donovan Rypkema

In case you've slept through the last 36 months, we have fallen into economic uncertainty. This is not just one more, albeit deeper, downturn in the business cycle. There are fundamental changes taking place in the economy and what it will look like at the other end no one knows. The one lesson we should have learned in the last year is that we have to unequivocally commit ourselves to sustainable development not just for the environment but also for the economy and our social and cultural resources. Those of you working in Northeast Ohio with historic buildings and in neighborhood commercial districts are contributing more to sustainable development than every solar panel in America.

Historic buildings are invariably where millions of dollars of infrastructure investment have already been made by previous generations. All too often that infrastructure is left unrepaired and underutilized as we substitute suburban sprawl for neighborhood reinvestment.

On the other hand, rehabilitation of historic buildings reduces the demand for land and new materials; reuses energy embodied in the existing materials, the labor, skills and the urban design principles of past generations, and recycles the whole building. In fact, historic preservation is the ultimate in recycling.

One of the great success stories for cities and for historic preservation in the last two decades has been downtown revitalization. But I cannot identify a single example of a sustained success story in downtown revitalization where historic preservation wasn't a key component. Not one. Conversely the examples of very expensive failures in downtown revitalization have nearly all had the destruction of historic buildings as a major element. Downtown revitalization through historic preservation is one of the best examples in this country of sustainable economic development.

Much of the "green building" movement focuses on the annual energy use of a building. But the energy embodied in the construction of a building is 15 to 30 times the annual energy use. A recent study in Great Britain indicated that it takes from 35 to 50 years for an energy efficient new home to recover the carbon expended in constructing the house.

Razing historic buildings results in a triple hit on scarce resources. First, we end up throwing away thousands of dollars of embodied energy. Second, we are replacing it with materials vastly more consumptive of energy. What are most historic houses built from? Brick, plaster, concrete and timber, among the least energy consumptive of materials. What are major components of new buildings? Plastic, steel, vinyl and aluminum, among the most energy consumptive of materials. Third, recurring embodied energy savings increase dramatically as a building life stretches over 50 years.

Sustainability requires stewardship. There can be no sustainable development without a central role for historic preservation. Those who are doing that today, future generations will thank tomorrow. **P**

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*Preservation Economist Donovan Rypkema is principal of PlaceEconomics, a Washington, D.C.-based real estate and economic development consulting firm with a specialization in downtown and neighborhood commercial district revitalization and the reuse of historic structures. These comments originally appeared within a speech presented at the City of Cleveland's Storefront Awards Program in May 2010 and are reprinted with permission from the author.*





## Residential Revival

### Charles Fazio & Associates revives condo at opulent Bratenahl 2

By Diane DiPiero | Photos by Beth Singer

**T**he owners of an opulent condominium in Bratenahl 2, one of a pair of residential towers overlooking Lake Erie, contacted Charles Fazio & Associates about giving a whole new look to the place. “It was configured like a bunch of cubes. The kitchen was tucked on the inside, and the living room was the only room with a view of the lake,” says Charles Fazio, owner of the architecture firm.

Fazio suggested reworking the space to maximize lake views. Also important was to give greater prominence to the kitchen. “The owner is a wonderful cook,” Fazio says. Tying together this new look would be rich woods, custom furnishings and architectural details that would make the inside of the condo as stunning as the view from the windows.

The redesign of this Bratenahl condo illustrates Charles Fazio & Associates’ expertise in transitional contemporary architecture, a style for which the firm has earned a solid reputation over the last ten years. “It’s not so typical,” Fazio says of transitional contemporary. “We started to blend styles and use a mixture of woods, and people really loved it.”

For this project, reconfiguring the space was the first step in creating a transitional contemporary setting. Charles Fazio & Associates’ construction management arm, H Construction, worked on the project, creating a streamlined and straightforward process for the owners, according to Fazio.

“With our construction management team, everything is open-book,” he says. The owners were able to see the different bidders for various projects and view any change orders that happened along the way. “And a contract manager is able to give any savings back to the client,” Fazio says.

The owners were very involved throughout the project, according to

Fazio. By determining their needs and lifestyle, the firm was able to create a space aptly suited for them.

“This was a three-bedroom condo, but the owners only needed one bedroom,” Fazio says. “We were able to open up the space and the entry area by eliminating two of the bedrooms.” The reconfiguration allowed for lake views from just about every area of the condo, including the kitchen.

Setting the stage for the opulent redesign is the foyer, which employs highly custom details for a distinctive look. The oval outline of an inlaid sundial on the wood floor is gently mimicked in the ceiling above. Exotic Anigre wood sheathes the foyer wall,

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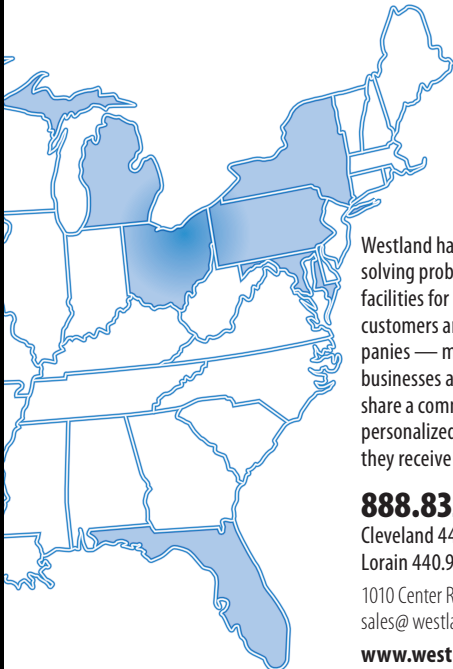
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**ROOM TO RELAX** The bedroom boasts a custom bed by Vogue Furniture and a host of pampering features. A TV is built into the foot of the bed, for example.

which has a gentle curve to reinforce the themes on the floor and ceiling. A built-in niche with custom lighting adds just the right amount of design detail to the wall.

From the foyer, the space opens up to reveal more custom details that handsomely frame the lake views beyond the windows. The kitchen is light and bright. "We minimized upper cabinets so the owners can better view the outside," Fazio says. The architecture firm also took advantage of high-tech features to keep the space uncluttered. The microwave, for example, comes out of a drawer rather than sit on the counter. Light woods on the cabinets and flooring and a long oval island/table lend a feeling of added spaciousness in the kitchen.

The living room is awash in custom details. Vogue Furniture of Royal Oak,



Michigan, designed the furniture to be both unique and highly inviting. Tiger maple, birds-eye maple and mahogany bring texture and diversity to the living room.

Built-in niches and a custom-designed entertainment center are complimented by soffits that give the eight-foot ceilings a sense of greater height and custom lighting that casts a

soft glow on objets d'art throughout the room. Maple flooring is nicely offset by custom dark-wood furnishings, such as the zebra wood dining table in a corner of the room.

