R.E. WARNER
& ASSOCIATES INC.

FALL 2017

Excellence BY DESIGN

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ON THE COVER: R.E. WARNER PRESIDENT AND CHAIRMAN TED BELTAVSKI AND HIS WIFE, TINA, AT THE CSU DISTINGUISHED ALUMNI EVENT

PRESIDENT'S MESSAGE

by Ted Beltavski, MS, PE

TO LEAD IS TO SERVE

As a participant in the Cleveland State University distinguished alumni event this year, I had much time to reflect on the importance of CSU to our community.

The opportunity to give back to the college by interacting and mentoring engineering students is invaluable-not only to the students, but to us as professional engineers. What better way for all of us in the engineering profession to serve than to visit our alma maters and speak to the students following in our footsteps. I particularly enjoy guest lecturing on staying viable and relevant in the engineering world.

Careers all have their ebbs and flows. One of the most valuable lessons students can learn now is to keep an open mind and grow as their careers progress.

I urge us all to stay active with our colleges and universities. It's important that we give back by sharing the knowledge we acquired through all of our professional experiences.

By paying it forward to the next generation, we can continue to aid the advancements of our profession.

President Ted Beltavski Honored as a CSU Distinguished Alumnus

The Distinguished Alumni Awards program, sponsored by Cleveland State University Alumni Association and CSU, recognizes CSU alumni who have distinguished themselves professionally, brought honor to the University, and have made significant contributions of time and/or philanthropy to the university or their community. One graduate is selected by his or her college each year to receive the Distinguished Alumni Award.

Held Friday, October 6 at the Bert L. & Iris S. Wolstein Center, the event recognized a broad range of successful CSU alumni who have made CSU's reputation even more prestigious.

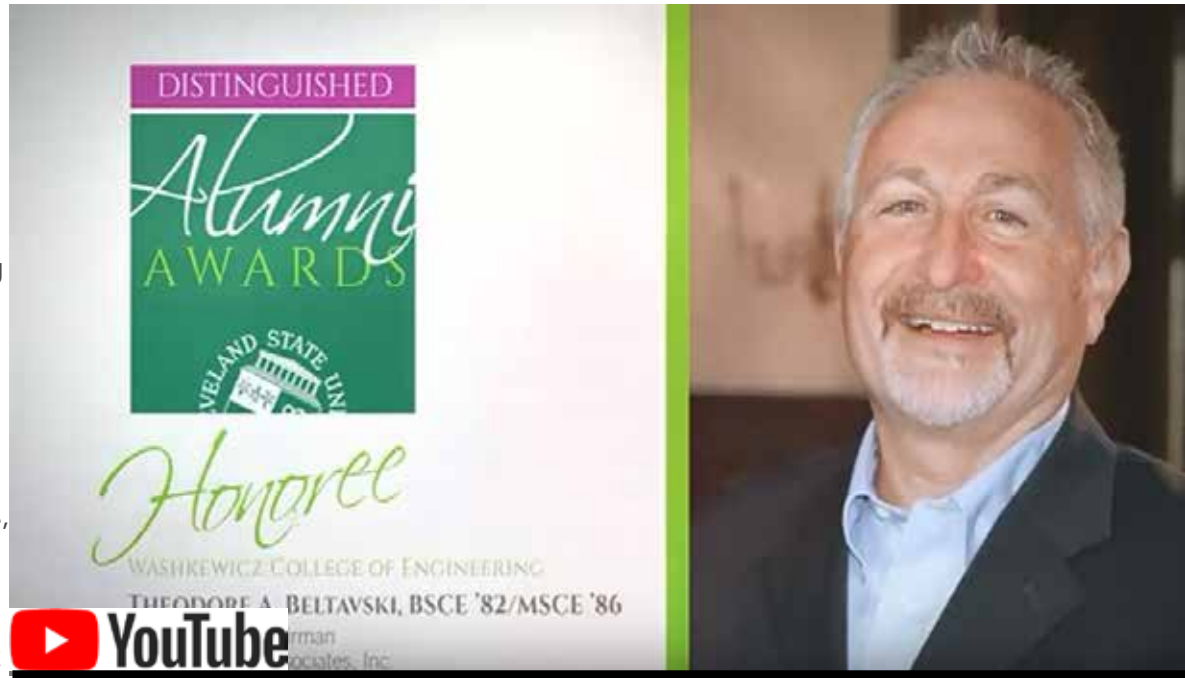
Ted represented the Washkewicz College of Engineering. Click the link on page 5 to watch CSU's interview with Ted.

