R.E. WARNER
& ASSOCIATES INC.

ENGINEERS
ARCHITECTS
SURVEYORS
CONSTRUCTION MANAGERS

Excellence BY DESIGN

SUMMER 2019

A DIGITAL MAGAZINE FOR CLIENTS AND FRIENDS OF R.E. WARNER & ASSOCIATES, INC.

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PRESIDENT'S MESSAGE

by Ted Beltavski, PE, MS

Dear Colleagues,

It's technically still summer, and students have just gone back to school, but here at R.E. Warner, a dedicated set of our team is already planning and prepping for the holidays – specifically, for our firm Holiday Open House and Toys for Tots Benefit.

Back on for 2019 following the renovation of our headquarters in Westlake (read more on pages 6-7), this will be the fifth installment of what has become quite the extravaganza. All of our clients, colleagues and friends are invited to join us on Tuesday, November 12th from 4-7 p.m. to mix and mingle, enjoy festive food and beverages, and win exciting prizes through the Chinese Auction benefiting Toys for Tots. An email invitation will be sent in the coming weeks with a link to RSVP.

We started this event in 2013 as not only a way to gather together to enjoy the company of our clients and friends during the holidays, but also as a way to do some good in our community. I've talked before about how we as a firm greatly value giving back to our community. What better way to do that at this time of year than ensuring as many children as possible can experience the magic of the season. We are humbled to have exceeded our efforts every year, most recently raising over $3,600 plus collecting dozens of toys, which The Marines in charge of our chapter have told us was one of their most significant donations.

The ability to have a positive impact on our community is such a gift, and we as a firm are grateful to have the opportunity to make a difference – not just through our Toys for Tots drive and other charitable causes given to throughout the year, but also through our day-to-day work. This value of giving back is a foundational trait of our firm's character, and I am so proud to be part of a team that is truly dedicated to our community.

Best wishes,

Ted A. Beltavski, PE, MS

WHAT WE'RE WORKING ON

Featured recent projects across our markets

METALS MARKET

ROLLING MILL UPGRADES

Gerdau has awarded R.E. Warner an engineering and architectural design services contract for the rolling mill capacity expansion at its Cartersville, GA facility. The project is being undertaken to increase structural and merchant steel capacity. To upgrade capacity; three new mill stands, one new roll straightening mill and one new cold saw will be installed over three 10-day outages. To accommodate the new equipment, existing equipment will be removed. Gerdau's goal is to have the new process installed and running by January 2021.

Our scope of work includes detailed design, drawings and specifications for mechanical, piping and process, electrical, automation (I&C), architectural, and structural disciplines.

AUTO & MANUFACTURING MARKET

ROADWAY ENGINEERING

R.E. Warner is providing surveying, civil and electrical drawings and specifications for a new connector roadway at an auto manufacturing plant. The new roadway will serve to connect two existing lots at the plant allowing additional for greater flexibility when moving cars and trucks between the two lots.

COMMERCIAL & INSTITUTIONAL MARKET

CONSTRUCTION SURVEYING

R.E. Warner's surveying department has had a busy summer season providing surveying services to contractors on highly visible projects. Recently awarded projects include construction layout surveying services for the Amazon 330 new fulfillment center at the former Rolling Acres Mall site in Akron for Kelley Steel Erectors, Inc.; and the MetroHealth Campus Transformation survey and site control work for Turner Construction Company.

BUILDING ASSESSMENT

R.E. Warner is providing professional services to complete an assessment of a commercial building in Bedford, OH. Our scope of services includes field work to document existing conditions, then evaluate and report the observed conditions. The following systems will be included in the assessment: Site conditions; Building envelope; Interior components such as offices and employee spaces; Structural components; Mechanical systems; Electrical systems; and Plumbing systems.

POWER MARKET

SUBSTATION IMPROVEMENTS

R.E. Warner is providing electrical engineering services to FirstEnergy on an on-going basis for maintenance, upgrades, and repairs at various substations under its operation. Projects primarily include equipment and instrumentation improvements, such as adding operational metering, replacing revenue metering, replacing distribution and transfer breakers, adding line relaying, disconnect switches, adding lightning arresters, replacing CCVT auto voltage control relaying, and more.