The bedroom boasts a custom bed by Vogue Furniture and a host of pampering features. A TV is built into the foot of the bed, for example, and the blinds are operated by remote control.

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# Refreshing Changes

Off of the bedroom, his and her bathrooms cater to the owners' desire for spa-like features. In his bathroom, the large mirror above the sink has a TV behind it. Her bathroom gives way to large closets that can accommodate a four-season wardrobe.

Despite the many custom features in the condo, the construction manager was able to keep costs reasonable. "The doors in the condo are custom but they're not overly expensive," Fazio says. "We try to find quality people who don't charge a lot of money."

Working on the 11th floor of a building presented its challenges. "The elevators are small, and a lot of the furniture had to be carried up 11 flights of stairs," Fazio recalls. Nevertheless, the project ran smoothly and was completed in about nine months, he says.



**DINING DESIGN** Light woods lend a feeling of added spaciousness in the kitchen.

completed the renovation of a Tudor home in Shaker Heights. Fazio says that his firm has been able to weather the current economic downturn. "We've stayed busy through this economy, and we've had no layoffs," he says.

Fazio notes that it's a team effort – architect and client – that leads to a successful job. In the case of the Bratenahl condo, "there was synergy with the client."

The owners agree. Their newly redesigned condo has given them richer details, a sense of greater space and a stronger connection with the lake. The owner sums it up in a single sentence: "It feels really good to be at home." **P**

Charles Fazio & Associates continues to deliver transitional contemporary architecture to Northeast Ohio and many other parts of the country. The firm is working on a 12,000-square-foot house in Waite Hill and recently

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# Software Solution

Local firm creates web-based organization application to simplify design projects

By Robert Myers

**O**ne hundred and fifty rooms. One hundred different knob styles. What goes where? Large scale construction projects all face the same challenge at the end of the project – what goes where? The larger the project, the more of a challenge it is to make sure that furniture, draperies, lamps, rugs, handles, and the other myriad items that complete a project wind up in the places designers designated for them. Paint colors, carpets, light fixtures, outlet covers, wallpaper, carpets, rugs, tile... the numbers and details can be mind-boggling. Multi-tenant build-outs, multi suite renovations and the like all have the same challenge.

Working on just such a large-scale project, Robert Myers and his team at Myers Homes, a custom residential construction firm based out of Chagrin Falls, searched high and low for a digital solution. They needed a simple tool that would allow multiple design team members to input and access the finishes for a unique and massive project in a highly organized fashion from multiple locations scattered all over the United States. Myers, who was familiar with database design, had assumed that large design outfits had to be using something he could also use – but he found that such a product did not exist. Most firms are still using paper folders and copy machines. The most sophisticated are using Excel spreadsheets or proprietary database products that run on specific software on individual networks. Sharing updates and changes is a complicated endeavor, requiring IT departments, etc.

The product that he was looking for would be simple to use for design-oriented non-techies, ported over the Internet, and scalable from small one-room projects to whatever size a firm's book of business might demand. Ease of access and use was of paramount importance, since most members of his construction team weren't very familiar with terms like GUI, clock-speed, gigabytes and modem. Myers was never able to turn up what he was looking

for, but the need for the tool wasn't going to go away.

## Enter DesignOrganizer

Since the tool he needed didn't exist, Myers assembled a team based in Cleveland to create it. Working with the tech experts at Insivia, Myers and his design team laid out the working parameters for the tool they needed for the programming team at Insivia. The functionality that Myers was looking for, with the simple interface that he insisted on, was finally ready for use last winter. Myers and his staff wasted no time digging in and loading their projects into DesignOrganizer. Now, field leaders can simply call up a room and answer all the "what light, what color, what knob" type of questions that come up all the time. Designers can load all the selections into the database wherever they are, and call up images and specs on previously selected items in showrooms and lobbies all over the country.

DesignOrganizer is a professional grade communication tool targeted specifically at the design/property management industry. It is based on the SAS (Software as a Service) model, meaning that users don't need to download or install anything – the software is accessed via subscription using any web browser. There are currently four subscription levels for

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## Project Profile: American International Construction Begins Restoration at BW's Marting Hall

**B**ased out of Berea, American International Construction, Restoration Contractors has been making its mark over the past 32 years by completing an impressive array of projects. American International recently began work on the oldest classroom building on the campus of Baldwin-Wallace College: the famed Marting Hall.

The four-year, phased exterior façade restoration program encompasses stone restoration, façade cleaning, recaulking and waterproofing of the structure, which was built in 1895 and is on the U.S. Department of the Interior's National Register of Historic Places.

"There are many impressive and historically relevant buildings at Baldwin-Wallace College but Marting Hall is truly an architectural marvel," says Michael Petrasek, president of American International. "We are honored to have been chosen to restore this hidden treasure."

The building is located on Seminary Street in Berea and sits adjacent to two other equally inspiring structures that American International has made their mark on: the Lindsay Crossman Memorial Chapel, built in 1872, and Dietsch Hall, constructed circa 1899. Both buildings are made from Berea quarried sandstone and are most impressive façades.

The Chapel restoration was an extensive four-year program restoring the sandstone façade with current technology and products but more importantly with old world craftsmanship.

Other noted and significant historic restoration projects completed by American International are the Kinsman Presbyterian Church, Kulas Musical Arts Building and Burrell Memorial Observatory.

American International has been noted as one of the area leaders in exterior building façade restoration and also provides its services on a national basis. Current projects are underway in Chicago, Pittsburgh, Syracuse, Detroit and Lansing, Michigan to name a few.

Based on an uncompromising commitment to quality in the work it performs, American International has gained a national reputation for excellence and continues to grow as a strong and viable organization. **P**

different sized users, starting at \$9.95/month, and each is assigned a monthly fee. The first 30 days is free, and signing up for one level doesn't restrict a company from upgrading to another level at any time as the need dictates. Simply click on the package desired, enter the information requested and the site sends back an

email confirmation. Click on that and you're ready to start.

Beginning couldn't be easier: simply start by creating a project, adding rooms to the project, adding users to the team, and adding products to each room. Changes are simple and propagated in real time. As each product is added, it

is also added to a user library and so is available for other rooms or even other projects for that user.

The organizational framework of the software is based on a project and project team framework. Project information is input at the design team level on a project-by-project and room-by-room basis. (Myers insisted that the commercial world's protocol of assigning room numbers be followed.) This way, as final selections and designs for a project would be completed on a room by room basis, the designers would use the software to not only log all the selections but be able to communicate those selections to designated leaders of the construction team. An added benefit is that all the room-by-room, project-by-project information is retained – so it is simple to refer back to a closed project and find item/sku/vendor information related to specific pieces of a final design. Although Myers, his design team, and his field personnel, have been using DesignOrganizer since last winter, the site was unveiled only this spring at the local ASID show Sourcery, and only just now is being promoted via public ad campaigns.