Ted has been part of the R.E. Warner team for 15 years and served as department manager, operations director and vice president before being named president in 2012. His management and engineering experience also includes 20 years with

CEI/Centerior Energy/FirstEnergy. He is a registered professional engineer in 19 states and is the past president of the Cleveland Engineering Society.

A two-time CSU alumnus, he earned a bachelor of science in civil engineering in 1982 and a master of science in civil engineering in 1986. Ted currently serves on the College of Engineering Visiting Committee, has participated in the Business Alumni Speaker Series, and has taught Engineering Structural Mechanics at the university.

Of R.E. Warner's 52 employees, 11 are CSU graduates. In addition, five students have interned with the firm, and four were hired for permanent positions.



Click here to watch Ted's video.

PERSPECTIVES & INSIGHTS

ARCHITECTURE

WHY YOU NEED A BUILDING ASSESSMENT

This article is by Jen Kalin, RA, LEED AP, Architect/Project Manager. Jen has over 10 years of experience in public, commercial, manufacturing, and residential buildings and facilities. Her experience includes programming, schematic design, design development, construction documents and construction administration. She also has the capability to provide interior design/interior architecture services. Her portfolio includes new construction, renovation, and expansion projects.

Northeast Ohio's buildings are aging. While we are seeing new construction and renovations aplenty with Cleveland's renaissance, there are still many facilities past their prime. This is largely due to the fact many of our region's buildings were constructed during the 1970s-80s construction boom. Unfortunately, most building materials are expected to last 30 years, which means many facilities are in need of repairs, especially in Northeast Ohio where our buildings are subjected to abuse by salt, causing components to deteriorate quickly.

Because of this situation, we often try to educate our clients about the importance of scheduling a building assessment. Often, owners recognize that their building needs some sort of repair only once it starts to leak. Usually, it's leaking due to one of the most common failings – roofs, masonry or sealants. At this point, not only is there a need for an exterior repair, but there is also a need for interior water damage repairs. Building owners and managers can limit repair and maintenance expenses by having an assessment performed.

During a building assessment, architects and engineers take stock of the state of your building. We examine the envelope, HVAC system, and electrical components. We then look for things that may not be up to code as well as things that are at the end or near-end of their useful life. We can also look at whether the facility satisfies ADA guidelines. Afterward, we compile a report detailing your building's state and note anything requiring further investigation, repair, or modification to satisfy code requirements. We'll also tell you the anticipated remaining lifespan of components.

Another benefit of having an assessment completed is that you'll be presented with options for how to approach repairs as well as cost estimates. Sometimes, the architect or engineer will even show you the cost for a new building, if the repair costs merit that.

Once you've received the information from your assessment, you'll have a better handle on upcoming budgetary

considerations. You'll be able to determine how to allocate your facilities budget in the present and coming years, or will know how much to start setting aside if you have no budget or a budget shortfall.

A proactive approach to planning for your aging facility's repair and maintenance needs is the best way to ensure you don't spend more than necessary. For this reason, scheduling a building assessment if your facility is over 30 years old is worth serious consideration. Contact us to get started.

