

## ENERGY USE AND GREEN BUILDING

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## EHOVE investing \$12M+ in expansion

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Rendering of the EHOVE Career Center expansion and renovation project

Erie Huron Ottawa Vocational Education (EHOVE) Career Center, a public vocational school in Milan, is investing over \$12 million to upgrade its facility. The project entails 37,050 square feet of new space being added on to two buildings on the campus, as well as renovating 16,400 square feet of space of the existing space.

Sharon Mastroianni, superintendent of EHOVE, noted that EHOVE needs current and updated training spaces for its existing Career Center programs in a range of fields. In addition, there is an increase in enrollment district-wide for both high school and adult education, as well as additional

(...continued on page 13)

## Heidelberg spends \$4.6M in upgrades

Heidelberg University, a private liberal arts college in Tiffin, has invested \$4.6 million in three upgrade projects on its campus as part of its overall Strategic Action Plan. The projects include the renovation and beautification of Pfeleiderer Hall; the addition of a two-story coffee shop, bakery with a loft, and grab-and-go parking for the Hoernemann Refectory; and the replacement of the track and turf at Hoernemann Stadium.

Angie Giles, senior writer for Heidelberg University, said, "All three of the new / enhanced facilities are a piece of our overall

(...continued on page 7)



The recently renovated Pfeleiderer Hall on Heidelberg's campus

## Ball adding three new turbines in Findlay



One of Ball Corporation's existing wind turbines at its Findlay operations

Ball Corporation and One Energy Enterprises LLC are planning to build three additional wind turbines to provide power to Ball's Findlay beverage packaging plant. The three new turbines will join three similar turbines that have been in operation since December 2015.

Together, the six turbines will use sustainable wind resources to supply approximately 30% of the Findlay plant's power needs at a fixed cost for 17 more years (the initial three turbines) and 20 years (the three new turbines). The Findlay plant, which employs more than 370 people, makes 100% infinitely recyclable metal containers, according to Ball Corp.

(...continued on page 12)

# credit

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# Perrysburg-based Frozen Specialties, Inc. acquired

*Company acquired by Bellisio Foods and to be combined into its Overhill Farms subsidiary*

Bellisio Foods, Inc., part of the CP Foods worldwide family of companies, has entered into a definitive agreement with Swander Pace Capital to acquire Frozen Specialties, Inc. (FSI), a producer of frozen pizza and Pizza Bites® based in Perrysburg, Ohio. The acquisition closed recently and FSI will be folded into Bel-

lissio's national plant network we can now bring to our private label, co-manufacturing, and foodservice customers. The complementary product portfolios and product expertise across our company will benefit our North American and Asian customers," stated Terry O'Brien, president of Overhill Farms, Inc.



*Frozen Specialties' Perrysburg operations*

lissio's Overhill Farms, Inc. subsidiary, a value-added producer of high quality, frozen food products for foodservice, branded retail, and private label customers.

"This acquisition of FSI brings together our vibrant, growing companies who share an expertise in delivering delicious, exciting brands and private label products to retail customers that delight consumers," said Ken Stickevers, president and CEO at Bellisio Foods, Inc.

FSI is a producer of private label and co-manufactured frozen value pizza and Pizza Bites and supports nearly every major retailer across the United States, Canada, Puerto Rico, and the Caribbean. Through its production facility in Archbold, FSI is an Organic Certified Manufacturer, and also offers products certified under the Gluten-Free Certification Organization.

"We're excited by the innovation and

Bellisio Foods, along with Overhill Farms, is a large and fast-growing national frozen food company with a history of providing quality, innovative food tailored to consumer tastes and lifestyles, according to the company. Bellisio Foods and Overhill Farms are owned by Charoen Pokphand Group based in Bangkok, Thailand.

It produces more than 400 products spanning a wide variety of frozen food categories, including single and multi-serve entrees, snacks, side dishes, and a range of foodservice foods. Bellisio Foods markets products under its Michelina's, Boston Market, and Authentic Asia brands, as well as under licensed brands EatingWell and Atkins. Overhill Farms has a 33-year history as a leading co-manufacturing, private label, and foodservice supplier with operations in both California and Ohio.

## Correction Notice

A staff directory of the Associated General Contractors of Northwest Ohio (AGCNWO) published in the December 1, 2018 *Lake Erie West Manufacturing & Construction News* mistakenly listed Matthew Heyrman as executive vice president. Mr. Heyrman has not served in this role since March of 2018. The corrected directory is listed below.

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# Report: Nonresidential construction employment slows down in US

Construction employment in the US expanded by 5,000 net new jobs in November, according to a recent analysis of US Bureau of Labor Statistics (BLS) data conducted by Associated Builders and Contractors (ABC). During the past 12 months, the industry has added 282,000 net new construction jobs, which translates into a 4% increase in total industry-wide employment.

Nonresidential construction employment declined by 3,600 net new jobs last month. Job losses were split between the nonresidential building subsector (down 800) and nonresidential specialty trade contractors (down 3,000), while heavy and civil engineering added 200 net new jobs.

Construction unemployment rose to 3.9% in November, 0.3 percentage points higher than the previous month. However, industry unemployment is 1.1 percentage points lower compared to the same time last year. The official national unemployment rate remained unchanged at 3.7%.

"This employment report helps shift what has become an increasingly negative narrative

regarding the US economy's 2019 prospects," said ABC chief economist Anirban Basu. "It has been focused on market volatility, growing trade deficits, and a weakening global economy. And though the headline number of 155,000 was a bit disappointing, it is consistent with the notion that the US economy continues to expand, albeit at a plodding pace. That said, there is evidence of lingering strength in both industrial and service segments.



"Moreover, the somewhat softer employment growth registered during the past three months, which has averaged 170,000 net new jobs created per month, renders it more likely that the Federal Reserve will be able to slow the pace of monetary tightening in 2019," said Basu. "Many observers have been concerned that aggressive tightening in 2019 could yield a downturn in 2020. That's still possible, but

softer job growth supplies the Federal Reserve with greater policy flexibility. There was also little evidence that wage growth accelerated last month. Average hourly earnings are up 3.1% over the past year, unchanged from October 2018.

"While it is true that nonresidential construction employment declined last month, the decline was minimal and may simply be attributable to wildfires in California and weather," said Basu. "Most contractors continue to report healthy backlog and difficulty securing sufficient talent. This implies that industry job growth is likely during the months ahead on a seasonally adjusted basis. Contractors will want to look carefully at leading indicators during the coming months, as the economic forecast is admittedly shrouded in murkiness. Further market volatility, additional losses in executive confidence, and slipping leading indicators could signal that 2020 could usher forth the next economic downturn, which for many construction firms would translate into weaker performance in 2021 and perhaps beyond."



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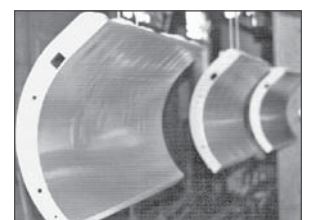
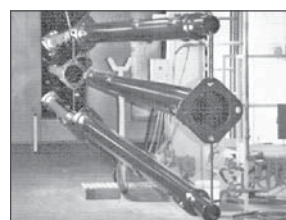
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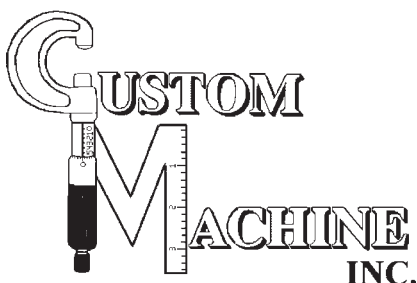
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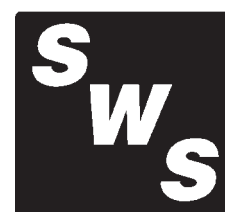
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# Heidelberg

...Continued from page 1

strategic action plan (2010-2020) designed around education excellence, total student success, four-year graduation, and placement. They provide a competitive advantage in recruiting and retaining students by creating for them exceptional curricular, co-curricular, and extracurricular opportunities that ultimately translate into life advantages. Our capital projects, combined with our ongoing Academic Strategic Initiatives for Improvement plan are the roadmap that is guiding us to fulfillment of our core student mission successfully.”