GOVERNMENT MARKET

OHIO VETERANS HOME UPGRADES & REPAIRS

The Ohio Facilities Construction Commission (OFCC) selected R.E. Warner to provide professional services to the Department of Veterans Services to complete substation, fuel pump, and chiller system upgrades and repairs at the Ohio Veterans Home in Sandusky.

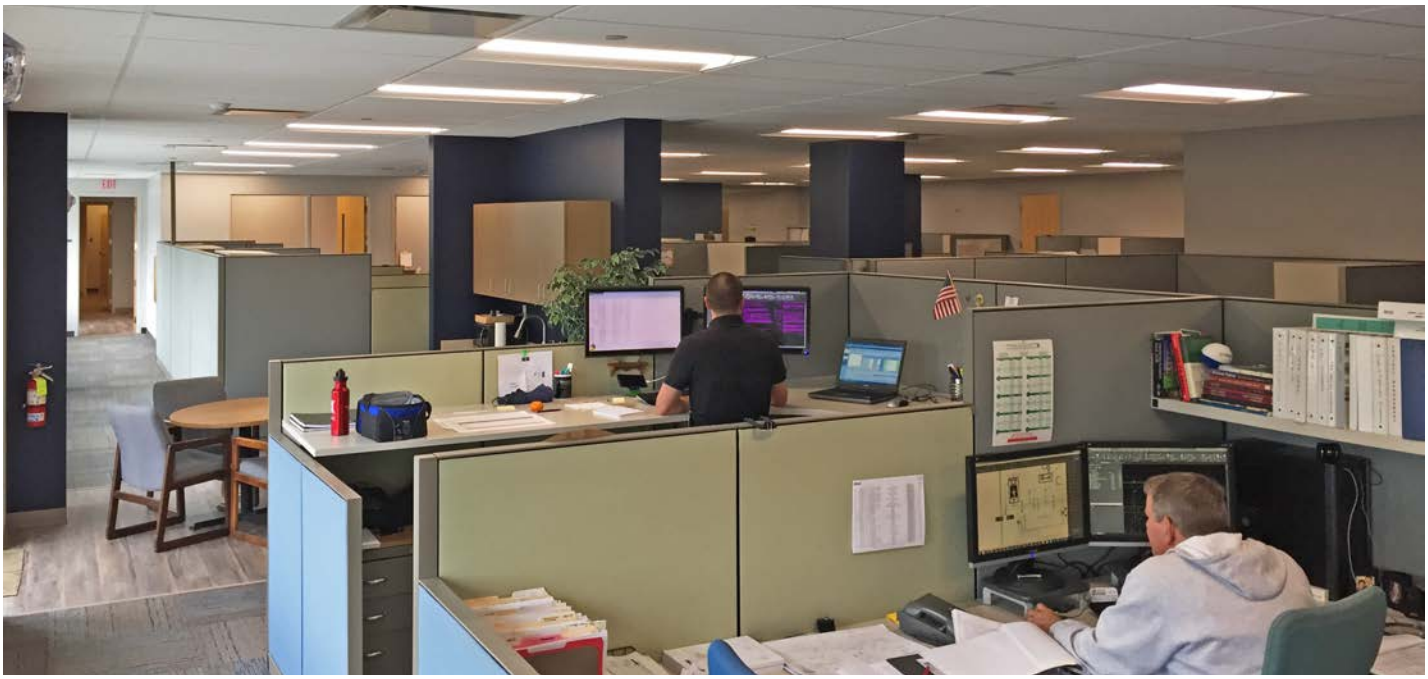
Our scope includes the completion of a phased design showing a detailed construction sequence to replace the main primary switchgear, transformer, fuel pumps, and add connections points for emergency chillers. The substation renovation includes an arc flash analysis. Our services include schematic design, design development, construction documents, bidding and construction administration services.