### Property management

Of course, users can utilize the product in other ways. For example, some have adopted the software for use as an easy Property Management inventory tool. Firms that have multiple office or real estate locations will find DesignOrganizer useful in cataloging fixtures and inventory on an office-by-office and location-by-location basis. Using DesignOrganizer would make answering a question like, "What desks are in the Boston manager's office and where did we get them?" simple and easy to answer. Or for a retail strip owner: "What lights did we put into the parking lot in our Woodmere location and where did we get them?" Once the information is in DesignOrganizer, it's there until you remove it. **P**

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*DesignOrganizer is available at [www.designorganizer.com](http://www.designorganizer.com). For more info, email Robert Myers at [rob@designorganizer.com](mailto:rob@designorganizer.com).*



# Focus on Building Façades

## An overview of asset management programs for building exteriors

By Sara B. Peters, P.E.

**A**sset Management is the process of maintaining a structure and maximizing its value by handling costs and risks related to the asset. In buildings, the costs are typically related to repair and maintenance of the components that make up the structure – in this case the building facade.

An Asset Management Program for building facades, then, should consist of the following:

1. Initial Comprehensive Evaluation
2. Repair Program Development
3. Long Term Capital Plan
4. Repair and Maintenance Program Update Process
5. Asset Management System (AMS)

### Initial Comprehensive Evaluation

For a particular building, it is important to complete a thorough initial evaluation to understand the existing condition, as well as the history of the façade including the type and extent of deterioration and/or distress. The history is important to understand how the structure was constructed, note any deficiencies in the original design or construction, and review previously performed repairs and maintenance. The evaluation will consist of a visual review of the exterior walls for signs of deterioration, distress or deficiencies within the structural, façade, and waterproofing components. The evaluation may also include excavations to reveal concealed conditions or materials testing to determine the properties and condition of the existing wall components. This information will assist with the development of a repair and maintenance program that reduces the overall costs over the service life of the structure and/or results in the most valuable asset over its service life.

### Repair Program Development

Based upon the recommended repairs, repair options and the available budget, a repair program is developed. After the onset of water infiltration, repair costs increase exponentially over time due to increased deterioration and potential

distress of the wall components, the building structure and/or interior finishes. The goal is to perform repairs to correct current deficiencies or deterioration at a low cost to prevent future, more expensive major repairs.

### Long Term Capital Plan

The Repair Program is a plan to address the deterioration currently found in a structure. Upon its completion, a long-term capital plan is needed to project future costs. This plan would typically be a 10- to 20-year look ahead at anticipated maintenance and repairs, including such things as replacement of sealants/expansion joints, cleaning and sealing of facade elements, cleaning and painting of exposed steel lintels, etc. This long-term plan allows owners to forecast

major capital budget items and plan for them by creating a long-term capital fund. For owners with multiple structures, this will allow planning of major expenditures to balance out annual costs.

### Repair and Maintenance Program Update Process

After having completed the initial evaluation and developed (or started to implement) the Repair and Maintenance Programs, it is important to update the Programs on a regular basis to identify additional deterioration or repair needs and to adjust the plans accordingly. An annual or bi-annual review is recommended. This review will not be as comprehensive as the initial evaluation, but will focus on identifying new deterioration or



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Photo courtesy of Jim Baron Photography



## Project Profile: Wood Dimensions, Inc. completes renovation for KeyBank

**W**ood Dimensions, Inc., fabricator of custom cabinetry, wood and millwork, was recently chosen to complete interior renovations for additional KeyBank offices in what was formerly the Higbee building in downtown Cleveland. KeyBank's expansion plans required relocation of 1,000 workers from its headquarters to several floors of the historic high-rise complex.

Wood Dimensions designed, fabricated and installed a handsome, open two-story walnut staircase with floor-to-ceiling walnut wall treatments throughout an open office gallery. Restoration of all-wood elevator corridors and door panels were completed featuring existing art deco styles of the 1930s with wood inlays and various stylized wood patterns. Projects also included contemporary-style wood seating areas in the lunchroom, recessed wood ceiling panels housing lighting fixtures throughout the office space, and a new security guard station complete with cabinetry and drawers.

"This project required an experienced fabricator that had the facility, equipment and master craft-people to complete this project, which required both a contemporary design style along with renovations of original, historic woodwork," says Thomas Rocks, owner of Wood Dimensions, Inc.

"[Our company] was a chosen contractor for this job because of our broad experience and craftsmanship with commercial wood projects," said Rocks. "We are a one-stop, local resource that can handle all of the functions and needs necessary for commercial renovations along with wood and millwork construction." **P**

concerns that developed since the last review or evaluation. With an ongoing process of reviews, a full evaluation may not be necessary in the future or may be considered every 3 to 5 years to thoroughly update the Repair and Maintenance Program. Minor repairs and preventive maintenance that can be completed now at a low cost will prevent future, more expensive, major repair costs.

Deferred Maintenance and Repairs may lead to:

- **Increased Repair Costs**

Facade repairs are costly. The lack of completing minor repairs and maintenance may lead to more extensive and costly future repairs for the exterior wall components (including both exposed wall components and concealed elements such as anchorages), the building structure and/or interior finishes.

- **Decreased Customer Satisfaction**

Deterioration and distress within the exterior walls, as well as within the interior finishes, is unsightly. Water leaks and interior repairs are an inconvenience to users.

- **Liability Costs/Risks**

Deterioration of building facades can result in decreased safety and increased liability risk for Owners. Liabilities include: fall hazards, damage to structural components, damage to interior finishes or furnishes, increased energy loss, condensation, and biological growth.

### Asset Management System

With typical Repair and Maintenance Programs, written reports and manuals are created, but are often filed and likely

not easily accessible or updated. All information found and reviewed related to the development of the programs (such as photos, warranties, submittals, construction drawings and reports, etc.) are placed on the shelf or in the file. Years later, the momentum for getting the Repair and Maintenance Program going may wane, or staff transition may occur. Both of these unfortunate circumstances can stop an Asset Management Plan and cause future staff to have to start the process all over.

This is costly and unnecessary, not to mention detrimental to the structure if lapses in completing needed repairs and maintenance occurs. The use of an Asset

**The goal is to  
perform repairs  
to correct current  
deficiencies or  
deterioration  
at a low cost to  
prevent future,  
more expensive  
major repairs.**

Management System (AMS), an accessible online database that provides all the information at the touch of a button, is a powerful feature within an Asset Management Program that can potentially minimize future program development costs and enable continued program implementation.

