

## Award of Excellence: The Global Center for Health Innovation and Cleveland Convention Center



The Global Center for Health Innovation and Cleveland Convention Center are situated on 14.6 acres in downtown Cleveland. The design-build team, led by Turner Construction Company, with joint venture partners URS, Ozanne Construction, and VAA Architects, demonstrated innovative techniques, teamwork, and excellence in communication, design and project management to

deliver this project three months ahead of schedule and \$96 million under budget.

“This project is the result of teamwork between brilliant architects and designers, and the best construction and project managers in the country, and the hard work of our local skilled craftsmen,” said Ed Fitzgerald, Cuyahoga County Executive.

“This was a complex, fast-track project with many risks and challenges,” said Lloyd E. Davidson, vice president of construction services, MMPI. “The team performed beyond our expectations, provided innovative solutions to our project challenges, embraced technology as a way to expedite the work and collaborated well with our Team.”

### Key partners on this project included:

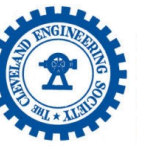
#### **Design Build Team:**

Turner Construction Company  
URS Corporation (Architect of Record)  
Ozanne Construction  
VAA Architects

**Designer:** LMN Architects

#### **Engineers:**

Barber & Hoffman  
HLB Lighting  
Howe Engineers  
Karpinski Engineering, Inc.  
Magnusson Klemencic Associates  
Osborn Engineering  
Shen Milsom & Wilke



## Award of Excellence Playhouse Square Dazzle the District

Through the Dazzle the District project, U.S. Bank Plaza received a facelift and upgraded sound and lighting features, as well as the addition of an al fresco dining experience. The centerpiece of Dazzle the District is the GE Chandelier, holder of the Guinness World Record for largest outdoor chandelier. With 4200 dazzling crystals, the GE Chandelier dominates the intersection of Euclid Avenue and East 14<sup>th</sup> Street in



the heart of the district. Engineered and tested to withstand Cleveland weather, the GE Chandelier took 1500 hours to fabricate, 640 hours to construct and eight hours to hang.

To support the GE Chandelier, three 35-foot deep caissons were installed in the sidewalks around the intersection, requiring engineers and construction crews to design and build around existing utilities. Two cranes were needed to simultaneously install elements of the support structure and two aerial lifts were needed so crystals could be hung on the GE Chandelier.

Due to the street closures required to install the gateways, retro sign and GE Chandelier, installation crews worked many overnight shifts during one of the coldest winters on record to have everything ready in time for the May 2, 2014 Dazzle the District event and lighting ceremony.



Nearly 25,000 people attended Dazzle the District. News of the transformation brought positive attention to Playhouse Square and the city of Cleveland in *The New York Times* and *USA Today*, among other media outlets.

**Owner:** Playhouse Square

**Architects:** Barnycz Group  
(Project Design)  
URS

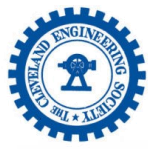
**Construction Manager:**  
Turner Construction

**Engineering Contractors:** DCL  
URS

#### **Notable Contributors:**

Barco Live Dots  
GE Lighting  
Industrial First  
JK Design Group  
Lumid  
Mont Granite  
Vincent Lighting Systems  
Zenith Systems





# Award of Excellence Playhouse Square Dazzle the District



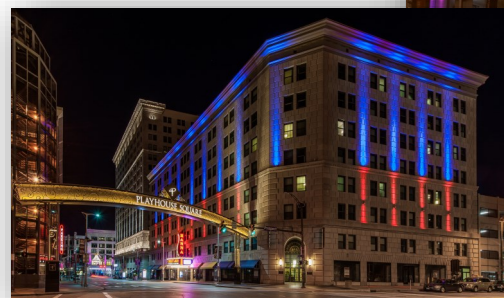
From the days when its historic theaters were saved from demolition in the 1970s, Playhouse Square was envisioned as a vibrant, 24/7 destination. Following the renovation of its historic theaters, the organization turned its attention to the development of the surrounding neighborhood. To bring to life a long-held ambition - the creation of a stunning, iconic identity to position Playhouse Square as a vibrant destination now and for years to come - Playhouse Square hired the experiential design firm The Barnycz Group, led by Chief Creatologist Danny Barnycz.

Barnycz recommended a plan with six elements: digital signage network; façade lighting; gateways; retro signage features; an upgrade of Playhouse Square’s urban park, U.S. Bank Plaza; and the GE Chandelier. Collectively known as the “Dazzle the District” project, a lighting ceremony and celebration of the same name was held on May 2, 2014 to fully reveal the \$16 million transformation of the Playhouse Square neighborhood. Not only are the elements dynamic and visually engaging, they are sustainable and cost-effective. Most of the lighting features utilize LED lighting solutions, providing great impact at a reasonable cost. For example, it costs less than \$1000 per year to light the GE Chandelier.