STORMWATER MANAGEMENT: MEETING REGULATORY REQUIREMENTS & REDUCING COSTS

This article is by Justin Haselton, PE, CPESC, LEED AP, Civil/Survey Department Manager and Senior Civil Engineer. Justin has over 14 years of experience in the design and construction of both public and private site and infrastructure improvements. His experience includes state, county and municipal infrastructure improvements and site design for commercial properties. He is particularly proficient in preparing stormwater pollution prevention plans, site, grading, public utility plans, parking areas and permitting.

A key consideration for a civil engineer during site design from both a regulatory and cost standpoint is stormwater management. On the regulatory side, in recent years, agencies such as the Environmental Protection Agency (EPA) and, locally, the Northeast Ohio Regional Sewer District (NEORSD) have been encouraging property owners and engineers to provide infiltration methods on-site, rather than directing stormwater into detention basins that ultimately discharge to storm sewers or streams. This standard can be achieved through, amongst others, the following practices:

1. Permeable Pavement – Permeable, or pervious, pavement allows water to infiltrate into the ground directly in small openings. This type of pavement can be asphalt or concrete, though the most common form is pavers. The gap between pavers is filled with small stones that allow stormwater to penetrate below. In large rain events, water that cannot be absorbed into the ground is conveyed to a storm sewer. While permeable pavement costs more up front than traditional asphalt or concrete, additional stormwater measures may be smaller or unnecessary depending on the site. It also yields long-term savings in stormwater fee credits (see below) because regulatory agencies consider permeable pavement similar to grass.

2. Bioretention Cells – A bioretention cell is a stormwater management practice that consists of a depression that allows shallow ponding of stormwater runoff. The stormwater gradually percolates into the soil, mulch and vegetation, ultimately infiltrating into the ground — or in larger rain events, into a storm sewer. Bioretention cells are also an effective treatment option for water quality because they promote absorption and microbial breakdown by plants.

3. Landscape Architecture – The landscape architecture of a site can incorporate many other elements that assist with stormwater management. These include constructed wetlands, rock infiltration trenches, and the reduction of impervious surfaces in favor of grass. Green roofs, while technically part of the building, can also aid in this effort.

While regulation has been increasing nationwide over the past 30 years, on the cost side locally, NEORSD has also recently been collecting stormwater fees in proportion to the amount of impervious area each parcel of land contains. Property owners can reduce the monthly fee they are charged by implementing the following practices:

1. Stormwater Quantity Controls – the percentage of the credit varies from 10% to 50%

depending on which design standard has been met. This is typically achieved through the use of a stormwater basin.

2. Stormwater Quality Controls – this credit varies from a 15% credit for stormwater control measures such as vegetative swales to 25% for infiltration basins and bioretention cells.

Owners must reapply for stormwater fee credits each year, and they must demonstrate maintenance of the above practices.

With all the changes surrounding stormwater management, provisions for stormwater can consume project budgets if not carefully planned. The following are design considerations that when carefully incorporated can help keep costs in check.

1. Site Size – Generally, above ground stormwater management provisions are less expensive to install than underground methods. Larger sites typically don't require underground storage because there is more land with which to work, so generally, larger sites reduce stormwater management costs; however, larger sites aren't always best for project budgets. When land is expensive or unavailable, it may make more sense to purchase a smaller site and direct stormwater underground. There are many products available that have open bottom storage vaults that promote infiltration.

2. Brownfield Incentives – Another consideration during site selection is whether the property would constitute a redevelopment. The EPA has less stringent stormwater management requirements for brownfield sites as an incentive to improve the land. Only 20% of the existing impervious surfaces on the site must be treated by post construction stormwater management practices. While providing the minimum features required by code reduces initial stormwater management costs, owners in our region will want to take note that less NEORSD credits are available for future bills.

There are many factors owners and civil engineering consultants must weigh throughout the site selection and design process. By carefully thinking through and weighing the pros and cons of the above considerations, engineers and owners can ensure government regulations as well as project budgets and objectives are met.

PROJECT PROFILES

BODY SHOP VEHICLE LIFT MODIFICATIONS/ IMPROVEMENTS

Design modifications to extend service of a feed conveyor lift to reduce maintenance needs.

