



# COGENCE Alliance

Owners + Architects + Engineers + Contractors

*Inspire. Educate. Unite.*



# Mission + Purpose

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**Cogence** *(Latin)*

**“To drive together” or “Thinking that is well organized”**

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The purpose of the Alliance is to bring Owners and Developers, Architects and Engineers, Construction Managers and Contractors, and Allied Industry Professionals together to **advocate** and be a **resource** for improved project delivery.

For more information visit us at [www.cogence.org](http://www.cogence.org)

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# Cogence Partner Core Values

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***Cogence Alliance Partners engage with the Industry to make the work better together for the future.***



***Each partner is committed to:***

- ***Understanding*** diverse backgrounds, experiences, and beliefs
- ***Exchanging*** ideas through conversation and debate
- Being responsible for ***positive outcomes*** over time,

***with a lifelong passion to learn, grow, and stay curious – while having fun!***



# May 2025 Agenda

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- New Partners
- Welcome Guests
- Project Introduction | Breakout Groups | Report out | Roundtable Discussion
- Mentimeter (Plus | Delta)
- Social Hour





## **New NEO Partners: April/May 2025**

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- Kenny Torres, KTNCO (Partner)**
- Susie Maurer, MKSK (Partner)**
- Vince Gargano, Next Generation Construction (Alternate)**



## Join a Committee

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- If you are interested in joining a committee, please see the Chair or contact Kevin or Bonnie
  - Emerging Leaders – Matt Morgan, Chair
  - Partnership – Jeff Loyall, Chair
  - Program – Jeff Meyers, Chair
  - Resources (National) – Brenden Shea, Chair



# **New Class of Emerging Leaders**

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- Joe Farley, PTA Engineering (NEO)**
- James Magda, Shook Construction (NEO)**
- Chris Campbell, PTA Engineering (NEO)**
- Brendan Brzoska, Osborn Engineering (NEO)**
- Tori Bias, Whiting-Turner (NEO)**
- Kim Burns, Heapy Engineering (Central)**
- Jarrod Gilliam, Karpinski Engineering (Central)**



# Central & Southwest Ohio Chapter Roundtables

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## Central Ohio Chapter

### **May 15: *Stronger Together: Navigating Economic Shifts Through Collaboration***

**In an era of economic uncertainty, how do we continue to deliver projects on time, on budget, and without compromising quality?**

Join us for an exclusive roundtable discussion with industry leaders as we look at The Ohio State's Wexner Medical Center new Inpatient Tower and explore how strong, strategic partnerships are redefining success in construction. This interactive session will offer real-world insights and actionable strategies for overcoming the challenges of today—and building resilience for tomorrow.

Panelists:

- **Ragan Fallang**, *Executive Project Manager at The Ohio State University, Facilities, Design and Construction*
- **Philip Spittler**, *Vice President at The Walsh Group*
- **Nigel Carter**, *VP & Project Executive at Turner Construction*

## Southwest Ohio Chapter

### **June 5: *Navigating Changes in Federal Policies***

With new leadership in the Executive Branch of the U.S. Government, policy shifts are inevitable—often bringing significant implications for business strategies and construction projects.

Join us for our upcoming roundtable discussion, where Kevin Willardsen, professor of economics at Wright State University, will provide insight into key recent policy changes affecting the construction industry.

Through interactive breakout sessions, participants will explore strategies to adapt to these evolving policies. Discussions may cover topics such as tariffs, immigration policies, and fluctuations in unemployment.

This session offers a valuable opportunity to connect with fellow Cogence partners, share concerns and ideas, and collaborate on solutions for navigating industry challenges.