**Pfleiderer Hall**

The \$1.3 million Pfleiderer Hall renovation



Rendering of the Hoernemann Refectory addition planned for Heidelberg

and beautification project began in May and was completed in August.

The project included the installation of an elevator; state-of-the-art technology upgrades in the classrooms; the renovation of the frequently used Herbster Chapel; exterior

renovations including the repair and replacement of front entry steps, a stone wall screening of the mechanical plant behind the building, and the installation of a seat wall and patio at the new first-floor entrance. Giles noted that the overall safety and access was improved,

and standard energy efficiency practices, such as LED lighting and more, were used.

“Pfleiderer Hall is 106 years old and it originally served as the library for 55 years. It is also on the National Register of Historic Places. Currently, it houses classrooms, faculty offices, and Herbster Chapel which serves all religious groups on campus and other multi-purpose needs for meeting space,” said Giles.

“Everyone who enters Pfleiderer Hall benefits from the renovation. The renovations visually underscore what the Frost Kalnow Professorship in the Humanities represents, and that is a commitment by the university, the administration, the board of trustees, and donors to teaching in the humanities,” added Dr. David Kimmel, English professor at Heidelberg.

The general contractor for this project (...continued on page 15)

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The Mannik & Smith Group, Inc. 1800 Indian Wood Cir - Maumee	120 (350 companywide)	1955	Richard Bertz, P.E., P.S.	Civil/Structural Eng; Enviro Consult; Geotechnical Eng; Surveying; Const Eng/ Inspection/Materials Testing & Funding Strategy Assistance	Industrial/Energy; Commercial/Retail; Healthcare/Education; Public Works/Infrastructure; Urban Revitalization; Waste Management
Matrix Technologies, Inc. 1760 Indian Wood Cir - Maumee	190	1980	David Bishop	Control & Information Systems; Manufacturing Execution Systems; Facilities; Process Design; Electrical & Instrumental; Engineer Procure Construct	Food & Beverage; Chemical; Pharmaceutical; Manufacturing; Metals; Glass; Oil & Gas
Middough Inc. 6135 Trust Dr, Ste 102 - Holland	150	1995	Daniel P. Lowry	Process; Mechanical; Electrical; Instrumentation & Controls; Civil & Structural	Refining; Chemical; Oil & Gas; Manufacturing; Metals; Energy
TTL Associates, Inc. 1915 N 12th St - Toledo	110	1927	Thomas R. Uhler, P.E., CEO; Robert S. Ruse, Ph.S., P.E., Pres; Timothy G. Pedro, VP; Curt E. Rure, VP	Geotechnical Eng; Materials Testing/Inspection; Enviro & Ind Hygiene Consult; Ohio EDGE Firm; Verified Service Disabled Veteran Owned Small Business	Commercial; Education; Energy; Healthcare; Federal/Local Gov't; Industrial; Retail; Transportation; Energy
Young & Ulrich Engineering, Inc. 1745 Indian Wood Cir, Ste 125 - Maumee	79	2013	Daniel N. Young	Structural Engineering; Mechanical Engineering; Structural Detailing; Mechanical Detailing; Construction Management; Surveying	Residential; Commercial; Industrial; Automotive; Production Facilities
the jdi group, Inc. 360 W Dussel Dr - Maumee	70	2002	Timothy E. Fry, AIA	Mechanical (Facilities); Mechanical (Process); Electrical; Structural; Civil; Chemical	Refining; Chemical; Food; Manufacturing; Automotive; Commercial
Sponseller Group, Inc. 1600 Timberwolf Dr - Holland	65	1973	Keith A. Sponseller	Civil; Structural; Mechanical; Machine Design; Electrical Controls	Automotive; Steel; Food; Chemical; Steel Processing; Electric Utilities
IET, Inc. 3539 Glendale Ave - Toledo	60	1989	Timothy Stansfield	Industrial Engineering & Consulting	Manufacturing; Industrial; Commercial; Governmental; Healthcare; Food Services
Autotec Solutions 6155 Brent Dr - Toledo	50	1972	Tom Ballay	Mechanical Engineering; Electrical Engineering; Robotic Integration; Robotic Programming; Automation	Rigid Plastics; Flexible Packaging; Converting & Roll Handling;
Jones and Henry Engineers, Ltd. 3103 Executive Pkwy, Ste 300 - Toledo	50	1926	Bradley F. Lowery P.E., President	Wastewater Treatment & Collection; Water Treatment, Distribution, Storage & Supply; Storm Water Studies & Design; Rate Studies & Funding Assistance	Government; Water & Sewer Districts; Industry
JDRM Engineering, Inc. 5604 N Main St, Ste 200 - Sylvania	48	1995	Roger DeBelly, President	Mechanical; Electrical; Plumbing; Telecommunications; Fire Protection; Arc Flash	Healthcare; Industrial; Commercial; Schools; Churches; Offices
DGL Consulting Engineers, LLC 3455 Briarfield Blvd, Ste E - Maumee	38	1926	Laurie L. Adams P.E., PTOE, TPT	Transportation; Traffic/Safety; Facility/Site Development; Survey/Right of Way; Construction Administration/Observation	Transportation; Intermodal; Industrial/Manufacturing; Commercial; Institutional; Parks & Recreation
Bowser-Morner, Inc 1419 Miami St - Toledo	35	1968	Richard Allen P.E., President	Geotechnical; Environmental; Subsurface Drilling; Construction Materials Testing & Observation; Ohio Code Special Inspections	Healthcare; Educational; Municipal & Institutional; Road & Bridge; Commercial & Industrial
Hull & Associates, Inc. 219 S Erie St - Toledo	30	1980	John H. Hull	Energy; Environmental; Infrastructure; Surveying; Transportation Infrastructure; Environmental Compliance	Waste Management; Environmental; Brownfields; Shale Oil & Gas; Alternative Energy
Feller, Finch & Associates, Inc. 1683 Woodlands Dr - Maumee	20	1984	Gregory N. Feller, P.E., President	General Civil Engineering; Land Surveying; Land Development Planning & Design; Public Works; Drainage & Flood Control; Transportation	Municipalities; Counties; Land Developers; Private Citizens; Contractors; Schools
MDA Engineering, Inc. 1415 Holland Rd - Maumee	20	1976	Kevin P. Lafferty, P.E., President	Engineering Services for Mechanical, Electrical, Fire Protection & Plumbing	Commercial; Municipal; Educational; Industrial; Research & Development and Healthcare Facilities
Civil & Environmental Consultants, Inc. 4841 Monroe St, Ste 103 - Toledo	18	2011	Thomas R. Covrett, CPG, VP & Local Office Lead	Civil/Site Development; Geotechnical; Environmental; Watershed Planning; Waste Management; Survey	Public Sector; Solid Waste; Power; Real Estate; Manufacturing; Natural Gas; Mining
Stantec Consulting Services Inc 4540 Heatherdowns Blvd - Toledo	14	2000	Adam Hoff	Water & Wastewater Engineering; Transportation Infrastructure Engineering; Environmental Services; Land Planning & Funding	Water; Roadways; Commercial; Community Development
Design Engineers & Consulting Associates, Inc. 415 Conant St - Maumee	12	1994	Robert Brannan, President; Martin Braun, Vice President	Engineering; Mechanical; Electrical; Plumbing	Commercial; Retail; Educational; Industrial; Institutional; Healthcare; Religious; Government
Bergmann Architects, Engineers, Planners Various Locations	5+	2017	Rick Chelotti, P.E., Sr VP & Midwest Region Director (Lansing); Stephen M. Way, P.E., Principal MW Region (Toledo)	Civil/Site; Construction; Electrical/Mechanical/Plumbing; Rail; Structural; Transportation	Civil/Site; Construction; Electrical/Mechanical/Plumbing; Rail; Structural; Transportation
Buehrer Group Architecture & Engineering, Inc. 314 Conant St - Maumee	i.n.a.	2001	Kent Buehrer, President	Architectural; Electrical; Mechanical; Structural; Interior Design	Commercial; Educational; Governmental; Healthcare; Industrial; Retail; Religious