ROOF SAFETY ASSESSMENT

As a subconsultant to Arcadis, R.E. Warner is conducting roof safety assessments at 38 buildings owned/operated by the Cleveland Water Department. Our scope of services includes reviewing roof level walking-working surfaces for fall hazards (leading edge/fall exposures), fixed ladders, hatches, skylights, and other roof access to ensure compliance with OSHA 1910 Subpart D and Subpart I and Ohio Revised Code requirements. The review and recommendations will include analysis and recommendations for passive and active fall protection systems and fall protection systems on fixed ladders. The review will also include a review of access/egress off the roof levels, the existing condition of cages and wells, fixed ladders, and roof level stairs.

R.E. WARNER HQ GETS A FACELIFT

Refreshed Westlake office space features modern, efficient design



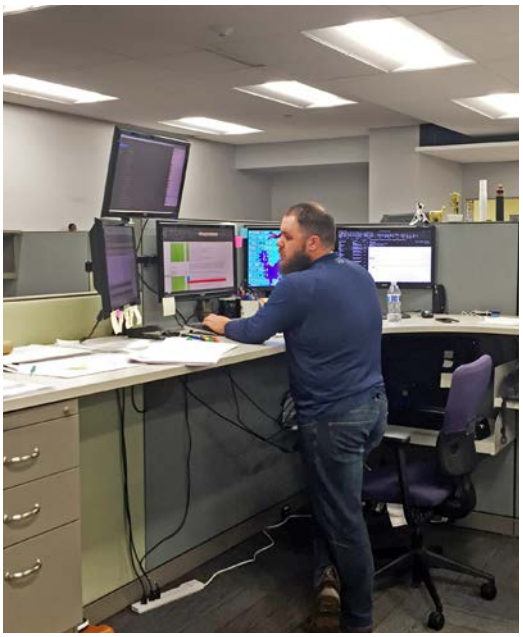
Following over six months of planning, R.E. Warner began construction on the renovation of our Westlake offices in late May 2019. The project was the result of lease negotiations to move into the vacated office space on the south end of the second floor at La Centre II.

R.E. Warner was interested in moving into the open space as a way to better configure our staff and operations. Senior Project Manager/ Architect Jen Kalin, RA served as the PM and designer for the undertaking.

In addition to the primary reason for the renovation – a better configured office layout – other items addressed included small things like aesthetics as well as bigger ticket items like an upgraded lunchroom and workstations.

In order to join the two office spaces together, an existing storage room and wall separating the offices were demolished. The vacated office was torn down to the studs and turned into an open-plan office space with offices, storage, an employee lounge and a small kitchenette leading out to a patio on the perimeter. Working around structural columns, Jen devised a workstation floorplan that makes efficient use of the space with room to grow.

Within the existing R.E. Warner office space, all areas received a "facelift" with new carpet and paint, improved lighting, and minor re-workings of storage and office space to accommodate relocated staff. Workstations were improved with the addition of standing desks for those who wanted them. As mentioned, the lunchroom was refreshed with new LVT flooring, new quartz countertops, and the additions of an oversized island as well as



range/oven. The lunchroom was also expanded into what was previously a hallway connecting the two formerly separate office spaces, allowing for more space and improved natural light.

The new layout puts administration at the west end of the building. Going east, departments are grouped by discipline, with the lunchroom located central. This layout better facilitates collaboration while locating resources such as plotters and the architectural library in a convenient fashion. Further, a sense of warm camaraderie is a hallmark of R.E. Warner's culture, and the new lounge, updated lunchroom, and outdoor patio will aid in continuing the events that facilitate our sense of community.

Of the main project challenges, Jen cited organizing the new office layout so that it satisfied the primary objectives for the project while still addressing her individual coworkers' needs and suggestions. Just like any other project completed for a client, budget had to be balanced with priorities. "By far the biggest challenge in this project was trying to accomplish everything we've ever dreamed of changing about our offices within the budget we had," Jen said.

One of the other challenges of this project was planning swing space for staff during the renovation so the firm could remain in operation. This was accomplished through careful construction phasing and an understanding and cooperative staff – some of whom had to move two or three times in 8 weeks.

In the end, it was worth it. Having had nearly a month to settle in, and through praise shared with Jen, it is safe to say employees are thrilled with the new workspace.