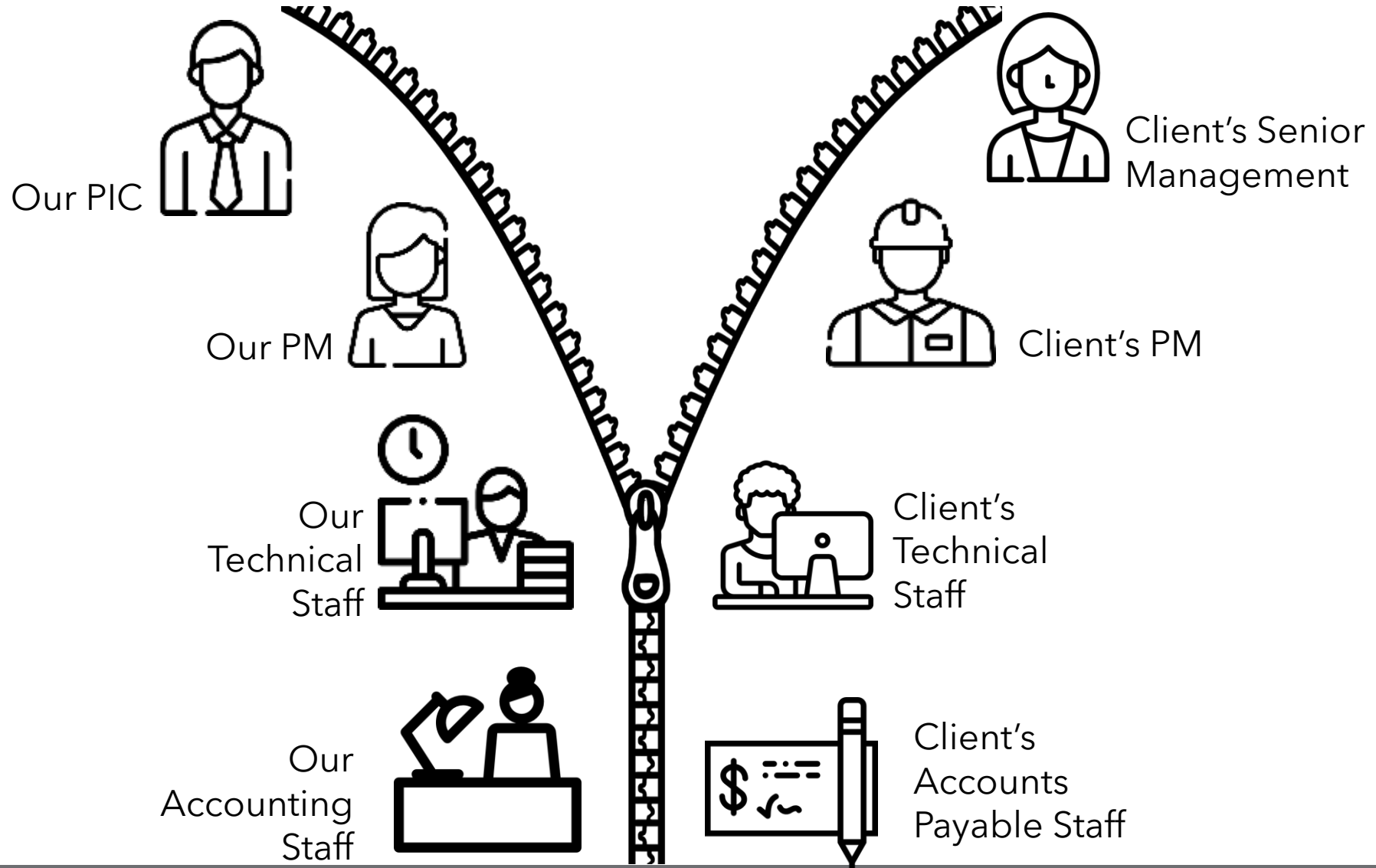
# Leadership Throughout Project Stages

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Our 2025 roundtable programs will focus on **LEADERSHIP** from all participants of the project team. This five-part series will select 5 significant developments in the region to discuss leadership through the following stages for success.