Published 01-19; List includes only those Engineering Firms that responded by deadline; i.n.a. = information not available

# ENERGY USE & GREEN BUILDING

## Michigan Hub developing \$110M energy park and new jobs *Company to supply lower-cost utilities to tenants located in the Litchfield Industrial Park*

Michigan Hub, LLC, a company whose mission is to drive rural economic development with the assistance of locally produced low-cost energy that reduces the community's carbon footprint, is developing the former coal-burning Endicott Generating Station into a low-cost energy park in the city of Litchfield at the Litchfield Industrial Park. As it stands today, there has been \$6 million invested in the site, but once build out of the plant takes place, as well as build out of its first tenant, the investment in the project will be around \$110 million.

According to Glenn Foy, CEO of Michigan Hub, the energy park, which he referred to as an "energy island," will generate 175 megawatts (MW) of power to industrial tenants located on its 44-acre site, as well as the adjacent industrial facilities and local municipalities.

"The former Endicott facility, which was



Michigan Hub's CEO speaking at the groundbreaking ceremony

owned by a public agency in Michigan, decommissioned the coal plant in September 2016. It's located immediately adjacent to the Litchfield Industrial Center and we went ahead and purchased the site and executed the decommissioning and demolition of the plant with the purposes of then

taking the infrastructure and using that to build a natural gas-fired energy park. The initial property is 44 acres, and with that and some of the adjoining land we will acquire, we want to build something to produce low-cost energy and reduce the carbon footprint in the area and for these entities

surrounding it," said Foy. "The coal-fired power plant had tremendous infrastructure and access to the grid. The site has everything that you would work with from an industrial infrastructure perspective. By collocating these industrial entities and manufacturing entities, we can create jobs locally and in the community. But more importantly, we can provide them with all the utilities. We will provide the steam, the hot water, the cold water, electricity, and so on and so forth. And by doing that, it delivers significant savings to the facilities and reduces the carbon footprint."

According to Foy, power, heat, and air conditioning represent a large part of industrial employers' operating expenses. By providing power directly to its tenants and eligible Industrial Park manufacturers, Michigan Hub can eliminate the cost of using the (...continued on page 9)

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# Michigan Hub

...Continued from page 8

transmission grid. Heat and air conditioning can also be supplied utilizing waste heat from the power generation process, further reducing costs.

According to the Environmental Protection Agency (EPA), Michigan Hub-type power plants reduce energy costs by an estimated 29% and carbon footprint by 47%.

As Foy noted, Michigan Hub plans on acquiring more land, which allows for future growth and expansion. In total, the two adjacent parcels of land that the company is aiming to acquire could up the project to 175 acres. Foy explained that the plant design is modular, so as the company secures tenants, the company can add more modules to the plant and ultimately create more power.

Foy also explained that Michigan Hub is also providing in-state municipal utilities an option to comply with recent State legislation requiring local capacity resources to meet Michigan's goal of power independence.

"Right now, the plan is to generate 175 megawatts of power, and of that, we are allocating 150 megawatts to the grid. The rest will be used for the 'behind the meter' power opportunity and right now that lines up with the folks we are talking to. But like I said, we can scale that up if needed," said Foy.

The energy park, according to Foy, will also make certain alternative fuels available

to facilitate Litchfield Industrial Park's migration from expensive diesel truck transportation to cleaner, lower-cost CNG (compressed natural gas) and electric vehicles.

"We are going to be constructing a transload facility at the site because there's easier access that they want there. By having that transload access, we want to provide a further opportunity for manufacturers in the area and lower cost of rail. The benefit is not just lower-cost electricity or heat

available within a shovel-ready site. The company will utilize clean-burning natural gas or renewable synthetic gas (derived from local agricultural or other commonly available waste) as fuel for the energy production facility.

"The leasing contracts we are looking at now are typically 20-30 years. We are looking at long-term leases as well as relatively certain utility prices that will give them some security," said Foy.



Independent Barley & Malt's equipment arriving at the Michigan Hub site

or steam or waste water treatment or natural gas, it's really these multi-level elements that can impact the manufacturers to lower their costs including transportation and so on and so forth," said Foy.

Michigan Hub tenants can receive long-term contracts for reduced cost electricity, process steam, hot and chilled water for facility HVAC, natural gas, and water – all

The first tenant secured for the site is Independent Barley & Malt, Inc. (IB&M), a Michigan corporation established to serve the craft brewing and distilling markets throughout the Midwest. IB&M is developing a state-of-the-art, commercial-scale grain-processing facility that is estimated to cost \$55 million. The company is expected to add 50-65 full-time employees.

"The job history here is that the Endicott facility closed and 75 people lost their jobs. With our on-site folks and people running the operations, we now have five back. But as we start to scale up, we will have a big construction effort and jobs for the plants. For the power plant and for our first tenant, we are looking at adding 75-80 jobs, so all those jobs are being replaced. Of course, as additional tenants come on board, there will be more jobs as well," said Foy.

Foy noted that the former power plant surrounded the town of Litchfield but was owned by five municipalities and couldn't sell the electricity to Litchfield.

"So you had a power plant in your backyard and no one got to see the benefits of low-cost power. The shift here is that for the first time in 40 years, the power generated here within the community will also be used in the community. From an economic development standpoint, if you generate and use the commodities in the community, it's a pretty significant economic amplification."

The City of Litchfield, according to Foy, has around 12,000 people with 2,500 people going in and out of the industrial park.

"We think that this whole idea will benefit the community. The former coal plant shutting down hit the community hard, and so having the ability to take something that was a big negative and convert it into a very positive outcome for the community is very important. And with that, we've seen tremendous support from the local community, the region, and even the State of Michigan. We look forward to continuing this progress," concluded Foy.