PERSPECTIVES & INSIGHTS

Architecture

MAKING EFFECTIVE USE OF PEMB SYSTEMS IN BUILDING DESIGN

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

It is important to R.E. Warner that our team members are informed about current industry standards and knowledgeable about new and innovative ways to combat the challenges that face the built market today. This is especially important with respect to metal building systems as they are utilized in the majority of our projects that include new buildings and require special design considerations due to climate, moisture and air infiltration issues associated with them.

First things first, to ensure a successful project, we urge the specification of building manufacturers that bear the IAS AC472 certification, which is the inspection program for manufacturers of metal building systems. It is the most comprehensive quality-assurance accreditation program of its kind and has been created specifically for manufacturers of metal building systems. The Metal Building Manufacturers Association (MBMA) chose to partner with the International Accreditation Service to develop a quality assurance procedure that design professionals, contractors and building owners can rely on in developing a metal building.

Designing to this standard incorporates several specification items that are very important when specifying metal building systems, all of which assist in developing a weathertight building. Some of the other benefits associated with this accreditation are:

- Single source supplier to provide a full, coordinated building package
- Inspections and reviews by a third-party agency
- Training and accreditation for fabricators and installers

In addition to following these standards, several of our team members have successfully completed additional training courses that specifically cover the moisture and air infiltration issues within the metal building industry:

- "Metal Roofing Systems: Details Matter" as presented by MBCI, Inc.
- "Insulated Metal Panels, The Perfect Envelope Solution" as presented by Metl Span Metal Panels

The New Chardon Service Center completed in 2013 utilized a Pre-Engineered Metal Building System in its design.

- "Specifying The Latest in Metal Buildings" as presented by MBMA
- "Making Transitions: Keeping Air and Water Barriers Continuous" as presented by Georgia Pacific

These sessions provided training on:

- Detailing building systems to create a complete envelope system
- The importance of properly placed and functioning vapor and air barriers
- How detailing differing slopes is important to allow proper run off and overlap of joints to prevent water intrusion.

R.E. Warner accounts for not only code requirements and industry standards to successfully design a new metal building; we also look for ways to minimize maintenance and extend the life of the building system. Elements we may use include but are not limited to: heat tracing, snow and ice guards, paying close attention to materials that react with one another causing a degradation in the materials, flashing conditions, terminations, valleys, and ridges. Through diligent exploration of systems and details, the panel and building system life is increased and the likelihood of moisture infiltration and panel failure is decreased.

Keeping current with codes, details and construction techniques, along with considering building maintenance and life cycle, allows us to develop construction documents that yield a well-built and lasting building. We expect the use of pre-engineered metal building systems to become more ubiquitous due to the benefits they offer and are committed to ensuring their effective use in our projects.

PROFESSIONAL INVOLVEMENT

Highlights of recent industry participation

AISTECH 2019

Vice President Frank Johnson, Project Director Ed Dziubek and Senior Project Manager Matt Benovic represented R.E. Warner at AISTech 2019. Our team was able to connect with many clients and colleagues across the industry as well as learn about the trends and technologies expected to affect the steel industry over the next several years.

REVIT USER GROUP GUEST SPEAKING

Senior Structural Designer Tom Kunsman was a guest speaker at the Revit Users Ireland Group during a recent trip "across the pond." Hosted by AutoDesk in their Dublin offices, Tom's spoke about detailing in Revit. Tom is the Ohio Regional Lead of Revit Users Group, which is an organization that brings users of Revit software together to network, share tips and learn from each other's successes and failures.

2019 PLANE PULL FOR PATIENTS

Several of our team members that participated in the 2019 Plane Pull for Patients benefiting The Leukemia & Lymphoma Society. We joined C&S Companies's team and helped raise $4,672. The Plane Pull is a giant tug-of-war between a team of 25 people and a 164,000 pound airplane. Teams compete against each other to find out who can pull the plane past the finish line in the fastest time. All proceeds go to The Leukemia & Lymphoma Society's mission to fund cancer research, advocacy and patient care.

LEADERSHIP STARK CO

3D Scanning Coordinator Dave Andrewshas been selected as part of the 33rd Signature Program class of Leadership Stark County. Leadership Stark County engages and educates Stark County's community leaders through a range of programs tailored to meet business and community needs.