The benefit of an Asset Management System is to effectively organize all information relevant to the operation and maintenance of the building facades in one readily accessible location. **P**

Sara B. Peters, P.E. is a Restoration Manager and leads the Cleveland, Ohio office for Carl Walker, Inc. Carl Walker is a consulting engineering firm, nationally recognized as a leader in the evaluation and restoration of existing building facades, plazas, parking structures, and other structures. Carl Walker's staff of restoration specialists/structural engineers, dedicated full time to the review of existing structures, is knowledgeable regarding older structural and waterproofing systems and their effective analysis and repair. For more information, please contact Sara Peters at 216-642-8227, email: [speters@carlwalker.com](mailto:speters@carlwalker.com), or visit [www.carlwalker.com](http://www.carlwalker.com).

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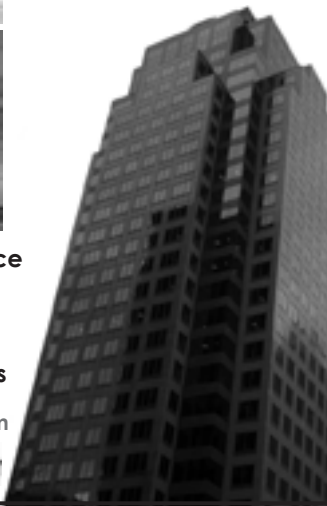
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## Covered for the Future

Area design/builder specializes in metal roof retrofits

By Diane DiPiero | Photos courtesy of Brookpark Design Builders

**A**ccording to the Metal Roofing Alliance, an organization that provides information on metal roofing for professionals and the general public, a metal roof can last at least twice as long as an asphalt roof, which has a projected life of anywhere from 12 to 20 years.

You don't need to tell that to Steve Friedmann of Brookpark Design Builders, which has been in the metal building and roofing business since 1951. Friedmann knows how popular metal has become for businesses that want to maintain their buildings without spending excessive amounts of money. Brookpark Design Builders has constructed roughly 1,000 metal buildings. In recent years, it has seen its metal roof retrofitting business increase by leaps and bounds.

"About 90% of our work over the last four or five years has been retrofitting old roofs," Friedmann says.

Recently, Brookpark Design Builders retrofitted the roof of a 2,500-square-foot Cleveland Metroparks maintenance building in Westlake. The old roof (see photo 1) was about 25 years old and was leaking. The project involved removing the old roof and insulation and replacing them with metal sheets, as well as adding new gutters, downspouts and rake trim (see photo 2).

Brookpark Design Builders is set to begin another retrofitting project for the Metroparks, this time at Brecksville Reservation.

Retrofitting is proving to be a cost-effective and highly efficient means of building maintenance for clients such as the Metroparks. "One of the advantages of metal is that it has a better insulation factor," Friedmann says. Retrofitting with a metal roof can be less expensive than putting on a new asphalt or tile roof, Friedmann

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adds. "And it can be done in a fraction of the time."

The metal roofs that Brookpark Builders install come with a 20-year guarantee. "That's how confident we and our supplier are about the product," Friedmann says. Brookpark Design Builders offers cool color roof coating, which comes in various colors and keeps heat from gathering on the rooftop.

A metal roof typically takes about 10-21 days to install if the building is undergoing other work as well. "Most of the buildings we work on have a company working inside as well," Friedmann explains. "You have to make the roof weather-tight every night to make sure there's no water leaking into the building." As with the Westlake Metroparks building, roof retrofitting involves replacing gutters and downspouts.

Based in North Royalton, Brookpark Design Builders has a competent crew able to tackle any size project. Although exterior projects tend to wane during the cold months, the installation of interior metal keeps the company busy throughout the year. Partition walls, welding curtains and liner panels to cover insulation are examples of metal products being used inside buildings. The company does work throughout Northeast Ohio, from Youngstown to Oberlin and points in-between.

As part of the company's quest to continually expand its services, Brookpark Design Builders now sells materials to customers at supplier prices. So whether a company is looking to have metal construction done by an outside source or to tackle a project on its own, Brookpark Design Builders can be of service.

Friedmann has built Brookpark Design Builders' website to showcase its past projects and the products it sells. A trip to [brookparkdesign.com](http://brookparkdesign.com) reveals whole-building and roofing installations completed by the company.

Metal can make a big difference in the look and longevity of a building, according to Friedmann. "A building could be 60 years old and look like new," he says. **P**

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# Landing in Luxury

Revived Sheraton Cleveland Airport Hotel incorporates flight-themed designs

By Diane DiPiero | Photos by Scott Pease

**T**raveling by commercial airplane in the 1950s was akin to attending a swanky cocktail party in the sky. Rich wood paneling sheaved the aircraft's gently curved walls. Leather club chairs and fabric-covered love seats cradled passengers in comfort. Service with a smile seemed to come naturally to airline attendants wearing sharp single-breasted suits and pillbox hats.

That feeling of comfort and sophistication served as the impetus for the renovation of the Sheraton Cleveland Airport Hotel. With the expertise of Chicago-based Area 39 Architects and MDS Builders, Inc., of Medina, the hotel's public areas expertly meld classic architecture with timeless details and modern-day conveniences.

Sheraton is part of Starwood Hotels and Resorts, which is also the parent company of hotel chains Meridien, W and Westin, among others. Each chain's goal is to set itself apart from the others, creating a distinctive destination. "Sheraton's goal is to have a homey atmosphere," says Joe Pinto, VP of Hotel Operations at Oakbrook Hotels, Inc., manager of Sheraton Cleveland Airport Hotel.

Starwood recently energized the Sheraton brand through a multi-billion-dollar building and renovation project. Features that can be found in all of Sheraton's 150-plus hotels include Sweet Sleeper 300-count bedding and Core Performance fitness centers.

Area 39 Architects needed to keep the key brand features of Sheraton in mind while giving this airport location a more unique look. The firm believes in infusing its hotel and restaurant projects with local influences; in other words, it takes cues from the cultural, historical and geographical characteristics that distinguish one city from another. This helps give travelers a sense of place. "So when you wake up in the morning, you know what city you're in," says Jay Keller, a principal with Area 39 Architects.

Fortunately, Hopkins Partners, owners of the Sheraton Cleveland Airport Hotel, agreed that this Sheraton demanded a distinctive presence. "The owners are very in tune with the architectural world



**SOPHISTICATED STYLE** Public areas were designed to expertly meld classic architecture with timeless details and modern-day conveniences.

and have a very good eye," says Keller. "They were very much on board with our ideas."

For this project, Area 39 Architects chose to pay homage to Cleveland's aeronautic greatness, which melded nicely with the mid-century modern theme the firm wanted to employ. The fact that this Sheraton is adjacent to Cleveland Hopkins International Airport and close to NASA Glenn also made the renovation style a perfect fit.