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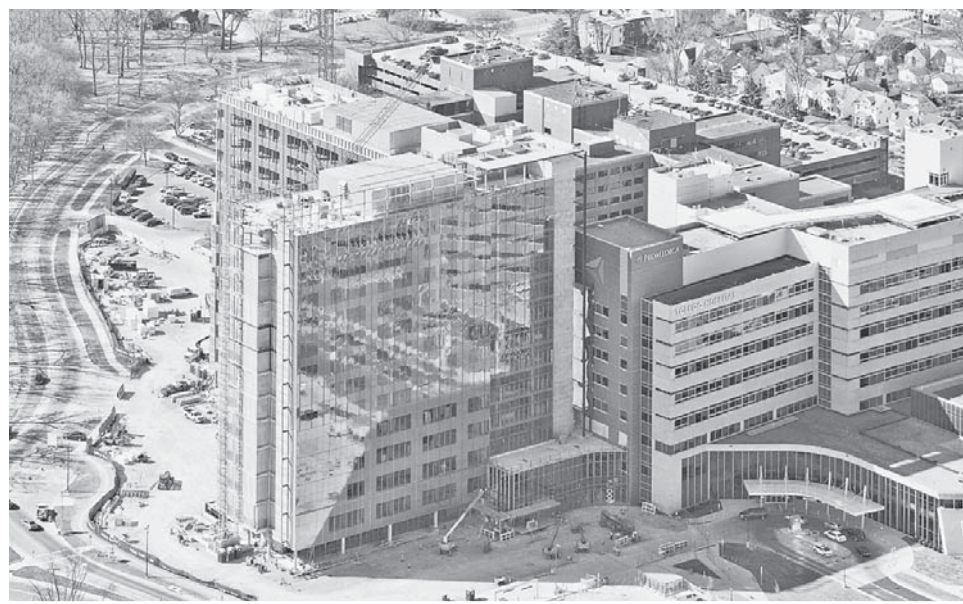


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# Ohio's first self-driving shuttle opens to the public

## *Smart Circuit offers residents and visitors a glimpse into the future of mobility*

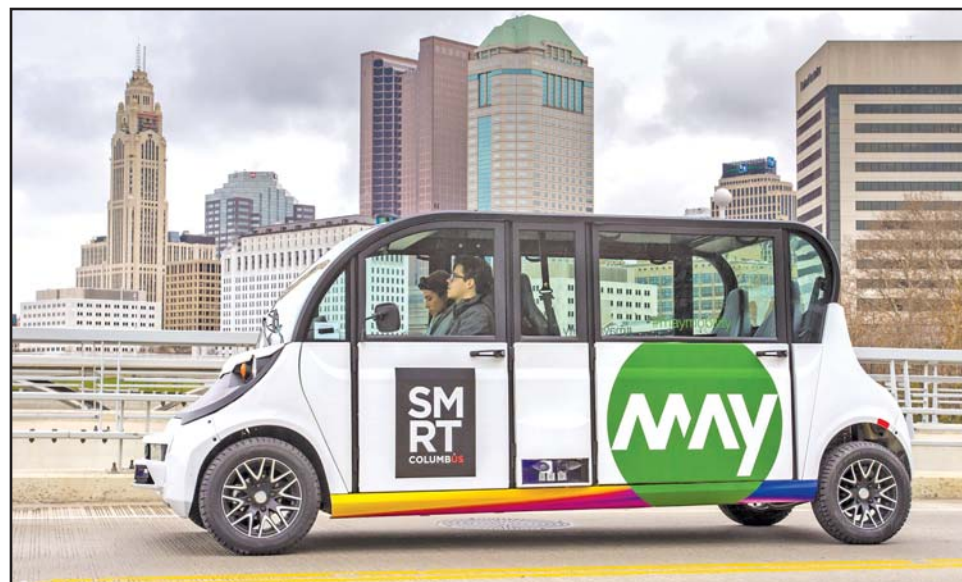
Smart Columbus and DriveOhio recently unveiled Smart Circuit—Ohio's first self-driving shuttle—by offering free rides and a glimpse into the future of transportation. The low-speed vehicles serve destinations around Columbus' Scioto Mile from 6 am to 10 pm, seven days a week.

"Smart Circuit gives us an opportunity to learn more about self-driving technology in real time as we work to improve our city's transportation ecosystem," said Columbus Mayor Andrew J. Ginther. "Many people in our community still lack access to convenient transportation options, and Smart Circuit is another exciting step in researching and deploying new technologies that have the potential to improve equity and expand access to opportunity in our city."

According to officials, the shuttles offer residents and visitors a hands-on educational experience with self-driving technology. Engineers, researchers, and policy-makers from Smart Columbus, DriveOhio, and The Ohio State University (OSU) will use the demonstration to inform future deployments of self-driving vehicle technology in Ohio, including a route planned for a Columbus neighborhood, funded by the US Department of Transportation (DOT) Smart City Challenge grant.

Three all-electric vehicles service the 1.5-mile route, with shuttles arriving at each of four stops approximately every 10

minutes, noted officials. The vehicle, which has a maximum speed of 25 MPH, has a four-seat "campfire" configuration in the rear of the vehicle as well as a 49-inch digital display that provides system and route infor-



mation. A human operator rides aboard each vehicle with access to driving controls at all times. Michigan-based startup May Mobility operates the shuttles and employs its fleet attendants, according to officials.

"Ohio's investment in smart mobility technologies will ultimately lead to safer, less congested roadways and better access to


jobs, community services, and commerce," said outgoing Ohio Governor John Kasich. "Ohioans can now see for themselves how these technologies will transform the future of our state."

in our self-driving shuttles around Columbus' beautiful Scioto Mile."

According to officials, Smart Circuit shuttles operate autonomously, using a suite of sensors that deliver a 360-degree view around the vehicle. The sensors and intelligent software help the vehicle understand where it is; in which direction to steer; and when to slow down, accelerate, or stop for something in its path. Mapping allows the vehicle to know every inch of its route and navigate through various traffic conditions. The vehicle operator provides riders with information about the route and technology and can take control of the vehicle at any time.

"The Columbus Region has long been a pioneer in autonomous vehicle research and development, thanks to assets like The Ohio State University and Transportation Research Center," said Alex Fischer, president and CEO of the Columbus Partnership. "Smart Circuit is the next step in Columbus' emergence as a world-class destination for autonomous vehicle innovation, as we deploy the technology in a real-world setting for the first time and continue to discover the possibilities it brings."


Smart Circuit will pick up and drop off passengers at Center of Science and Industry (COSI), the National Veterans Memorial and Museum, Bicentennial Park, and the Smart Columbus Experience Center.




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# Report: Green building construction to grow by 2021

The findings from a recent study on green buildings have been released and the results show that 47% of those participating in the *World Green Building Trends 2018 SmartMarket Report* expect to do the majority of their projects (more than 60%) green by 2021. Published recently by Dodge Data & Analytics, the new industry report indicates that the international market for green construction projects has grown significantly in the last 10 years and demand for green building activity is poised to grow – to even double in some regions. In fact, the report found a 20-point projected jump from those who currently report a majority of green projects.

“As the world’s largest provider of building technologies, we’ve seen the shift toward more efficient, sustainable buildings,” said Chris Nelson, president, commercial HVAC for Carrier. “The fact is, green buildings provide a triple win – delivering measurable benefits for building owners, occupants, and the public from reduced operating costs, improved indoor air quality, and reduced energy consumption. The trends uncovered in this report reflect what we’re seeing in our business – building green is good for the public health, the environment, and the bottom line.”

According to officials, 19 countries are featured in the report, spanning six continents, and substantial growth in the percentage doing the majority of their projects green is expected in each.

“Enthusiasm for green building is clear in all major markets measured, and that is driven by the business benefits they receive, which have stayed consistent since 2012,” said Donna Laquidara-Carr, Ph.D., LEED AP, industry insights research director with Dodge Data & Analytics. “These



“Thin Film Solar” by Walmart is licensed under CC BY 2.0

benefits include 8% operating cost savings in the first year and increased building asset values of 7% for new green buildings, which are clearly influencing all those who do green building to deepen their engagement with green.”

Similar benefits were reported for green building retrofits and renovations.

“Retrofitting buildings is critical to meeting our carbon-neutral goals,” said American Institute of Architects (AIA) 2018 president Carl Elefante. “This data shows that not only is it good for our planet, but it can

also mean an operating cost savings of almost 10% in the first few years. While that may serve some motivational value – greater incentives and improved policies are necessary in the United States and beyond to make the meaningful building retrofits that we need a reality.”