Dave Ferencik is the project manager for this project.

STEEL PLANT OXYGEN SYSTEM SAFETY SHUTOFF VALVE REPLACEMENT

Design engineering services to replace the oxygen system safety shutoff valve in the basic oxygen furnace shop of a steel plant This contract also includes engineering services for replacing the building, controller, electrical system and foundation.

Randy Cecil is our project manager for this contract.

A/E SERVICES FOR AMHA HILLTOP HOUSE APARTMENTS BALCONY REPAIRS

Architectural and engineering services for the restoration and repairs of the exterior concrete balcony and corridors at Akron Metropolitan Housing Authority's Hilltop House Apartments in Barberton, Ohio.

Jen Kalin is our project manager for this contract.

CRANE AND CRANE RUNWAY INSPECTIONS

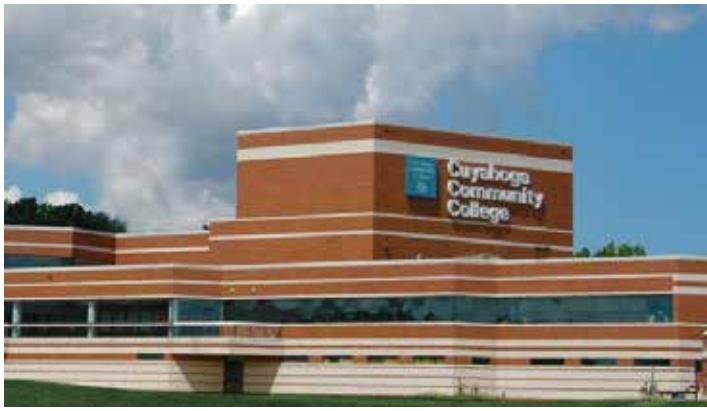
R.E. Warner is providing services for infrastructure inspection and repair programs at the steel plants of two metals clients including observing and identifying areas of concern related to cranes and crane runways.

Matt Benovic and Craig McGinnis are our project managers.

TRI-C HVAC UNIT REPLACEMENTS

Engineering services for the replacement of several HVAC units at Cuyahoga Community College's UTC building, Metro Recreation Center, District Office building and the JSTC building. Scope includes the replacement of one air handler at the UTC building, one split system air handler at the Metro Recreation Center, one chiller along with the air-cooled condensers with two chillers and condensers at the District Office, and two rooftop units at the JSTC building.

Jen Kalin is our project manager.



CITY OF STRONGVILLE SR 237 (PROSPECT ROAD) AND ALBION ROAD INTERSECTION IMPROVEMENTS

The City of Strongsville has authorized R.E. Warner to update our final plans submitted in 2014 for the SR 237 (Prospect Road) and Albion Road Intersection improvements to current standards to complete the project and include water main replacements. Upon approval of the plans, we will proceed with the tasks necessary to provide the deliverables for various agency approvals and subsequently for construction.

Justin Haselton is our project manager.

PLANNING AND PROTECTION SUPPORT

Engineering services to provide planning and protection support to an enegy companies' data group to provide transmission loading data.

Rich Jones is our project manager for this contract.

HIGH VOLTAGE YARD REVAMP

Basic design to rework the high voltage yard at a steel plant for the eventual upgrade of an electric furnace transformer.

David Walls is our project manager.

NEWS OF NOTE

THANK YOU KARL SCHNEIDER FOR 27 YEARS OF SERVICE

Staff and friends at R.E. Warner held a luncheon to celebrate project director Karl Schneider's retirement on September 28. Karl was a part of the R.E. Warner family for 27 years serving as Project Director and Senior Project Manager.

Since his first day at R.E. Warner & Associates on October 15, 1990, Karl focused on building client relationships and ongoing business at our firm. He successfully managed large multi-discipline projects for many of our firm's most valuable clients including Cristal USA (fka Millennium), Duke Energy, ASHTA, Lubrizol, PET Processors, Eliokem, Morton Salt and Gabriel Performance Products.