The public areas of the Sheraton Cleveland Airport Hotel were the final aspects of an interior renovation project that began about five years ago. Area 39 Architects and MDS Builders worked together on the project from the beginning. Throughout the renovation, the mid-20th-century airline theme for the lobby area remained a constant.

"We conceptualized all of the public areas back at the beginning and planned it out," Keller says.

"The owner realized we needed to create the concept all at once," adds Lisa Chervinsky, also a principal with Area 39 Architects.

While cosmetic changes had been made through the years, no significant renovation had been done to the public areas since 1989. The space begged for a vibrant new look that would stay fresh for a decade or more.

Some reconfiguring of the space would be necessary if the project were to be a success. One of the tallest orders was redoing the long, narrow corridor that led guests from the hotel entrance to the lobby. "It was nicknamed 'the runway,'" Keller says. The corridor was shortened by 30 feet and made to feel a part of the lobby area thanks to a series of appropriate artwork and furnishings.

The streamlined look of mid-century modern aptly suits the spacious hotel. (The ground and mezzanine levels total more than 100,000 square feet. A seven-

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story tower adds another 100,000-plus square feet.) Wood paneling and thick metal-wrapped columns set a sleek, sophisticated and intriguing atmosphere in the lobby. "The columns were originally drywall," Keller says. "We wrapped them in metal and used softer edges to blend with the space and become part of the concept."

Clear-glass and metal railings open up the space while creating subtle delineations for the registration, restaurant/lounge and cafe areas.

"We created an oval in the center of the lobby to soften the space and encourage circulation. Everything else in the lobby spins off of that," Chervinsky says.

Hotel lobbies run the risk of being impersonal, but the tight oval in the center of the Sheraton Cleveland Airport sends an inviting message to hotel patrons as they walk in toward the registration desk. "As you move out of the center, the feeling becomes less intimate," Keller says, thus encouraging guests to mill about and take advantage of what the public spaces have to offer.

Starwood and Sheraton features were incorporated into the renovation of the lobby. For example, the registration area has three separate pods. "That's signature for Starwood," Pinto says.

Nevertheless, this would be one of the first Sheratons in the country to boast a new design for the pods. Starwood had created a prototype design but had not yet actually built the pods, according to Lisa Olivas Taucher, regional manager for MDS Builders, which has worked with the Sheraton Cleveland Airport Hotel for more than 20 years. She credits Bedford Cabinet with ably "bringing the picture on paper to life."

Over by the restaurant, Link@Sheraton provides a social space as well as connectivity for business and leisure guests. "The goal is to make guests feel comfortable gathering in the lobby," Chervinsky says. The casegoods for the Link@Sheraton are standard for all Sheraton hotels, although the architects were able to select a finish that melded with the renovation.

With key features of the hotel chain in place, the architecture firm could now

give the lobby of this particular hotel its own unique look. Doing so allowed Area 39 Architects the chance to honor great designs of the mid-20th century.

With a nod to architect Eero Saarinen's curvaceous TWA terminal at New York's Kennedy Airport, the hotel bar has a modern sleekness interwoven with a timeless sense of design. The bar was pushed back during the renovation to make it larger while still giving it an intimate feeling. The sparkling marble countertop complements the aeronautic theme of the lobby.

This section of the hotel lobby flows like one large space, although it actually comprises three distinct seating areas. In addition to the bar, a series of small tables invites guests to enjoy appetizers. A cozy niche along one wall entices weary travelers with a built-in banquette, a cushy, fabric-covered headboard and a curved wall similar to the side of an airplane.

Just beyond the bar, the hotel restaurant now seats 90, about half its pre-renovation size. The new setup creates a warmer atmosphere for diners, Keller says.

Ceiling lights resembling cloud clusters cast a soft glow on dining tables lining the perimeter of the space and four booths that cluster in the center. Custom-designed frosted-glass panels subtly add privacy to the booths. The design team had to get creative when installing the panels, using the same shell as for the glass railings in the lobby and recessing them within the booth structure.

The restaurant is framed by two key elements that lend distinction: three "window" openings with soft edges resembling airplane windows and a large wall mural featuring a map of the world.

The Link@Sheraton sits just outside the restaurant. By creating this setup, guests can feel comfortable doing some work in the lobby before or after breakfast or conducting last-minute business just before settling in for dinner.

On the other side of the lobby, a cafe was carved from the old gift shop. Here, guests can pick up personal items they may have forgotten at home or grab a snack any time of the day. The idea is to



**LUSTROUS LOOK** The Sheraton's hotel bar has a modern sleekness interwoven with a timeless sense of design.

encourage guests to linger awhile if they like, not simply grab a toothbrush or a cup of coffee and head back to their rooms.

One of the challenges in the cafe is that the ceilings are barely eight feet high. Details like gently curved millwork and track lights resting on curved metal bars keep the focus on design and lend a sense of greater height.

To further accentuate the sense of openness in the newly renovated public spaces, Area 39 Architects reconfigured the mezzanine level, which overlooks the lobby. Originally housing the administrative offices, the mezzanine had a boxy, closed-in feeling. By removing solid walls and wood railings, the mezzanine was opened up and united with the floor



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below. A series of tables and upholstered chairs intends to lure guests upstairs for an informal gathering or a relaxing break.

Meeting rooms line a wall of the mezzanine, their frosted-glass windows lending privacy while creating a greater sense of fluidity between the lower and upper levels. Pre-finished mahogany doors add richness to the overall setting. Inside, the meeting rooms complement the look of the public areas.

Tying together the renovation of the lobby are design elements that distinguish this hotel from others in the Sheraton chain while also calling attention to the uniqueness of Cleveland. Carpeting designed by Chervinsky features an overall pattern resembling stars and planets. The pattern is subtle, whispering rather than shouting the cosmic theme and gently carrying guests from one area of the lobby to another.

Lining walls throughout the public areas are paintings and prints by artist Deac Mong of Chicago's Still Art Consultants; these boldly capture the essence of both mid-20th-century airline travel and the aeronautic prowess for which Cleveland is known.

A built-in wall clock commands attention on a large wood-paneled wall just off the reception area. The clock can be



**DISTINCTIVE DETAILS** Among amenities provided for guests are a cafe, Wi-Fi area and an indoor pool (above).

seen from all parts of the lobby, including the mezzanine. Although the clock has a retro look, it automatically converts to daylight savings time, according to Keller.

Also on a wall of the lobby, built-in flight boards let guests know if their plane will be departing on time. This is a new feature that adds to the overall comfort of hotel guests, according to Pinto. "We'll also be adding a weather system," he says. The flight information is subscription-based and not connected with the airport system.

As with any project, construction challenges popped up along the way. When they pulled the facade off the lobby wall, MDS Builders found a lava rock wall. "We have no idea why it was there," Taucher says. "We could have

just covered it up, but we took it down."