The report also found that the biggest challenge to increased green building – the perception that it costs more than traditional construction – declined dramatically from over three-quarters in 2012 to under half to date.

According to officials, another noteworthy highlight is that many respondents plan to build green in the next three years without seeking certification. However, over two-thirds of study participants using certification find that doing so allows them to create better performing buildings; a finding

echoed by other studies.

Healthier buildings also emerged as a top green priority in the study. For example, the top social drivers for green buildings included improved occupant health and well-being and increased worker productivity. Other social impacts becoming increasingly important include creating a sense of community and supporting the domestic economy.

“The study, supported by our Green Building Councils in five regions, demonstrates that green building is seen by the industry as a key business benefit. Additionally, around the world, green building is considered to have an impact beyond significant environmental benefits, such as increased employee productivity and satisfaction,” said Terri Wills, CEO of the World Green Building Council.

The report also features a special section on green technology, including the insights of nine subject matter experts on the technologies currently improving building performance and what they believe will be most influential in the near future, noted officials.

“As the industry continues to embrace technology, our customers are taking advantage of automated workflows that put real-time data at the center of each project and allow teams to collaborate during all stages,” said Lynelle Cameron, vice president, sustainability of Autodesk and CEO of (...continued on page 12)

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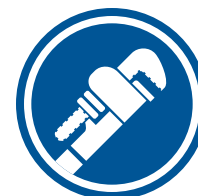
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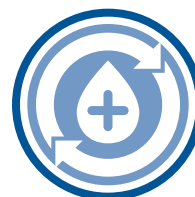
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# Ball Corp

...Continued from page 1

“Ball’s sustainability progress is powered by projects throughout our company, and our expansion of the use of wind power in Findlay is yet another example,” said Glenn Jost, the company’s Findlay plant manager. “By expanding our use of wind turbines to deliver power to our plant, Ball is increasing its support of renewable energy while ensuring a fixed-rate cost for a significant amount of our Findlay power needs for decades. This adds to the sustainability advantage of metal packaging compared to other substrates, like plastics and glass.”



Ball Corporation's three existing wind turbines at its Findlay operations

The three new turbines, which will begin construction by the end of 2018, will be 1.5 megawatt (MW) Goldwind model GW87/1500 turbines. The project cost is approximately \$9 million and is being financed by One Energy. The six combined turbines will generate more than 24,000,000 kWh annually.

Angela Deboskey, head of storytelling for One Energy, said, “Companies are looking at both their short-term and long-term benefits for projects like ours. Because there are no capital expenditures, Ball will see cost savings on their electricity their first day of operation. When customers then forecast inflation with their expected cost of power over 10 or 20 years and compare that against our fixed pricing, they see remarkable and additive cost

benefits. It’s attractive because it is something they can plan on, budget for, and make accurate predictions on. Additionally, there is a carbon reduction factor that a lot of companies find attractive.

“Some of the area’s largest employers are signing 20-year deals. That says something about their commitment to keeping people employed at that location. It says something about their commitment to their towns and cities. For each turbine we install, a company is also saying they are invested, right here, right now, in reducing their carbon footprint. Per turbine, the energy production equivalent of more than 3,000 metric tons of carbon dioxide are eliminated each year. These are large turbines that have large sustainability capabilities,” added Deboskey.

Deboskey also noted that One Energy has seen important growth due to increased number of customers seeing that they can have a sustainability project that actually saves them money while helping reach their environmental goals.

To further increase community impact, Ball and One Energy will create three, additional \$5,000 Megawatt Scholarships in Findlay to be awarded each year the turbines are in operation. These Ball Corporation / One Energy STEM Scholarships will annually hand out a total of \$30,000 between the six scholarships. The Megawatt Scholarships will be awarded to local high school graduates pursuing a two-year or four-year higher education degree in science, technology, engineering or math (STEM) fields of study.

“Support of STEM education is critical

## Green bldg.

...Continued from page 11

Autodesk Foundation. “Energy analysis tools and generative design also allow designers to use data to create better options.”

Participants included over 2,000 architects, engineers, contractors, owners, specialists / consultants, and investors from 86 countries. According to officials, the report aims to analyze the level of green activity, the impact of green building practices on business operations, the triggers most likely to spur further green market growth and the challenges that may impede it. Dodge Data & Analytics produced the study in partnership with Carrier, with support by the American Institute of Architects (AIA) and Autodesk, additional support from the US Green Building Council (USGBC), and participation as a premier research partner by the World Green Building Council.

to Ball’s ability to provide products that help sustain our planet,” said Jost. “The critical importance of STEM learning – particularly for disadvantaged students – will be key to ensuring companies have the talent they need to thrive. That includes our efforts to further develop our Findlay workforce pipeline for engineering positions, and for other STEM roles at Ball.”

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# EHOVE

...Continued from page 1

space needed for expanded sophomore programs.

The project is expected to start construction in March 2019 with planned completion in July 2020. Mastroianni noted the project will have multiple phases to not impact daily operations and have “swing space” throughout. The Collaborative, based in Toledo, is the architect for the project and Adena Corporation, based in Mansfield, is the construction manager at risk.

When speaking of the project as a whole, David Jenkins, operations director of EHOVE, said, “We are adding space on to two existing buildings and creating career and technical training labs for our culinary, early childhood, teacher academy, criminal justice, and fire / EMT programs. We are also updating and renovating the existing media center, cafeteria kitchen, and student dining areas. It is important to the EHOVE board of education that as many local contractors work on the project as possible. We have worked with our construction manager to pre-qualify local firms for all areas of the project. This will be an investment for our students as well as the surrounding community as a whole.”

## ENERGY STAR Standard

The building, according to Jenkins, is also being designed to the ENERGY STAR standard. The effort to meet this standard includes using LED lighting and ENERGY STAR rated electronics, using energy

efficient culinary equipment, and combining HVAC systems in existing spaces with new areas to minimize additional utility expenses.

Notable features being added to the facility include state-of-the-art career and technical training labs and related classrooms;



Rendering of the EHOVE Career Center expansion and renovation project

various simulators including an ambulance rig and Force on Force trainer; use of natural light in all areas; student collaboration spaces; enhanced security for the Early Childhood Center and Young Chef's Inn; and advanced audio/visual technology in all instructional / training spaces.

“The expanded training labs will allow us to enhance the educational environment for the students in these programs. It will also allow us to expand our offerings in the

culinary fields for both high school and adult students. Hospitality and tourism are an important part of the local economy and the expanded facilities will help us meet the needs of area employers for a highly trained workforce. We will also be able to expand our programs available to sophomores, which

will allow them to start training for a career a year earlier,” said Mastroianni.

“This is a great opportunity to support the northern Ohio workforce through the design of an updated Career Center. The possible renovations and additions will provide additional programs to help keep talented people in the region,” said Dave Serra, principal at The Collaborative.

EHOVE serves high school students from member districts across Erie, Huron,

and Ottawa Counties (16 member districts), as well as adult learners across northern Ohio. The school currently has 875 high school students and 2,000-2,500 adult education students per year. Mastroianni noted that the enrollment has been steadily increasing over the last several years as well.

In total, EHOVE offers 23 programs to its students, as well as offering college credit. These programs include auto technology; business and marketing; career-based intervention; career exploration; auto collision and refinishing; computer network technology; construction technology; cosmetology; criminal justice; culinary arts; diesel technology; early childhood education; electrical technology; engineering tech; explore science, technology, engineering, and mathematics (STEM); exercise science and rehab therapy; Fast Forward, a program for students who have attended high school for two years, but have earned insufficient credits to get back on track for graduation and meet criteria to enter one of EHOVE's career tech programs; firefighter / EMT; industrial technology; job connections; medical careers; teacher academy; and visual and interactive media technology.