- Project 1: Project Development Leadership (complete - Feb 5<sup>th</sup>)
- Project 2: Senior Management/Partnership Leadership (March 19<sup>th</sup>)
- Project 3: Project Management Leadership (**May 21<sup>st</sup>**)
- Project 4: “Production” – Boots on the Ground Leadership (**Sept 17<sup>th</sup>**)
- Project 5: HR/Administration/Financial Leadership (**Nov 19<sup>th</sup>**)

# “Zipper” Your Client Relationships



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# **Project 3: Karamu House Leadership Throughout the Design and Construction Process**

21 May 2025



# Project and Panelist

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**The Project: Karamu House** an Affiliate of Playhouse Square

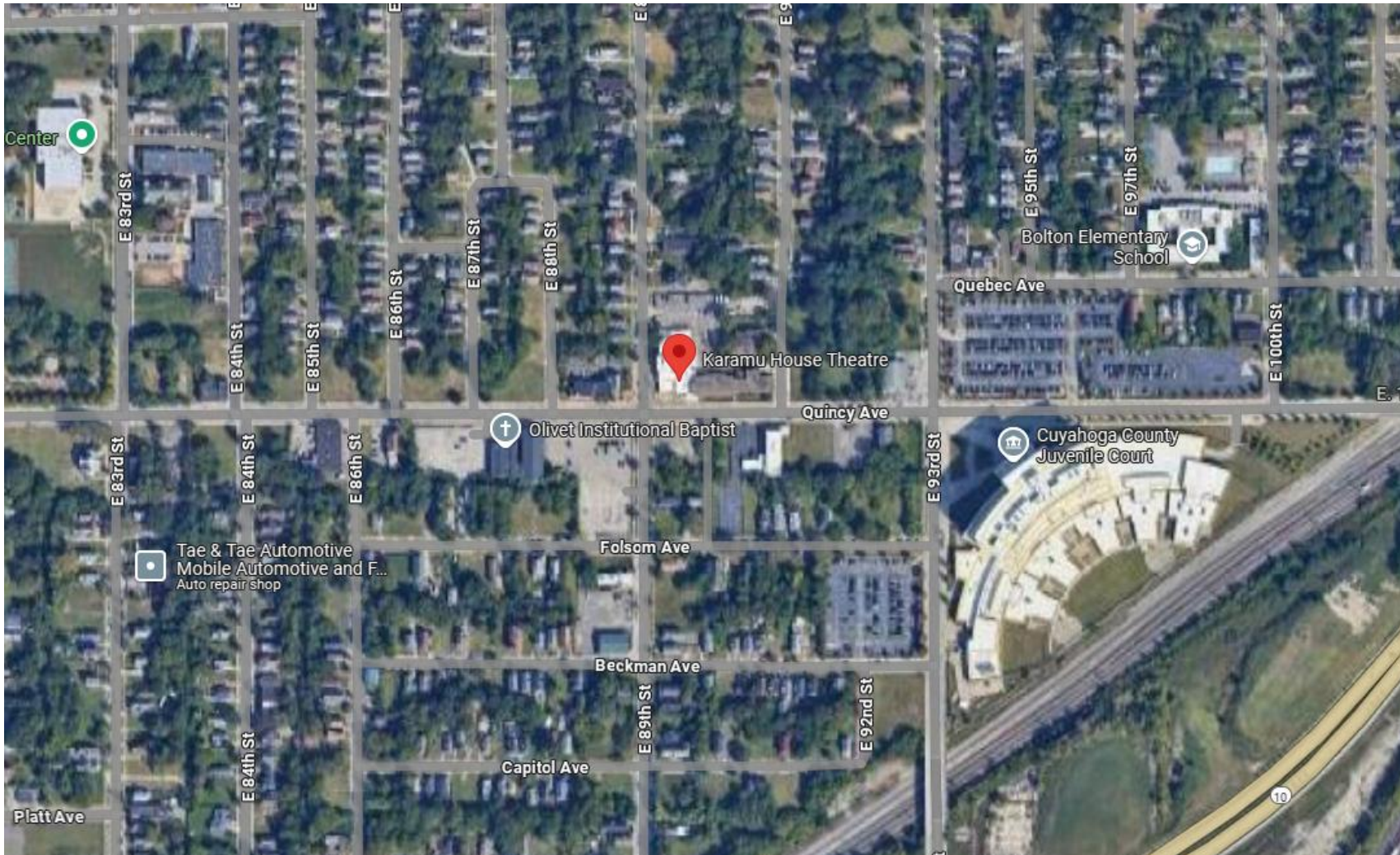
**Four Phase Renovation of the nation's oldest African American Theater located in the Fairfax Neighborhood in Cleveland's East Side.**