Another challenge: The ductwork for the lower level of the hotel ran right through the middle of the space. "We had to put in a separate system for the lower level," Taucher says.

Through it all, Taucher's team tackled the problems with smart solutions that kept the project running on time. "We couldn't have asked for a better general contractor," Keller says.

The renovation project gave Sheraton the chance to "green" its HVAC system. The hotel also added occupancy sensors in back-of-the-hotel bathrooms and installed a Honeywell energy management system.

A few finishing details are still in the works, such as enhancing the landscaping in the front of the hotel so that it can be enjoyed by diners in the restaurant. For the most part, though, the Sheraton Cleveland Airport Hotel is already welcoming guests with its fresh look and inviting atmosphere.

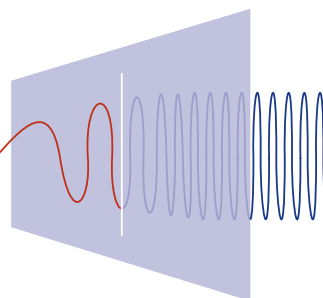
"It has gotten a very positive response," Keller says about the renovation project. Working together as a team with a unified goal, the owners of the Sheraton Cleveland Airport Hotel, Area 39 Architects and MDS Builders came in for a smooth landing. **P**

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**F**ounded in 1996 as a Steamatic franchise to serve Stark and Summit counties with commercial/residential cleaning and 24-hour emergency restoration services, the Carrara Companies quickly expanded to serve four additional counties and today covers Northeast Ohio, plus Columbus.

Because of construction restoration demand from its Steamatic mitigation work (water and fire damage emergency services) and at the request of one of its major customers, the need for a construction services division became apparent. Therefore, Quality Construction of Ohio was founded in 2001. All areas of residential and commercial construction are performed except heating, major electrical and plumbing.

In January 2008, all operations were renamed the Carrara Companies, comprising four divisions: Carrara Property Restoration, Steamatic by Carrara, Carrara Construction and Carrara Environmental. The Carrara name is synonymous with the highest quality marble, which was used by some of the greatest sculptors in the world, including Michelangelo.

By offering creative value added solutions to customer needs, the company has grown to include 40 employees and a 36-vehicle fleet. Their strategy is to send an experienced certified project manager as the first responder to the customer. During an emergency loss situation, for example, the project manager is the first contact the customer has from the company and is responsible for the entire project, from first contact until the project is completed.

"The whole process is done with one thing in mind: to provide the best customer experience in our industry," says President Justin Sucato. "The real difference maker for us is our people and how we approach the customer by putting them first in everything we do. Referrals make up about 80% of all of our business." Carrara believes in exceeding customer expectations and guarantees a response to a request within 15 minutes. If you're in the Akron, Cleveland or Columbus area and need cleaning services right now, nobody is faster.

Adds Jim Russo, business manager for Warrensville City Schools, "When we had a fire at our middle school, they did an exceptional job. By working 24/7 for three days, we were able to quickly reopen. Communications were ongoing in a timely, professional manner that resulted in a fabulous completed job." **P**

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## Creative Cladding

### Custom copper siding provides Aurora home with distinct look

By Mark Watt | Photos courtesy of Dennis Courtad

**F**or one married couple in Aurora, a recent home renovation and addition project began with functionality in mind, and grew to become a perfect excuse to give their Colonial-style house an adventurous new look: copper siding.

The owners, a couple in their mid-fifties, have lived in the two-story residence for over 35 years but decided to make changes in anticipation of their elder years. This included a second-story expansion over an existing three-car garage to house a master bedroom suite with a handicap-accessible bathroom, oversized walk-in closets and an elevator. It also included a gable roof addition and a porte-cochere entry.

As part of the renovation and addition process however, existing five-inch vinyl siding needed to be removed. Realizing they could never match the existing siding, the owners opted to take a dramatically different route: installing pre-patina copper siding, utilizing large diamond-shaped tiles of metal manufactured by Revere Copper, of Rome, New York.

Courtad Inc., a Mantua-based company specializing in custom architectural metal, handled this aspect of the renovation with the assistance of the project's architect, Theodore P. Rusnak. To reface the home, Courtad stripped all siding, recovered the house in plywood, applied an underlayment and then installed the new flat-seam copper siding for the house's façade.

As Rusnak notes, all copper tiles were custom fabricated at Courtad's facility in Mantua. "[Courtad's team] had a big coil of copper and actually handmade each piece," he says. "I was flabbergasted with the quality of the work. It was an extraordinary level of workmanship."

A similar pre-patina aluminum siding product was used for the rear of the house.

"These are all products we have used in commercial and industrial applications for years," says Dennis Courtad, president of Courtad Inc. "We're just branching out with a new residential division within our company for the first time in three decades."



**METAL MAKEOVER** For a recent home renovation project in Aurora, Courtad Inc. replaced vinyl siding (bottom) with pre-patina copper siding (top). The copper provides durability, longevity, low maintenance and a unique visual effect.

Available in 20-30 color varieties and a choice of metals, including zinc, aluminum and copper, the siding comes with a 35-year warranty, Courtad says. Benefits include durability, longevity and low maintenance, as well as aesthetics; the pre-patina metal will continue to change colors as time goes on.

"It's a very nice product that gives homeowners another option besides Hardie Board, vinyl, wood or other standard types of siding," Courtad says. "Those materials have become very common over the years and that's for

cost reasons mostly, but it can be a little boring. Drive through some newer developments and all the houses look the same with similar beige and white siding. It looks like the desert. The metal siding gives a nice, different appearance that stands out."

Courtad adds that metal siding is not a new concept though, noting that aluminum or copper siding was put on buildings even back in the 1800s.

"The metal is nothing new – it's a system that was used years ago," he says. "We are just modernizing it. The old way is sometimes the best way." **P**



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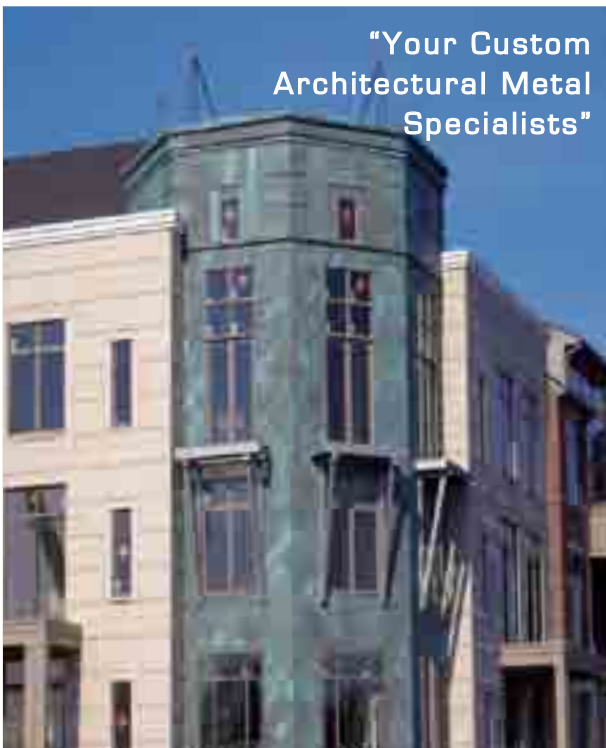
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# CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

PN-U0831070

## CLIFTON BOULEVARD TRANSIT ENHANCEMENT

Cleveland, OH (Cuyahoga Co.)