Mastroianni noted that in the area, the majority of job opportunities are found in manufacturing, medical, construction, public safety, and travel and tourism.

“I am excited for the project to begin. It will create amazing educational spaces for our high school and adult education students and allows us to continue to provide a highly trained workforce for area employers,” concluded Jenkins.

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# INDUSTRIAL REAL ESTATE REPORT

To submit your company's transactions,  
email them to [editor@toledobiz.com](mailto:editor@toledobiz.com)  
or fax to 419-865-2429

Submission deadline is the 10th of the month  
prior to publication

Firm / Listing Agent: **Reichle Klein Group** / Lynette Reichle, SIOR  
Represented: ER Holding Company (Seller)  
Firm / Buyer's Agents: **Reichle Klein Group** / Jerry Carter; Duke Wheeler, CLS  
Represented: Laker Holdings I, LLC (Buyer)  
Location / Property Size: 1152 Yondota St, Toledo / 7,906 sf  
Transaction Type: Sale



Joe Belinske, CCIM



Jerry Carter



Mike Fisher



Joe Francis



Ron Jurgenson, CCIM, SIOR



Rob Keleghan

Firm / Listing Agents: **Reichle Klein Group** / Joe Belinske, CCIM; Christian Zaciewski  
Represented: Darah Investments, Inc. (Seller)  
Firm / Buyer's Agent: **Reichle Klein Group** / Mike Fisher  
Represented: Snack City, LLC (Buyer)  
Location / Property Size: 45 W Alexis Rd, Toledo / 12,712 sf  
Transaction Type: Sale



Robert P. Mack, CCIM, SIOR



Megan Malczewski, CCIM



Ken Marciniak



Lynette Reichle, SIOR



Duke Wheeler, CLS



Christian Zaciewski

Firm / Listing Agent: **Reichle Klein Group** / Ron Jurgenson, CCIM, SIOR  
Represented: Cass Street Properties, LLC (Lessor)  
Firm / Leasing Agent: i.n.a  
Represented: i.n.a  
Location / Property Size: 26437 Southpoint Rd, Perrysburg / 21,520 sf  
Transaction Type: Lease

Represented: i.n.a  
Location / Property Size: 4445 Stickney Ave, Toledo / 13,836 sf  
Transaction Type: Lease

Represented: Spangle Fasteners, LLC (Lessee)  
Location / Property Size: 25641 Ft. Meigs, Perrysburg / 3,000 sf  
Transaction Type: Lease

Represented: Master Property Maintenance, Inc. (Lessee)  
Location / Property Size: 8432 Central, Ste #8, Sylvania / 2,000 sf  
Transaction Type: Lease

Firm / Listing Agent: **Reichle Klein Group** / Lynette Reichle, SIOR  
Represented: Fen Investments LLC (Lessor)  
Firm / Leasing Agent: i.n.a

Firm / Listing Agent: Outside Broker  
Represented: George Isaac Properties, Ltd. (Lessor)  
Firm / Leasing Agent: **Signature Associates** / Robert P. Mack, CCIM, SIOR

Firm / Listing Agent: **Signature Associates** / Joe Francis  
Represented: Sylvania Business Plaza II, Ltd. (Lessor)  
Firm / Leasing Agent: **Signature Associates** / Rob Keleghan

Firm / Listing Agent: **Signature Associates** / Robert P. Mack, CCIM, SIOR  
Represented: QCB Properties, LLC (Seller)  
Continued on page 15

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# INDUSTRIAL Real Estate Report

...Continued from page 14

Firm / Buyer's Agent: None  
Represented: Graves & Associates Real Estate Services, LLC (Buyer)  
Location / Property Size: 3135 131st, Toledo / 3,312 sf  
Transaction Type: Sale

Firm / Listing Agent: **Signature Associates** / Ken Marciniak  
Represented: Richard Schepflin (Seller)  
Firm / Buyer's Agent: None  
Represented: Sula, Ltd. (Buyer)  
Location / Property Size: 2650 W Hayes, Fremont / 31,440 sf  
Transaction Type: Sale

Firm / Listing Agents: **Signature Associates** / Robert P. Mack, CCIM, SIOR; Megan Malczewski, CCIM  
Represented: Toledo Equities, LLC (Lessor)  
Firm / Leasing Agents: None  
Represented: Hodge Products, Inc. (Lessee)  
Location / Property Size: 6953 Wales, Ste C, D, and E, Northwood / 12,710 sf  
Transaction Type: Lease

Firm / Listing Agents: **Signature Associates** / Robert P. Mack, CCIM, SIOR; Megan Malczewski, CCIM  
Represented: Toledo Equities, LLC (Lessor)  
Firm / Leasing Agents: None  
Represented: Fleetwash, Inc. (Lessee)  
Location / Property Size: 2695 Tracy, Ste C, Northwood / 6,820 sf  
Transaction Type: Lease

# Heidelberg

...Continued from page 7

was Thomas & Marker Construction based in Bellefontaine, and the architect was David Kerr Architect, LLC based in Columbus.

## Hoernemann Refectory

The \$2.3 million, 5,000 square foot Hoernemann Refectory addition project began last May and is expected to be complete in February.

The project includes an addition of a two-story coffee shop, a bakery with a loft for casual seating, and grab-and-go parking. According to Giles, The Hoernemann Refectory (...continued on page 16)

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# Heidelberg

...Continued from page 15

project is the second phase of a major renovation that began when Heidelberg partnered with Parkhurst Dining to become its long-term food service provider. The first phase, completed in 2017, involved a complete interior renovation of Hoernemann Refectory.

"Parkhurst Dining brought the Clean Plate Station concept to Heidelberg, which is the second of its partners to create one. The Clean Plate Station, located inside Hoernemann Refectory, will provide independent storage, food prep, cooking, and serving space designed to accommodate those with food sensitivities, allergies, and other dietary restrictions and requirements," said Giles.

"The Clean Plate Station is our intentional effort to respond to students, faculty, staff,

and visitors who have food sensitivities and allergies," added Rod Morrison, associate vice president of facilities and engineering at Heidelberg.

The general contractor for this project is JDH Construction based in Tiffin and the architect for the project is Shyft Architecture of Columbus.

## Hoernemann Stadium

The \$1 million Hoernemann Stadium upgrade project to resurface the track and install a new turf field began in May and was completed in September.

According to Giles, the artificial turf had not been replaced in about 10 years and had experienced routine wear and tear and the track had not been replaced in about 20 years. It was not NCAA competition-eligible – which meant Heidelberg could not host home meets – but now it can.

"In addition to new turf and an eight-lane track, a new jumps area was added. A throwing area was added about two years ago. We

believe the new turf / track and field project, now that it's completed, will give our students home field advantage," said Giles.

Giles noted that the facility is quite possibly the busiest venue on Heidelberg's campus, from athletic contests and practices, to intramurals, student events, recreational activities, and major events – such as commencement – being held there.

"First impressions are really important. Any time you have something nice and new – not just for games but for practice – it makes a big difference among recruits who are looking at Heidelberg for the next step in their athletic careers," said Scott Donaldson, Heidelberg's head football coach.

The general contractor for this project was Maumee Bay Turf Center of Oregon, which oversaw both the installation of the recreational synthetic turf and the synthetic track, which was installed by Connor Sports, noted Giles.