LEADERSHIP
STARK COUNTY
SIGNATURE PROGRAM

CONGRATULATIONS
To R.E. Warner 3D Scanning Coordinator Dave Andrews on being selected as part of Leadership Stark County's 33rd Signature Class!

REFLECTIONS ON THE ALL OHIO CONVOCATION

By: Frank Johnson, PE, Vice President/COO

Each spring, R.E. Warner's leadership team attends the All-Ohio Convocation, a risk management program for architects and engineers presented by the Oswald Companies. Even though we are firm leaders (or rather, especially because we are the firm's leadership), we know it is important to take advantage of these professional development opportunities. They provide excellent insight and inspiration for continuing to grow and improve our firms. As they say, "complacency is the kiss of death."

To that point, one of this year's presentations – "Two Paths to Success" – grabbed my attention because it was so relevant to the work myself and the rest of the R.E. Warner Board has undertaken this year. The presenter proposed that the "Two Paths to Success" for an A/E/C firm were to make it attractive to high-quality clients and make it attractive to talented employees. All business activities – resource allocation, asset investment, policies/procedures, etc. - should ladder up to those objectives.

As I reflect upon what has worked well for our firm historically and where the industry is headed in the future, it has struck me that this speaker's insight could not have come at a better time. They discussed the many aspects of running an A/E/C firm, and I feel reassured that we were already on the right track with striving for refinement in many of the areas mentioned – clearly communicating performance standards, recognizing employees, client relationship management, etc. However, the presentation also brought back to the forefront the need to continue to look for ways to add value to the projects we undertake and our employees' work experience.

In

continuing to stay cognizant of these areas, we are confident we can continue our firm's legacy of providing excellent client service and a premier work experience for our staff. We are fortunate to have nearly a dozen employees that have been with us 10 years or longer as well as long-standing relationships with quality clients, and we are thankful for the continued opportunities to be of service.

Vice President, a member of the Board of Directors, Chief Operating Officer, and Project Officer for the metals, automotive/manufacturing, chemical process and power markets, Frank holds a Bachelor and a Master of Science in Electrical Engineering from Cleveland State University. He is a Registered Professional Engineer in the State of Ohio and has over 20 years experience in the study, design and project management of electrical distribution systems for major utilities, large industrial complexes, and various commercial/institutional facilities. Frank is a current member of the Institute of Electrical and Electronic Engineers Power Engineering Society.

NEWS OF NOTE

RECOGNIZING MITCH REYNOLDS - 10 YEARS AT R.E. WARNER

We are pleased to recognize Mitch Reynolds for his 10 year anniversary at R.E. Warner. Mitch joined the firm on June 22, 2009 as a Mechanical Engineer.

Mitch's experience includes equipment, HVAC, and pipe layout, and Finite Element Analysis for both structural and mechanical equipment. He has extensive 3D experience related to BIM modeling and analysis in Revit, Solidworks, Plant3D, and NavisWorks and Point Cloud Integration. He is particularly proficient in sizing HVAC units, piping and make-up air systems for commercial applications and industrial ventilation experience for the process and steel industries.

Mitch has played a key role in the successful execution of many projects for R.E. Warner's "A" clients, including Honda, the City of Cleveland, Tri-C, PPG, and more. Major projects in his portfolio include the Honda East Liberty Expansion, the Moreland Hills Maintenance Facility Renovation, the new Riddell Manufacturing Facility, and the new PPG Production Building, to name a few.

Please join us in congratulating Mitch on his 10 year anniversary and his many contributions to R.E. Warner.

RECOGNIZING CHRIS TOMKO - 25 YEARS AT R.E. WARNER

Chris Tomko joined R.E. Warner on June 27, 1994. Chris's initial assignments were as a civil design engineer on transportation and utility projects. In the process, he became exposed to the surveying aspects of a project and quickly developed a passion for field work. As Chris gained experience on progressively challenging projects, his career grew from a field crew chief to chief surveyor and senior project manager before being promoted to Project Director several years ago.

Chris earned a Bachelor's Degree in Civil Engineering from Cleveland State University and is both a registered Professional Engineer and a registered Professional Surveyor in the State of Ohio.