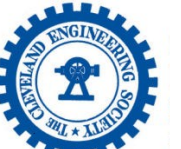
The digital signage network – with eight LCD kiosks at street-level, four marquees, the unique “stylon” (pylon with style, a term coined by Barnycz) feature and a news ticker – enables Playhouse Square and its five resident companies to promote upcoming performances and events. LED façade lighting on the Hanna Building and Wyndham hotel add brightness and energy to the neighborhood. Four elegant gateways, positioned at key entry points, define the Playhouse Square District, creating a sense of excitement as guests approach.

The retro sign, evoking Cleveland’s 1920s-era roots, is modeled after a sign that was – when Playhouse Square’s theaters were built – the largest electric sign in the world. The Playhouse Square retro sign changes colors for holidays, sporting and other events. Rising to a height of 44 feet, the retro sign features 9-foot tall letters and 900 3-inch LED bulbs. The other retro signage feature is an updated version of the Playhouse Square “blade” sign.

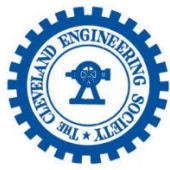
Known as Playhouse Square’s “10<sup>th</sup> stage,” U.S. Bank Plaza is a favorite amenity among residential and business tenants in the Playhouse Square neighborhood. With concerts, exercise classes, a farmers market and other activities, the plaza is a busy hub of activity.



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# Award of Excellence

## Benjamin Rose Institute on Aging Headquarters



For more than 100 years after its founding in 1908, the Benjamin Rose Institute on Aging carried out administrative and other functions in spaces designed for other purposes. That changed when the nonprofit organization opened its first dedicated headquarters in April 2013.

The \$7.6 million headquarters, designed by Herman Gibans Fodor, Inc. Architects, was built on the organization's property at the corner of Fairhill Road and Martin Luther King Drive. The two-story building encompasses 31,214 square feet of interior space.

The site location represents a conscious decision by Benjamin Rose to demonstrate its commitment to the city of Cleveland and its

seniors. With the goal of creating a truly sustainable community, the organization also set out to conduct its business of advancing the health, independence and dignity of older adults in an energy conscious building. Benjamin Rose was awarded LEED® Silver Certification for its headquarters from the U.S. Green Building Council (USGBC).

It was important to the organization to create an environmentally friendly headquarters with an open, collaborative work environment that used materials and space wisely. Benjamin Rose achieved LEED Silver certification for implementing practical and measurable strategies and solutions aimed at achieving high performance in sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

The grounds around the headquarters feature water-efficient landscaping, reserved parking spaces for fuel-efficient cars and carpooling, access to public transportation, and other sustainable concepts. Energy efficiency is achieved through, among other things, low-flow plumbing fixtures, gas-fired instantaneous water heaters, occupant sensors for lighting in enclosed spaces, computer-controlled lighting in open areas that adjusts to natural light, and sun-control shades. Indoor environmental quality is enhanced through the use of low-emitting paint, flooring systems and other products, lighting and temperature controls, and the smoke-free campus.

The open workstations throughout the building enable collaborative work among staff in service, research and advocacy. Hoteling stations were installed for field staff, including mental health case managers, social workers and nurses, who can plug into any station when they are not in the field working directly with seniors. A white noise system helps provide acoustical privacy in the open work areas. The few enclosed offices in the headquarters were designed with floor-to-ceiling glass interior windows to enable natural light to flow unimpeding throughout the building.

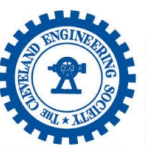
In addition to providing a premiere work environment for staff in existing departments, the construction of the headquarters enabled the organization to expand its work in education and training with the inclusion of the Conference Center at Benjamin Rose. The first floor Conference Center features 6,041 square feet of flexible space and a signature view of the Cleveland skyline.

The large conference room can be subdivided into two smaller rooms and is ideal for lectures, seminars, corporate events and banquet meals. Electrical duct banks cover the floor of the 2,846-square-foot conference room to provide outlets for seminar participants throughout the room. The beautifully detailed Harry and Jeanette Weinberg Foyer is ideal for social gatherings and trade displays. The Conference Center also includes nearby meeting rooms for breakout sessions and smaller groups.



# Award of Excellence

## Hyland Software Campus Expansion



Upon completion in March of 2014, the new home for Hyland's research, development and scanning services teams can house over 900 employees utilizing 30 private offices, 25 conference rooms, 800+ workstations, 4 training and presentation rooms, plenty of collaboration space and breakout rooms. In addition, the following features that have become a hallmark of the work environments:

- Exercise and weight room with adjacent 3-point basketball court.
- Full commercial kitchen and café.
- Regulation size volleyball/badminton court.
- Full service clinic.
- Full service salon.
- Entertainment room with pool table, arcade games and the latest gaming systems.