"It's important to note that the Pfeiderer

Hall project and the Hoernemann Stadium upgrade project were donor funded. The Hoernemann Refectory project is the result of Heidelberg's partnership with Parkhurst dining," said Giles.

Overall, the total investment in all capital projects in year eight of Heidelberg's Strategic Action Plan includes \$25 million for 13 new and renovated facilities, noted Giles.

"Heidelberg is widely recognized for its combination liberal arts and pre-professional academic programs. People frequently comment on the beauty of the campus, the family feel, and the friendly atmosphere. Small class sizes and academic support resources provide students with the tools to succeed academically, in their careers, and in leading lives of purpose with distinction. In addition to the Academic Strategic Initiatives for Improvement plan, Heidelberg has several distinctive and unique programs that are helping us to accomplish our core student mission," concluded Giles.

## Arrow Tru-Line names Tom Brockley as CEO

Tom Brockley has been appointed as Arrow Tru-Line's (ATL) new CEO and president. Brockley succeeds Marvin Miller who announced his retirement in November after leading strong growth at ATL over the last four years.

According to ATL, Brockley brings 30 years of experience to the company with a focus on lean manufacturing, quality improvement, product development, and operations with companies such as General



Tom Brockley, CEO of Arrow Tru-Line

Electric (GE), CNH, and Eaton. Brockley has an MBA from Northwestern University-Kellogg School of Management and a degree in electrical engineering from the University of Nebraska.

"We are excited about the leadership Tom will bring to Arrow Tru-Line," said John McLaughlin, vice president of sales and marketing at ATL. "He has an outstanding background in operations and will be a fantastic addition to the

company."

"I am excited to assume this role. Arrow Tru-Line has strong products and manufacturing capabilities and ATL is dedicated to delivering value to our customers," Brockley stated. "I look forward to building on Arrow Tru-Line's success and growing the business by delivering the best quality products and service to our customers while expanding the Arrow Tru-Line brand."

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**5950 AIRPORT HWY, TOLEDO** ..... 1000 SF  
**500 LEHMAN AVE, BG (OR OFFICE)** ..... 1695 SF

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**428 CLOUGH ST, BG** ..... 5,000 – 27,000 SF  
(Possible Student Labor)  
**420 INDUSTRIAL PKWY, BG** ..... 20,000 SF (2 Docks)  
**546 SANDRIDGE RD, BG** ..... Office & 2 Warehouses  
**326 INDUSTRIAL PKWY, BG** ..... 3500 SF  
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## RETAIL SPACE FOR SALE OR LEASE



**FOR SALE OR LEASE: 3565 Libbey Road- Perrysburg, OH** At I-280 & the Ohio Truck stop area 2906 square feet former Wendy's w/ 2 drive through windows, some equipment remains. **Contact Dan DiSalle 419-261-4010 or dandisalle@disallerealestate.com.**

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**8040 SUMMERFIELD RD, LANSING, MI.** 9 offices, 1 training area with sink and smart counter area. 2 separate doors from outside and 2 separate doors from inside building. 2 separate furnaces and A/C for area. The whole area is 29' x 32'. **Call 419-351-4484.**

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**4 lots DPC – BT –DEER PARK COURT.** 4 Office lots available. Next to Arrowhead, along Swan Creek. Can be combined, split. **Contact: Bill Thees, 419-893-4415.**

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# UNDER CONSTRUCTION

A LOOK AT CONSTRUCTION PROJECTS IN OUR REGION



## Sandusky County Park District

**Thomas Porter Architects** is providing architectural services on a \$2.1 million, 2,850 square foot project for the Sandusky County Park District, which includes new water and sewer service from the Village of Gibsonburg to White Star Park, the construction of three new buildings—Beach, Camp, and Scuba, and an addition to the park's existing Barn facility for new restrooms, shower rooms, and concessions at

four strategic sites within the park.

**Roma Designs Construction, LLC** is providing construction services and **Jones & Henry Engineers** and **JDRM Engineering, Inc.** are providing engineering services. Other contractors on the project include **Tri-County Block & Brick**, **Westfield Electric**, **Spear Brothers**, **Henson Plumbing & Heating**, and **Integrity Floors**.

Construction began last April and completion is scheduled for May.

**For info on submitting your company's major projects to Under Construction, email [ahintz@toledobiz.com](mailto:ahintz@toledobiz.com).**

Deadline is the 10th of the month preceeding publication.

All projects received by deadline will be considered.

## Blanchard Valley Health System

**ACI Construction Co. Inc.** is working on a new \$3.3 million advanced medical office building—Carey Medical Center—for Blanchard Valley Health System (BVHS). Upon completion, the 15,801 square foot facility will provide space for a specialty clinic and allow services such as cardiology, OB/GYN, orthopaedics, pain management, urology, and x-rays on-site to be provided. According to BVHS, there will be an opportunity to expand in the future for mammography, ultrasound, mobile PET, MRI, and CT, with space also available for a pharmacy and other possible services. Completion is scheduled for August.

## City of Monroe, Michigan

**Redstone Architects** of Bloomfield Hills, Michigan, and construction management firm **AUCH Construction** of Pontiac, Michigan are constructing a new fire station for the City of Monroe, Michigan. The 15,561 square foot facility will consist of a single story structure with an attached

two-story apparatus bay. Completion is scheduled by fall 2019.

## Ottawa County

**Bergmann** is providing services on a 90-foot bridge replacement near the intersection of Billman Road and State Route 163 over Packer Creek in Genoa, Ohio in Ottawa County. **Garcia Surveyors** and **ASC Group** are providing additional services on the project. Completion is scheduled for fall 2022.

## Hancock County Agricultural Society

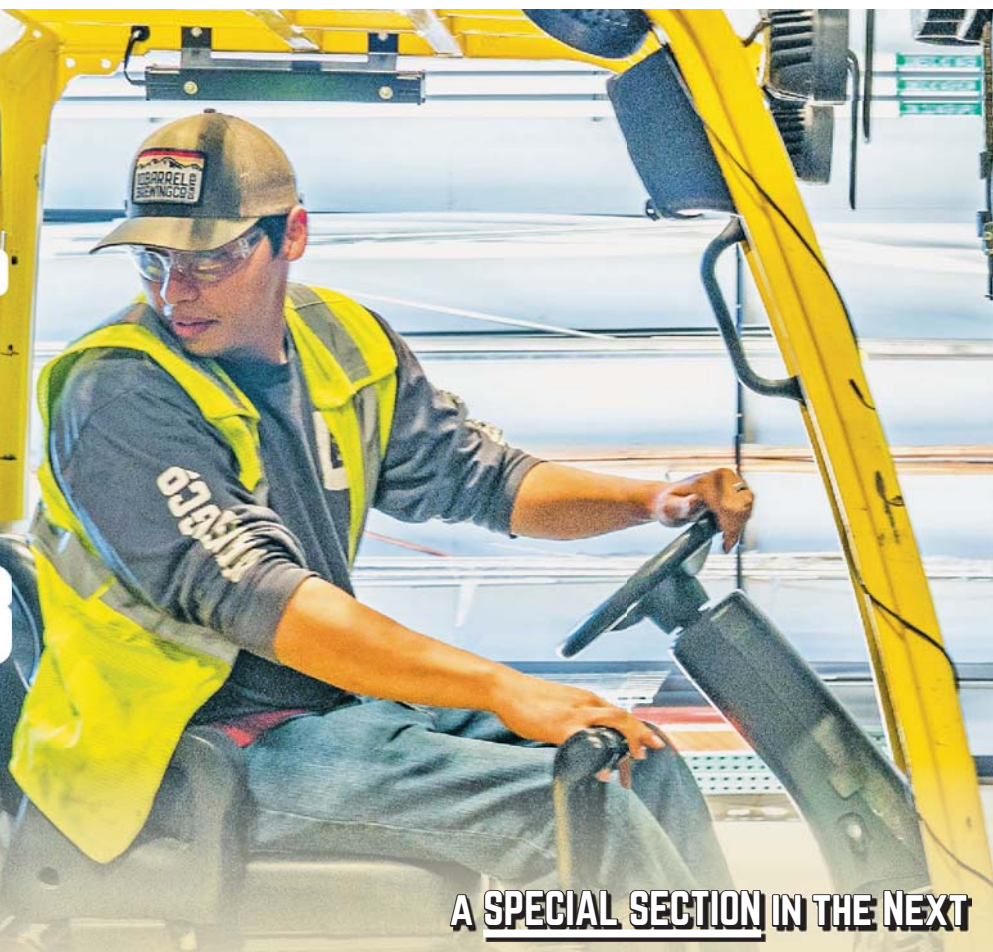
**Clouse Construction Corp.** worked with the Hancock County Agricultural Society on the construction of a new \$1.5 million, 15,000 square foot Events Building for receptions, meetings, and training at the Hancock County Fair Grounds in Findlay. **RCM Architects** provided architectural services and **JDRM Engineering, Inc.** provided engineering services on the project.