He was and continues to be well respected by our clients and internal team for his strong technical skills, his ability to manage large multi-discipline projects, and his excellent client relationship skills. His desire to understand the client's objectives and needs coupled with his high overall standard of performance allowed him to expand work with our existing clients.

When asked what he liked most about his job, Karl stated "working with people (REW and clients) and satisfaction of success along with the competitive challenge."

Karl leaves behind a legacy of dedication, hard work and loyalty. We are deeply grateful for all that Karl has done for R.E. Warner and our clients. His devotion to excellence should serve as an example to us all. We wish him all the best as he begins this next life adventure.

CONGRATULATIONS, PEAK CONSTRUCTION CORPORATION!

On behalf of everyone at R.E. Warner & Associates, we congratulate Peak Construction Corporation, a winner of Engineering News Record (ENR) Midwest's 2017 Best Project Award in the manufacturing category for the Riddell North Ridgeville, Ohio facility.

Peak Construction's Riddell project entailed the design-build construction of a 347,205-square-foot manufacturing and distribution facility. The building relocated Riddell's existing operations in Elyria, Ohio which included on-field football helmet and custom shoulder pad assemblies and transferred production of its full-size collectible football helmets and gear and apparel distribution from Rantoul, Illinois.

Independent judges from architecture, engineering and construction firms were assembled by ENR Midwest to score, nominate and determine the winners.

We are proud to have been associated with Peak Construction Corporation for this exceptional project. R.E. Warner served as design professional working with Peak Construction to provide due diligence for civil engineering pre-development services; followed by site-civil engineering and surveying services; the preparation of design/build performance specifications; and general arrangements for the building mechanical, electrical, plumbing and fire protection systems. In addition, R.E. Warner was contracted by the City of North Ridgeville to prepare drawings and construction specifications for the new access roadway including traffic signals.

Peak was also named one of ENR Midwest's top contractors and one of Midwest Real Estate News' 2017 Best of the Best Top Construction Companies.

Congratulations to Peak Construction and the entire project team for working together on developing a successful project.

Click here for more information on the new Riddell facility.

PEAK CONSTRUCTION CORPORATION

R.E. WARNER & ASSOCIATES INC.

PROFESSIONAL DEVELOPMENT & CONFERENCES

6TH ANNUAL NORTHEAST OHIO MANUFACTURING SYMPOSIUM

On September 29, R.E. Warner President Ted Beltavski and Senior Project Manager Matt Benovic attended the 6th Annual Northeast Ohio Manufacturing Symposium. The event was held at the Spitzer Conference Center at Lorain County Community College. The keynote speaker was Ben Marker, General Manager of Riddell, who presented "A Peek Under the Helmet"–Riddell's new production and distribution facility project. R.E. Warner served as the design professional to Peak Construction. Marker offered a tour of the plant showcasing the new state-of-the-art Riddell facility in North Ridgeville.

Riddell is a premier designer and developer of protective sports equipment. Part of the BRG Sports family, Riddell is the leading manufacturer of football helmets, shoulder pads, and reconditioning services (cleaning, repairing, repainting, and recertifying existing equipment.)

Congratulations to MAGNET (The Manufacturing Advocacy & Growth Network), the Cleveland Engineering Society, and Lorain County Community College on another fantastic conference.

CUYAHOGA COMMUNITY COLLEGE FOUNDATION

Senior Vice President Brett Neff attended the 2017 Presidential Scholarship Luncheon on October 4 at the Renaissance Cleveland Hotel. R.E. Warner enjoys supporting this yearly event that raises funds to award scholarships to Tri-C students. Since its first event in 1992, the luncheon has raised more than $17 million to help Tri-C students with financial need pursue higher education. This year, Academy award-winning actress Octavia Spencer was the keynote speaker.