The building truly "feels" like Hyland, more so than it ever did in its old use. It complements the entire campus and created a technology center that breathes collaboration and energy. Deep work space planning coupled with logical architectural and construction services created a great environment.

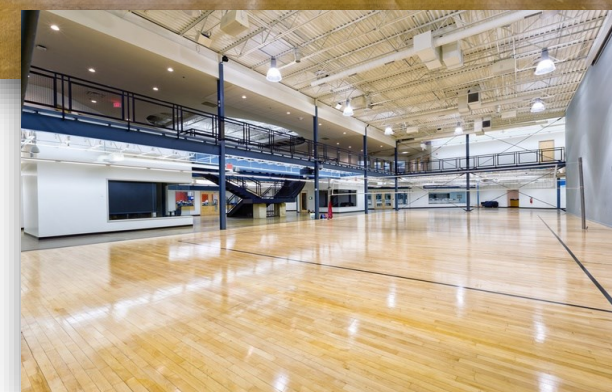


**Owner:** Hyland, creator of OnBase  
**Structural Engineer:** Alber & Rice

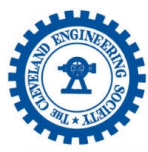
**Architect:** LS Architects  
**Mechanical Engineer:** Elemental Engineering LLC

**Construction Manager:** The Krueger Group

**Electrical Engineer:** Grabo Electrical Services

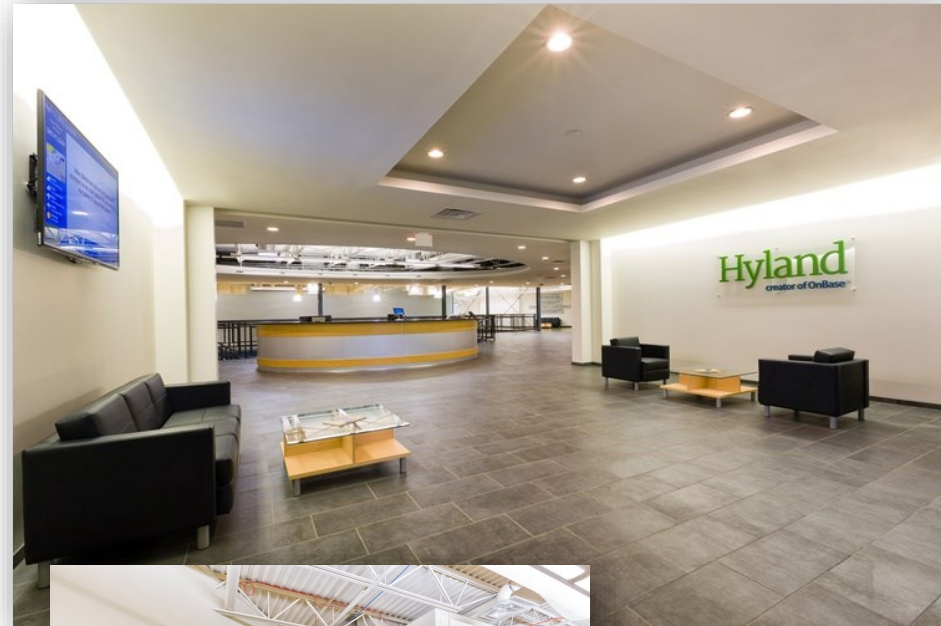






# Award of Excellence

## Hyland Software Campus Expansion



As Hyland continues to grow its workforce on the Westlake, Ohio campus, we are always looking for expansion opportunities that maintains our ability to attract and retain employees. While ready to build a new 100,000 sf. building, an opportunity was presented to acquire 20+ acres with an existing structure on adjacent parcel of land. This property consisted of a 65,000 sf. central core constructed out of bar joists and metal decking with concrete slab floors and two pre-engineered metal buildings with standing seam roofs that contained 52,000 sf. of asphalt tennis courts.

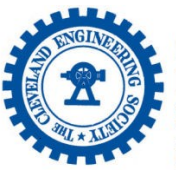


At the onset, the goal was create an office environment that not only fit in with the rest of the campus, but also leveraged our experience of what works in our environment to create a great office location. The question was how to turn a fitness center into a technology center that “felt” like Hyland; that was the challenge!

Making this existing space look new required significant thought and precision versus constructing a new building from the ground up. At the earliest design meetings, it was determined that (2) 26,000 sf. steel deck mezzanines would need to be constructed where the tennis courts used to be, effectively doubling the office space and allowing the core to serve as true collaboration space. Additionally, some existing features were to be upgraded and tweaked to fit into our culture.