## Tri County Veterinary Clinic

**Clouse Construction Corp.** recently completed a 4,500 square foot addition and 10,500 square foot renovation for Tri County Veterinary Clinic / Stacy's Place in Fostoria. Work included a canopy vestibule, dog runs, a waiting area, exam rooms, a grooming room, and a room with a separate entrance / exit for euthanasia. **Poggemeyer Design Group** provided architectural services for the project.



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## OFFICE SPACE - FOR LEASE

1616 E WOOSTER ST, BG ..... 2300 SF  
440 E. POE RD, BG ..... 2300 SF (Will Divide)  
980 W. POE RD, BG ..... 1200 – 2500 SF

## RETAIL SPACE - FOR LEASE

5950 AIRPORT HWY, TOLEDO ..... 1000 SF  
500 LEHMAN AVE, BG (OR OFFICE) ..... 1695 SF

## WAREHOUSE/FLEX - FOR LEASE

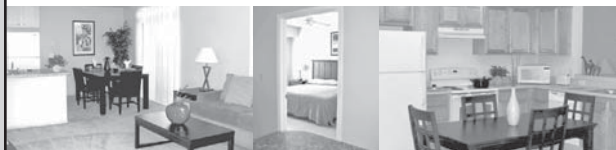
428 CLOUGH ST, BG ..... 5,000 – 27,000 SF  
(Possible Student Labor)  
420 INDUSTRIAL PKWY, BG ..... 20,000 SF (2 Docks)  
546 SANDRIDGE RD, BG ..... Office & 2 Warehouses  
326 INDUSTRIAL PKWY, BG ..... 3500 SF  
WILL BUILD TO SUIT 20,000–40,000 SF at I-75 Exit 181

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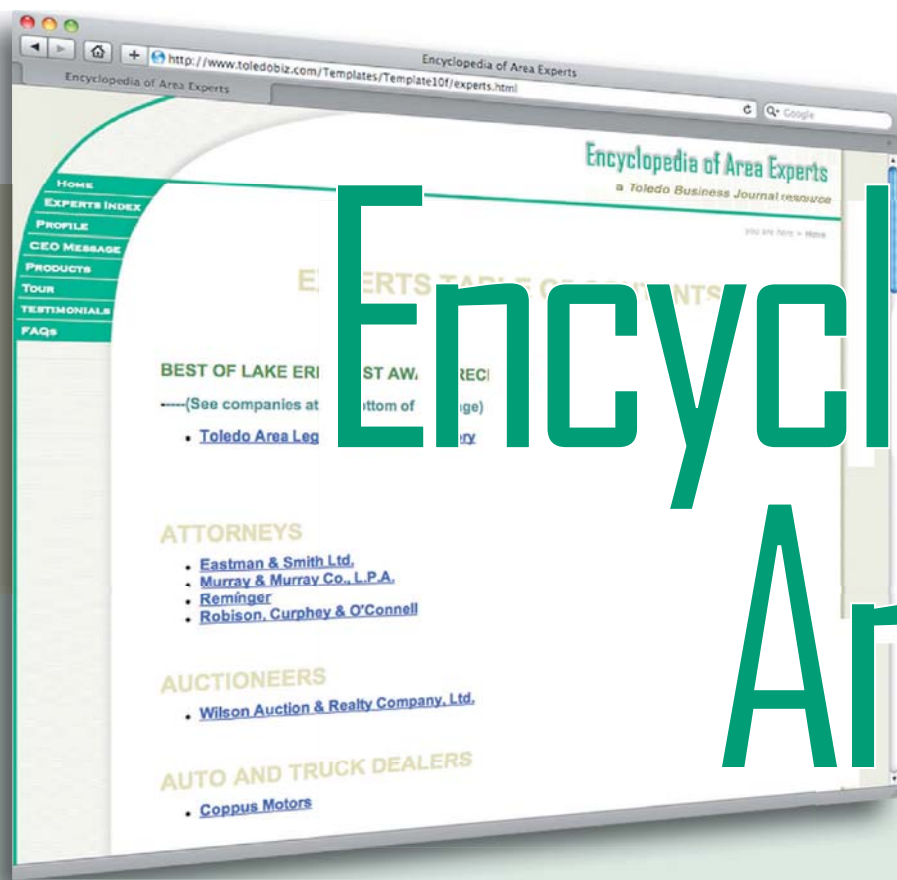
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# Encyclopedia of Area Experts

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- Eastman & Smith Ltd.

## AUTO & TRUCK DEALERS

- Coppus Mercedes-Benz

## COMMUNITY RESOURCES

- Owens Community College
- Terra State Community College
- Toledo Zoo

## CONSTRUCTION

- A. A. Boos & Sons, Inc.
- Lathrop
- Miller Diversified Construction
- Mosser Construction, Inc.
- RMF Nooter
- Rudolph Libbe, Inc.
- S.A. Comunale

## FINANCIAL

- Citizens National Bank
- Clark Schaefer Hackett
- Cooperative Business Services, LLC.
- Croghan Colonial Bank
- Directions Credit Union
- Gilmore, Jasion & Mahler, Ltd.
- State Bank
- Toledo-Lucas County Port Authority

## INDUSTRIAL

- Bohl
- Cardinal Compliance Consultants
- Forklifts of Toledo
- G-2000 Inc.
- Hydrofresh HPP
- Keller Logistics
- Keller Packaging
- Miami Industrial Trucks
- Reliable Belting & Transmission
- Taylor Material Handling
- Towlift
- Willis Day

## INFORMATION TECHNOLOGY

- Amplex Internet

## INSURANCE / EMPLOYEE BENEFITS

- The Ashley Group
- First Insurance Group
- Kaminsky & Associates

## MARKETING & SALES

- Toledo Business Journal

## MEETINGS & BANQUETS

- Sauder Village
- Toledo Zoo

## REAL ESTATE

- A.A. Green Realty, Inc.
- DiSalle Real Estate
- Miller Danberry Commercial Realty
- NAI Harmon Group
- Willis Day

## SENIOR LIVING COMMUNITIES

- Genacross Lutheran Services  
(formerly Lutheran Homes Society)
- Sunset Retirement Communities

## TITLE COMPANIES

- AREA Title Agency
- Chicago Title
- Louisville Title
- Midland Title

## WEALTH MANAGEMENT

- Bollin Wealth Management
- Croghan Trust & Investment Services

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