- Owner: Aseelah Shareef, COO Karamu House**
- Owner's Rep: Fred Rodgers, Board Member Karamu House**
- Architect: Sandra Madison, Robert P. Madison International**
- Contractor | Phase 1 and 3: Ralphael Hill, R.L. Hill Management**





# Site Plan & Community Context

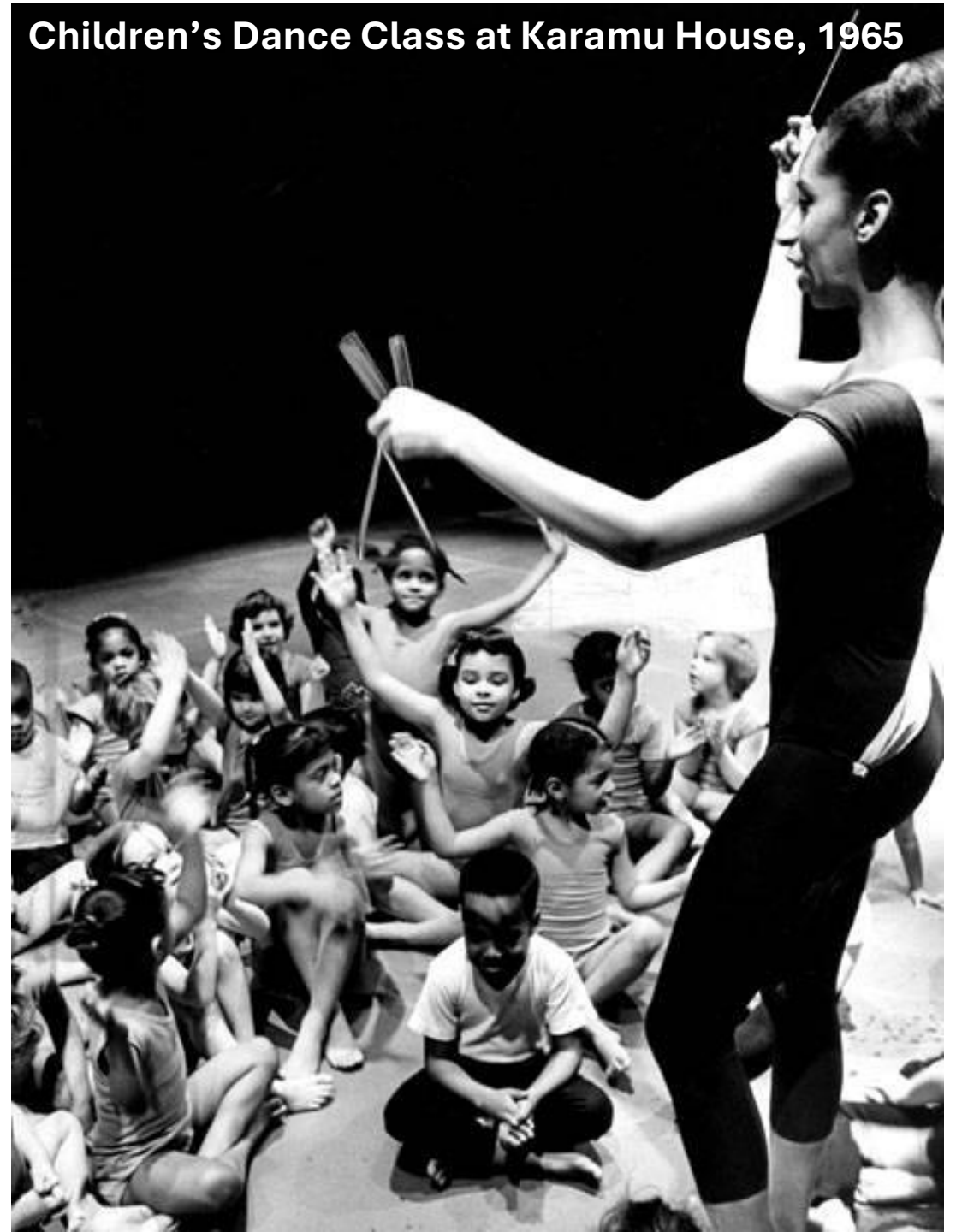


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**Children look through a telescope, Karamu House, 1961**