Moderator Dr. Jodi Berg with Ms. Octavia Spencer

SOCIETY FOR MARKETING PROFESSIONAL SERVICES' EXECUTIVE FORM

The Northeast Ohio Chapter of the Society for Marketing Professional Services (SMPS) held its Executive Forum at the City Club on Cleveland on October 10. The Executive Forum begins with a panel featuring three leaders who share knowledge, experiences, and their passion to grow their businesses. The panelists included Dawn Savage, senior director with ICF, a global consulting firm in Sacramento, California; Kenny Diehl, senior principal with Smith Seckman Reid in Nashville, Tennessee; and Mark Pierce, founder and principal of E5 Leadership Academy in Cleveland, Ohio. R.E. Warner's executive management team attended the forum.

SMPS Society for Marketing Professional Services

AMERICAN SOCIETY OF CIVIL ENGINEER'S 2017 PRESIDENTS AND GOVERNORS FORUM FOR SECTIONS AND BRANCHES

On September 17 and 18, the American Society of Civil Engineer's (ASCE) 2017 Presidents and Governors Forum (PGF) for Sections and Branches was held in Reston, Virginia. Senior Project Manager Matt Benovic serves as President of ASCE Cleveland Section and attended the forum. Sponsored by ASCE's Leader Training Committee, nearly 100 Society leaders took part in workshops and presentations, addressing topics including "An Introduction to Your Presidency and How to Utilize Your Governors," "Utilizing Life Members," and "Using Social Media In Your Section and Branch."

PROFESSIONAL DEVELOPMENT & CONFERENCES

AMERICAN SOCIETY OF CIVIL ENGINEER'S 2017 CONVENTION

From October 8-11, Senior Project Manager Matt Benovic attended the American Society of Civil Engineer's 2017 Convention in New Orleans, Louisiana. The ASCE Convention is the Society flagship membership event. It is the single annual opportunity that the entire Society is represented together and therefore reflects the diversity that ASCE encompasses. The program for the Convention was integrated, cross-cultural, technical, and educational in nature. There were numerous speakers, sessions, and networking opportunities focused on topics such as the state of the industry and profession; multi-disciplinary technical issues; natural and man-made disasters; strategic issues and public policy; as well as history and hertitage of civil engineering.

2017 DPRCG'S 28TH ANNUAL CONVOCATION

From October 11-13, Brett Neff attended the DPRCG's 28th Annual Convention in Orlando, Florida. This year's theme, Alchemy of Leadership, symbolized the fusion of elemental creativity, the many facets and complexities of project delivery, the people, and technological resources that propel our firms' successes. The Convocation program was designed to help attendees anticipate and manage risks, share ideas with peers, and create solutions for their firm, employees and clients.

SHOUT OUTS

KALIN PASSES ALL ARCHITECTURAL REGISTRATION EXAMS

R.E. Warner is proud to announce that Jen Kalin, RA, LEED AP, Architect/Project Manager, has passed all seven of the Architectural Registration Exams (ARE) to become a licensed registered architect in the State of Ohio. Congratulations, Jen. All of your hard work has paid off!

NEW SHAREHOLDERS ANNOUNCED

The Shareholders of R.E. Warner & Associates, Inc. are pleased to announce the election of two new shareholders to the corporation, Dave Andrews and Jordan Radsick. This announcement was made at the Shareholders' Meeting on Wednesday, October 18, 2017.

David J. Andrews

Dave has nearly 20 years of surveying experience for a wide variety of clients. Part of our high-precision surveying team, he joined R.E. Warner in 2016 with the acquisition of Accurate Technologies and currently serves as a 3D laser scanning coordinator and project manager. Prior to the acquisition, Dave built the 3D scanning and modeling department from the ground up. In his current position, Dave provides all estimates and field work for, as well as has the overall responsibility to manage 3D scanning/modeling projects. He also serves as a survey crew chief for high accuracy alignment surveys of all types of equipment for clients in the steel, petroleum and other heavy industries.