**CONTRACTING METHOD:** Public Bids

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

**OWNER:** Greater Cleveland Regional Transit Authority  
1240 West 6th Street, 5th Floor  
Cleveland, OH 44113

www.riderta.com

(216) 566-5223 FAX (216) 781-4480

Greg Van Ho (216) 566-5269, fax (216) 781-4480, gvanho@gcrtta.org

**ARCHITECT/ENGINEER:** Richard L. Bowen & Associates  
13000 Shaker Boulevard  
Cleveland, OH 44120

www.rlba.com

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

**DETAILS:** Solicitation No. 2009-120. Project No. 51. New curbside stations and associated platform with a family of contextually sensitive buildings that utilize standard transit stop elements such as benches, signage and waste receptacles will improve visibility, security and conform to the requirements of the ADA. A landscaped median appropriate to the Cities will enhance the surrounding community and improve traffic flow on Clifton Blvd. Note: This project is funded using the American Recovery and Reinvestment Act (ARRA).

PN-U0925056

## FERRY TERMINAL SUPPORT BUILDING &

### SECURITY FACILITY

### Black River Landing

Lorain, OH (Lorain Co.)

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Announcing Engineer; owner waiting on ODOT approval to move forward with project.

**OWNER:** Lorain Port Authority  
611 Broadway Avenue  
Lorain, OH 44052  
www.lorainportauthority.com  
(440) 204-2269 FAX (440) 244-1872

**ENGINEER:** URS Companies - Cleveland

1375 Euclid Avenue, Suite 600

Cleveland, OH 44115

www.urscorp.com

(216) 622-2400 FAX (216) 622-2428

**DETAILS:** Building/facility is to be located near the Lorain Port Authority's Black River Landing Dock to accommodate passengers and service needs for the Jet Express passenger ferry vessel; approx. 4,000 - 5,000 SF building/facility; ticketing offices, restrooms, indoor waiting, concession facilities, administrative offices, equipment storage space, security equipment (cameras and queuing areas), pump out facilities and associated utility extension, and additional parking. The concession area shall be roughed in' only with electrical, water, heat and communication; the building

shall be ADA compliant. Regarding the additional parking, it should be noted that parking already exists on the overall site. Therefore, parking should be designed to meet the immediate needs of the building; as part of the project scope the design firm will determine whether a one or two story structure building is more applicable. A metal roof and brick façade should be incorporated into the building design. The building shall have high speed DSL service and wi-fi service; the building will be located at the northeast corner of the Port Authority's Black River Landing Dock, near the Charles Berry Bascul Bridge. It will be in the vicinity of the existing promenade which leads to the dock. In order to blend in with the existing environment, it is anticipated that the building would run parallel to the bridge (east/west); water, sanitary and storm service are located within an estimated 200 feet of the proposed building/facility location. Utilities are to be located underground.

PN-V0720057

## NASSAU ASTRONOMICAL OBSERVING STATION RENOVATION

Montville Township, OH (Geauga Co.)

**CONTRACTING METHOD:** Public Bids

**STATUS:** Architect has recently been awarded; design to begin shortly.

**OWNER:** Geauga County Commissioners  
470 Center Street, Building #4  
Chardon, OH 44024

www.co.geauga.oh.us

(440) 279-1660 FAX (440) 286-9177

**OWNER:** Geauga Park District  
9160 Robinson Road  
Chardon, OH 44024  
www.geaugaparkdistrict.org  
info@geaugaparkdistrict.org  
(440) 286-9504 FAX (440) 286-1285

**ARCHITECT:** Westlake Reed Leskosky  
925 Euclid Avenue, Suite 1900  
Cleveland, OH 44115

www.wrlldesign.com

(216) 522-1350 FAX (216) 522-1357

**DETAILS:** Redesign to make facility ADA accessible; specific details to be announced.

PN-V0205048

## BUILDING ADDITION

Columbia Station, OH (Lorain Co.)

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Owner seeking a November 2010 bond approval.

**OWNER:** Columbia Board of Education  
25796 Royalton Road

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Columbia Station, OH 44028  
www.columbia.k12.oh.us  
(440) 236-5009 FAX (440) 236-8817

**DETAILS:** Addition to the existing middle school to relocate Copopa Elementary School; specific details to be announced.

PN-U0216039

**SHOWER RENOVATIONS - NE PRE-RELEASE CENTER**

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

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Design phase is near completion; bidding to advance once design is completed.

**OWNER:** Ohio Dept. of Rehabilitation & Correction  
770 West Broad Street  
Columbus, OH 43222  
www.drc.ohio.gov  
(614) 752-0261  
Larry English, (614) 752-1054, via email  
larry.english@drc.state.oh.us

**ARCHITECT:** mbi/k2m Architecture, Inc.

3121 Bridge Avenue  
Cleveland, OH 44113

www.mbi-k2m.com

(216) 357-2794 FAX (216) 357-2796

**DETAILS:** Project No. DRC-090007

Renovation will include upgrading the lighting, ventilation, drain conditions and waterproofing of the floors, walls and ceilings; there are 14 showers in each of the 8 units for a total of 112 showers.

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PN-V0716055

## HOUSING DEVELOPMENT

**Concord Township, OH** (Lake Co.) corner of Johnnycake Ridge and Prouty Roads

**CONTRACTING METHOD:** To Be Announced

**STATUS:** Developer seeking rezoning approval; project is preliminary.

**DEVELOPER:** Ryan Sommers  
P.O. Box 946  
Chardon, OH 44024  
(440) 358-9940

**DETAILS:** 18 acres; single-family cluster homes; proposed construction of 37 single, detached cluster dwellings; site will also contain a second retention area and storm drains in the buffer area that is adjacent to the established neighborhoods.

## OWNER:

2010; no additional information has been released.

Sheetz, Inc.  
5700 6th Avenue  
Altoona, PA 16602  
(814) 946-3611

## ARCHITECT:

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

## DETAILS:

(330) 572-2100 FAX (330) 572-2101  
5,739 SF; sitework; concrete; masonry; mechanical; electrical; plumbing; HVAC; lighting; roofing; flooring; doors & windows; wood & plastics; drywall; painting; interior finishes; landscaping.