**Children's Dance Class at Karamu House, 1965**







Two Students at the Clay Studio, Karamu House



**MLK and Zelma George visit the Karamu House, September 1963**





# Actors and Writers at the Karamu House

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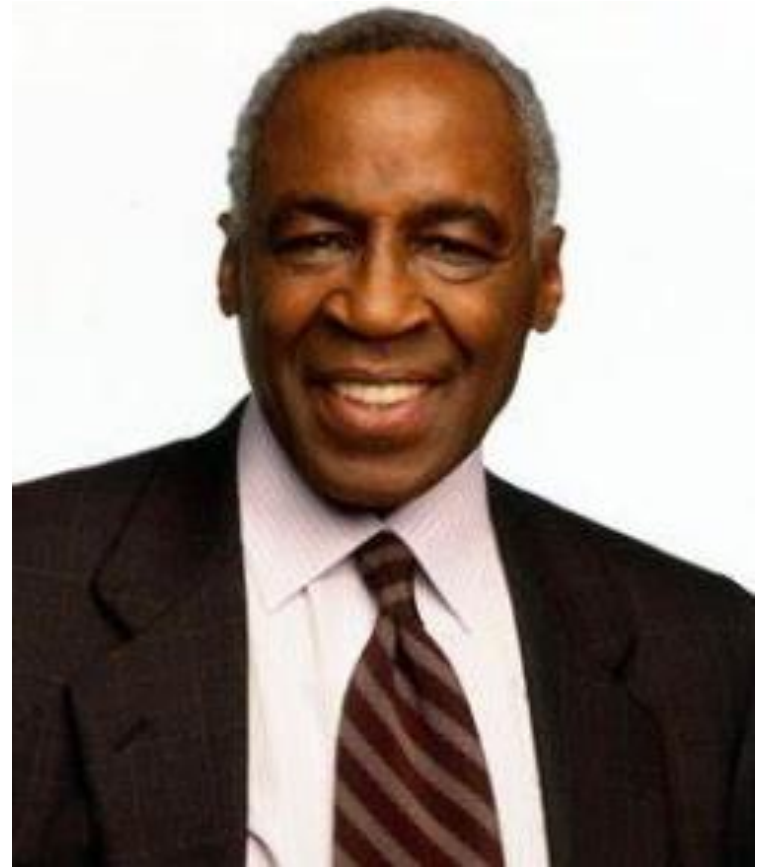
- Ruby Dee : “A Raisin In the Sun”
- Robert Guillaume: “Benson”
- Ron O’Neal: “Superfly”
- Bill Cobbs: “The Sopranos”
- Ivan Dixon: “Hogans’s Heros”
- Minnie Gentry
- James Pickens Jr.: “Grey’s Anatomy”
- Imani Hakim: “Everybody Hates Chris”
- Debra Byrd: “American Idol” vocal coach
- Vanessa Bell Calloway: “Coming to America”
- Langston Hughes: “Mother to Son”
- Zora Neale Hurston: “Their Eyes Were Watching God”
- Lorraine Hansberry: “A Raisin In the Sun”



Langston Hughes: "Mother to Son"