Because of his dedication and technical excellence, Chris has become the "go to" construction surveying consultant for contractors working on highly visible projects in Cleveland and the surrounding region. Notable, recent projects in his portfolio include the Q Arena Transformation, the Cleveland Clinic Health Education Campus, the new Amazon fulfillment centers, the Historic Halle Building Renovation, Akron Children's Hospital Expansion, and The Flats East Bank Development.

In addition to construction layout and staking, Chris' expertise includes topographic, boundary and route surveys, land divisions and right-of-way surveys. He also has experience in design and construction observation of utility infrastructure and surface transportation improvements. His engineering design experience includes sewer collection systems, stormwater managements, water mains and appurtenances, streets and roadways.

Please join us in congratulating Chris on his 25 year anniversary and his many contributions to R.E. Warner.

R.E. WARNER & ASSOCIATES INC.

SAVE THE DATE

5TH ANNUAL R.E. WARNER HOLIDAY OPEN HOUSE

It's back!

TOYS FOR TOTS SM

Tuesday, November 12th
4 - 7 p.m.
R.E. Warner Westlake Office, 25777 Detroit Road.

Following the renovation of our office, we are pleased to welcome clients, colleagues and friends back to our Westlake headquarters for our 2019 Holiday Open House & Toys for Tots Benefit.

Please save the date and plan to join us on Tuesday, November 12, 2019. Mix and mingle, enjoy food and beverages, win raffle prizes and more at our kick-off to the holiday season!

This event is open to all R.E. Warner clients and friends. An e-mailed invitation with RSVP link is coming soon!

NEW TEAM MEMBERS

R.E. Warner welcomes the following team members, adding to the experience and capabilities of our growing organization.

RON PAJESTKA // ELECTRICAL ENGINEER

We are pleased to welcome Ron Pajestka as a new member of our electrical team. Ron joins us as a contract electrical engineer reporting to David Walls.

Ron is a recent graduate of Cleveland State University where he earned a Bachelor's of Science in Electrical Engineering. He graduated Magna Cum Laude.

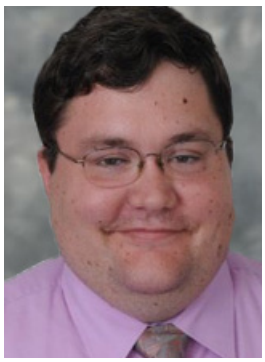
Ron's coursework included AC and DC Circuit Analysis, Short Circuit Fault Analysis, SEL Microprocessor Relays, Printed Circuit Board Design, Power Systems and Power Electronics, Protective Relay Projects, and Controls and Linear Systems. His software knowledge includes PowerWorld Simulator, SEL AcSELerator, Eagle CAD, ORCAD PSpice, Simulink, Julia Language, Basic C, LabVIEW, and Pro Tools.

Please join us in welcoming Ron to our team!

TOM KUNSMAN // SENIOR STRUCTURAL DESIGNER

Welcome back Tom Kunsman! Tom re-joins R.E. Warner today as a Senior Structural Designer.

In addition to having nearly 25 years of structural design experience spanning a wide variety of commercial, industrial and public projects, Tom is especially proficient in the use of Revit/BIM software. During his previous tenure at REW, he helped to develop a structural typical detail library for our firm. His skillset is a valuable addition to our team and we are pleased to have him back.



DMITRY SHUSTER // SENIOR ELECTRICAL ENGINEER

Please join us in welcoming Dmitry Shuster as a new team member in our electrical department. Dmitry joins us as a Senior Electrical Engineer reporting to David Walls.

Dmitry has over 47 years of experience in managing and designing electrical and I&C systems projects. He joins our team after spending 21 years at the B.F. Goodrich/Noveon/Lubrizol Avon Lake Plant, where he was responsible for capital projects at the facility. Prior to that, he worked as an electrical engineer at Babcock & Wilcox in Barberton, where he designed company-supplied electrical systems and control systems.

Dmitry earned his B.S. in Electrical Engineering at the Polytecknical Institute in Novocherkassk, USSR. He is a Registered Professional Engineer in the State of Ohio.

We are pleased to welcome Dmitry to our team!

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.

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ENGINEERS
ARCHITECTS
SURVEYORS
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