PN-V0525044

## KEY BANK

**Cleveland, OH** (Cuyahoga Co.) W. 117th St. & I-90

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

**UPDATE:** Announcing Architect; project is currently on hold.

**OWNER:** Key Bank

PN-V0521051

## GAS STATION/CONVENIENCE STORE

**Parma, OH** (Cuyahoga Co.) Ridge Road & Day Drive

**CONTRACTING METHOD:** To Be Announced

**UPDATE:** Owner has received preliminary approval and is seeking final approval late July

PN-V0714079

## LAW OFFICE

**Former WKYC Building**

**Cleveland, OH** (Cuyahoga Co.) 1401 E. Sixth Street

**ESTIMATED AMOUNT:** \$30,000,000

**CONTRACTING METHOD:** To Be Announced

**STATUS:** A 20-year lease has been agreed upon; project will be financed with a variety of sources, including state and federal historic tax credits; no additional information has been released.

**OWNER:** Calabrese Racek & Markos, Inc.

1110 Euclid Avenue  
Cleveland, OH 44115  
(216) 696-5442

**LESSEE:** Calfee, Halter & Griswold

800 Superior Avenue  
Cleveland, OH 44114

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## CORRECTIONS

An article on Tremont Place Lofts (*Properties*, July 2010) incorrectly identified the structural engineer's proper name. The correct name is Hach Engineering, of Macedonia. • In "Properties People" (July 2010), Dan Rerko was identified as an employee of Richard L. Bowen & Associates, Inc., but is actually with KA Architecture. • Eleven River was inaccurately referenced as 11 River ("Charting Progress," July 2010). The development is a project of Abode Living, not Adobe Living as included in the article. The architects for the project, Scott and Analia Dimit, of Dimit Architects, made the developers aware of the ability to take advantage of the natural topography and redesign the residences to include an additional level for mechanicals and a home theatre/exercise room/wine cellar etc., as well as a roof top deck. These improvements make what was already some of the finest modern design even better and is consistent with Abode Living's operating philosophy of continually striving to improve every aspect of the product and customer experience. See [www.11river.com](http://www.11river.com) for further info or contact Lou Barbee at 440-899-0000.



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**DETAILS:** 115,000 SF historic former WKYC building; renovation project that will include construction of an adjoining, 190-space parking deck; additional details to be announced.

PN-V0713054

#### **EASTERLY ELECTRICAL INFRASTRUCTURE IMPROVEMENTS (EEII)**

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

**CONTRACTING METHOD:** Public Bids

**STATUS:** Engineering Services due Friday, August 6, 2010 at 4:30 PM (To Owner)

**OWNER:** Northeast Ohio Regional Sewer District  
3900 Euclid Avenue  
Cleveland, OH 44115  
www.neorsd.org/neorsd\_bids.php  
(216) 881-6600 FAX (216) 881-2330  
Bruce Buchanan (216) 881-6600 ext. 6440 buchananh@neorsd.org

**DETAILS:** Bid No. P-1063. An upgraded medium voltage power distribution system is to be designed and constructed that will serve the current and future needs of the Easterly WWTP.

PN-V0318057

#### **HOUSING UNIT WINDOW REPLACEMENT**

**Grafton Correctional Institute**

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

**ESTIMATED AMOUNT:** \$693,445

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Owner intends on announcing architectural award late August 2010.

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

Tim Elmer, (614) 752-1282, via email tim.elmer@odrc.state.oh.us

**DETAILS:** Project No. DRC-100037. This project will replace all of the approx. 588 windows

in the housing units. These existing windows at GCI are approximately 22 years old and are the original windows which were installed in 1988. These windows have deteriorated from age, usage and exposure to the elements.

PN-T1105039

#### **NATATORIUM AND WELLNESS ADDITION**

**Eastern Campus**

**Highland Hills, OH** (Cuyahoga Co.)

**CONTRACTING METHOD:** Public Bids

**UPDATE:** Project is in design phase; bidding possible late fall 2010.

**OWNER:** Cuyahoga Community College  
700 Carnegie Avenue  
Cleveland, OH 44115  
www.tri-c.edu  
(216) 987-4781 FAX (216) 987-4758  
Attention: Mark Green (216)-987-3476

**ARCHITECT:** Moody/Nolan - Cleveland

4415 Euclid Avenue  
Cleveland, OH 44103  
www.moodynolan.com

(216) 432-0696 FAX (216) 432-0699

**DETAILS:** Project No. 20092069. New 25,000 SF addition to the existing Student Services Building at the Eastern Campus. The addition will house a Natatorium and an expanded Fitness and Wellness Center with storage, showers, locker rooms and faculty offices. The facade of the addition should include significant glazing offering views into the pool and/or fitness center. The pool area should include viewing areas and a therapy pool.

PN-V0709029

#### **APARTMENT BUILDING**

**University Circle**

**Cleveland, OH** (Cuyahoga Co.) along Hazel Drive

**ESTIMATED AMOUNT:** \$10,500,000

**CONTRACTING METHOD:** Developer/G.C. Subcontracts

**STATUS:** Project is in planning stages; construction start possible late 2010 with completion spring 2012; bid schedule to be announced.

**DEVELOPER/G.C.:** WXZ Development  
22720 Fairview Center Drive  
Suite 150

Fairview Park, OH 44126

(440) 801-1690 FAX (440) 801-1689

**LEAD ARCHITECT:** Kephart Architects

758 Sherman St.

Denver, CO 80203

(303) 832-4474 FAX (303) 832-4476

**CONSULTING ARCH.:** Westlake Reed Leskosky

925 Euclid Avenue, Suite 1900

Cleveland, OH 44115

www.wrlsdesign.com

(216) 522-1350 FAX (216) 522-1357

**DETAILS:** 3-acre site located in University Circle near the Western Reserve Historical Society and the Cleveland Institute of Music; seven buildings with 60, single-story and two-story apartments that will be stacked like interlocking blocks in three-story buildings; each apartment will have it's own entrance and access to a one-car garage; apartments will range in size from 550 SF to 1,200 SF; trades could include sitework; thermal and moisture protection; concrete; wood and plastics; metals; finishes; specialties; fire protection; HVAC; electrical; mechanical; plumbing; specific details to be announced.

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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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The Construction Group at Skoda Minotti can deliver on the promise of connecting our construction world to you by leveraging our reputation and relationships with bonding agents and financial institutions to help maximize your bonding capacity and obtain the necessary financing you need, when you need it.

For a no-risk analysis of your construction business or to sign up for free quarterly e-mail reports on over 20 segments of the construction industry, call Roger Gingerich at 440-449-6800 or visit our website at [www.skodaminotti.com](http://www.skodaminotti.com).



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