In order to work within the tight deadlines corresponding to our overall growth projections, the project was broken into two phases - Wing A and the core were to be completed by the end of 2013 and Wing B by March of 2014. Started in earnest on June 1, 2013, the construction team immediately went to work, completely demolishing the interior of the building back to the studs, keeping only the structure and enclosure. In addition to constructing an additional 52,000 sf. of floor space within the existing footprint the scope of work included the following:

- All HVAC, plumbing and sprinkler systems were upgraded.
- An additional 800 amps of electrical service was added along with full UPS and generator backup.
- Insulation systems were replaced or upgraded.
- Natural light was introduced at the office wings by installing storefront and punch through glass systems at either end of wings A and B as well as adding light tubes to the core.
- A new mechanically adhered roof was installed at the core.
- Creating a new auditorium in an area that used to be an indoor pool.
- Removing an outdoor Olympic size pool to make space for an additional 200 parking spaces.



# Award of Excellence

## Benjamin Rose Institute on Aging Headquarters

State-of-the-art audio and video technology includes projection screens, video conferencing, teleconferencing, and document sharing. Programmable audiovisual technology, lighting and shade controls support multiple configurations and presentation formats. Benjamin Rose works with its exclusive caterer, Food for Thought, which uses the 300-square-foot catering room to provide creative cuisine and service for different types or events and occasions. The Conference Center space extends outdoors to a spacious concrete terrace.

Guests who visit the second floor are often awestruck by the unobstructed view of the downtown skyline through the floor-to-ceiling windows of the Board Room. The 30-seat meeting room also includes built-in audio and video equipment for presentations.

**Owner**  
Benjamin Rose Institute on Aging

**Owner Representative**  
Richard Browdie, CEO & President  
Mary Marita, Sr. Vice President & COO

**Architect/s**  
David DiFrancesco, AIA, LEED BD + C, Herman Gibans Fodor, Inc. – Architects

**Construction Manager**  
The Albert M. Higley Co.

### Engineering Contractors

Civil Engineers: The Mannik & Smith Group, Inc.,

MEP Engineers: Thorson Baker & Associates

Structural Engineers: Thorson Baker & Associates, Michael Thorson, PE – Principal

### Additional Notable Contributors to Project

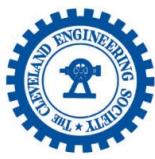
Landscape Architect – McKnight Associates LTD

Interior Design – Herman Gibans Fodor, Inc.

Architects - LEED Green Assoc.







# Award of Excellence The Westin Hotel



The Westin Cleveland Downtown hotel opened in May 2014 after the completion of a \$64 million renovation. Managed by Sage Hospitality and owned by Optima Fund Management the hotel opened to a warm reception from the city of Cleveland, and continues to perform well more than a year later. The contemporary 484 room hotel is located in Cleveland's downtown financial district adjacent to the new Cleveland Convention Center and

Medical Mart and just steps from Brown's Stadium and the Rock & Roll Hall of Fame. Ohio-based Marous Brothers Construction, design/builder on the project, began remodeling the property in December; plans included the renovation of all public areas, event space and guest rooms. The new exterior façade will feature metal panels and LED lighting that rotates through a range of colors. The hotel – which is expected to earn LEED certification – features a state-of-the-art fitness center, a business center and a Starbucks.

Designed by McCarten, an award winning New York design firm, the property offers a relaxed elegance with ample natural light throughout and the extensive use of patina wood, leather and steel. The lobby welcomes guests with a residential, sociable feel, featuring a mix of communal work tables and whimsical yet comfortable furniture.

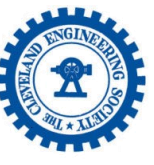
The property's 484 guest rooms – many of which offer sweeping Lake Erie views - feature Westin's signature Heavenly in-room amenities, including the Westin Heavenly Bed and a luxurious bathroom, along with a sectional sofa, an ergonomic work space and high speed wireless Internet.

Sage worked with Cleveland's LAND Studio to commission more than 1,000 pieces by local artists that reflect the highly industrious and creative nature of Cleveland. The art hangs throughout the hotel, including a major sculpture above the main entrance and visually stunning elements in the lobby.

The Westin Cleveland Downtown offers more than 20,000 square feet of flexible event space that can be divided into 20 separate rooms, including a 9,000 square foot Grand Ballroom connected to the floor above by a glass staircase.

Adjacent to the hotel is a modern farm to table steakhouse. Denver-based Sage Restaurant Group and restaurateur Peter Karpinski introduced Urban Farmer – Cleveland's Steakhouse to the local community.

# Award of Excellence The Westin Hotel



**Key Members of the Project Team:**  
Owner: Optima Fund Management  
Managed by: Sage Hospitality  
Design Build: Marous Brothers  
Architect/Design Firm: McCartan  
LAND Studio