Jordan M. Radsick

Jordan holds Associate's Degrees in Civil Engineering and Construction Management from Stark State College. He has more than 10 years of surveying experience, having provided a wide variety of surveys for clients across many sectors. Jordan also joined R.E. Warner upon the firm's acquisition of Accurate Technologies, and currently serves as a survey crew chief as well as aerial mapping specialist, having received certification from the FAA to pilot the firm's UAV (drone) equipment.

"Dave and Jordan both joined R.E. Warner through the acquisition of Accurate Technologies, and we are now pleased to elect them shareholders. They have demonstrated superior leadership qualities and show a true passion for providing high quality service to our clients. Their ideas and energy will help guide the firm as we strive to realize our vision for future growth. To become a shareholder at R.E. Warner, employees must possess the four Es – Energy, the ability to Energize others, the ability to consistently Execute and the ability to give us a competitive Edge."

- Ted Beltavski, President and Chairman
R.E. Warner & Associates

MARK YOUR CALENDAR

JOIN R.E. WARNER & ASSOCIATES ON
WEDNESDAY, NOVEMBER 8 FROM 4-7 P.M.

to mix and mingle, enjoy food and beverages, win raffle prizes, and get a head start on your holiday gift giving via our Holiday Market benefiting Toys for Tots.

EVENT FEATURES . . .

Raffle Benefiting Toys for Tots
Bring an unwrapped toy for donation and get 1 raffle ticket. You can also purchase raffle tickets, or earn them by visiting the Holiday Market vendors. All proceeds benefit Toys for Tots. Grand prizes are valued at $250 and up.

Holiday Market Benefiting Toys for Tots
Shop for gifts (or yourself) at a variety of pop-up shops. A portion of all sales will be donated to Toys for Tots. Vendors are being added daily.

- Beauty Counter - Skin care and cosmetics
- Cindy I Smith - Artwork
- Clever Container - Storage solutions
- Izzy Designs - Handcrafted candles, lotions and soaps
- Norwex - "Green" cleaning products
- Pampered Chef - Cookware and kitchen equipment
- Papparazzi Jewelry - $5 fashion jewelry
- Scentsy - Room scents and warmers
- ThirtyOne Gifts - Bags, purses, etc.
- Tommy's Jerky - Jerky and smokies
- Usborne Books - Children's books

OUR MISSION IS TO PROVIDE TECHNICAL SOLUTIONS THROUGH TEAMWORK AND A PASSION FOR SERVICE.

Since our founding in 1951, R.E. Warner & Associates, Inc. has experienced steady and continuous growth. Building on our traditional strengths and values, we have entered into new fields only when it is consistent with the basic mission of our company. Today, R.E. Warner is a full service, multi-discipline consulting firm serving both public and private clients.

We call ourselves multi-discipline because we offer professional services in civil, structural, mechanical, electrical and process engineering; architecture and planning; surveying; and environmental science and engineering.

Our impressive list of clients includes many of our nation's largest steel, automotive and chemical producers, electric power companies, health and educational facilities, and various agencies of the federal, state and local governments.

R.E. Warner's mission is to provide technical solutions through teamwork and a passion for service. Our areas of practice include buildings and facilities, industrial operations and process engineering, infrastructure, transportation, energy management, surveying, environmental and construction services.

In order to fulfill our mission to our clients, R.E. Warner consistently recruits, hires and retains the leaders in our profession. In recognition of our great workplace, R.E. Warner has been named a multi-year winner of the NorthCoast 99 Award, presented annually by the Employers Resource Council to the top 99 companies to work for in Northeast, Ohio.

We invite you to contact many of our peers to discover how working with R.E. Warner can be economical, efficient, professional and down right pleasant!

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R.E. WARNER & ASSOCIATES INC.

ENGINEERS
ARCHITECTS
SURVEYORS
CONSTRUCTION MANAGERS

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