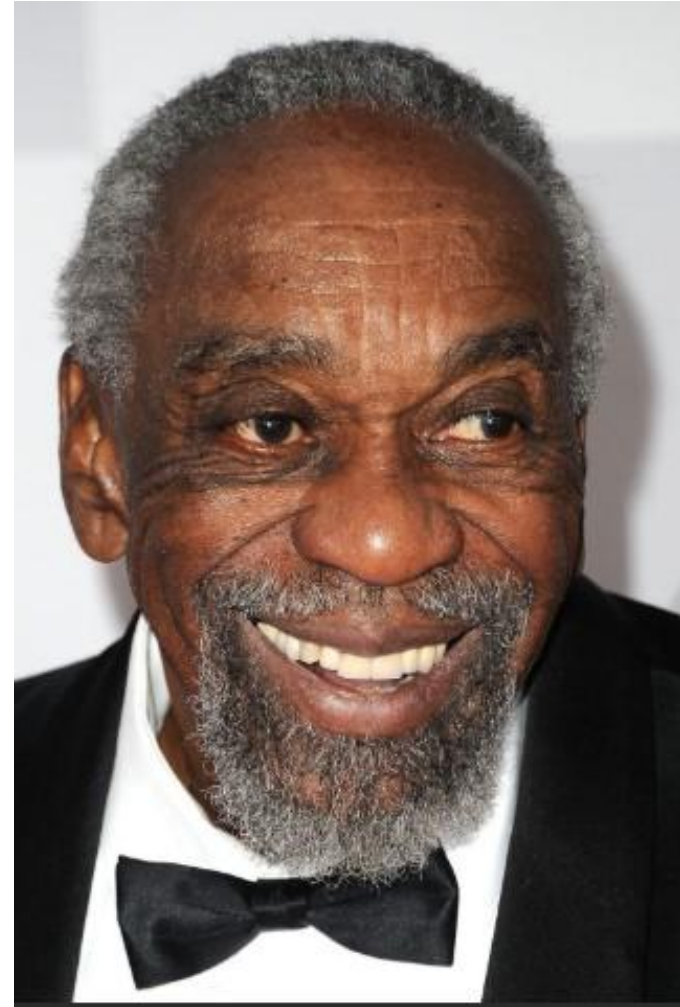
**Ruby Dee : “A Raisin In the Sun”**



**Robert Guillaume: “Benson”**



**Ron O'Neal: "Superfly"**



**Bill Cobbs: "The Sopranos"**

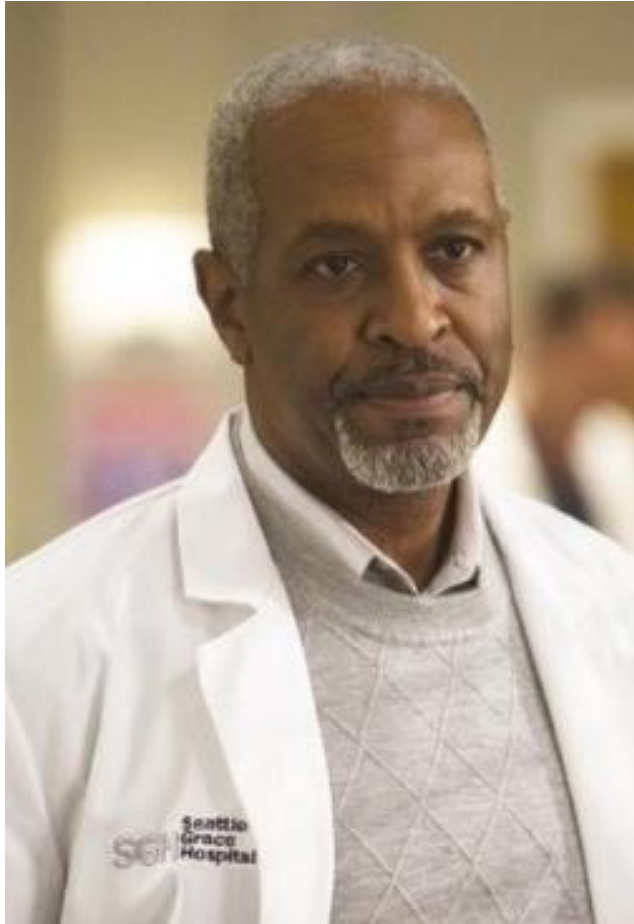




**Ivan Dixon: “Hogans’s Heros”**



**Minnie Gentry**



**James Pickens Jr.: “Grey’s Anatomy”**



**Imani Hakim: “Everybody Hates Chris”**



**Debra Byrd: “American Idol” vocal coach**



**Vanessa Bell Calloway: “Coming to America”**



**Zora Neale Hurston:**  
**“Their Eyes Were Watching God”**



**Lorraine Hansberry: “A Raisin In the Sun”**





# Roundtable Discussion:

What is a building or site that is important to your community?

David M. and Cynthia L. Reynolds  
Family Box

Timothy L. Stephens, Jr., M.D.  
Family Box

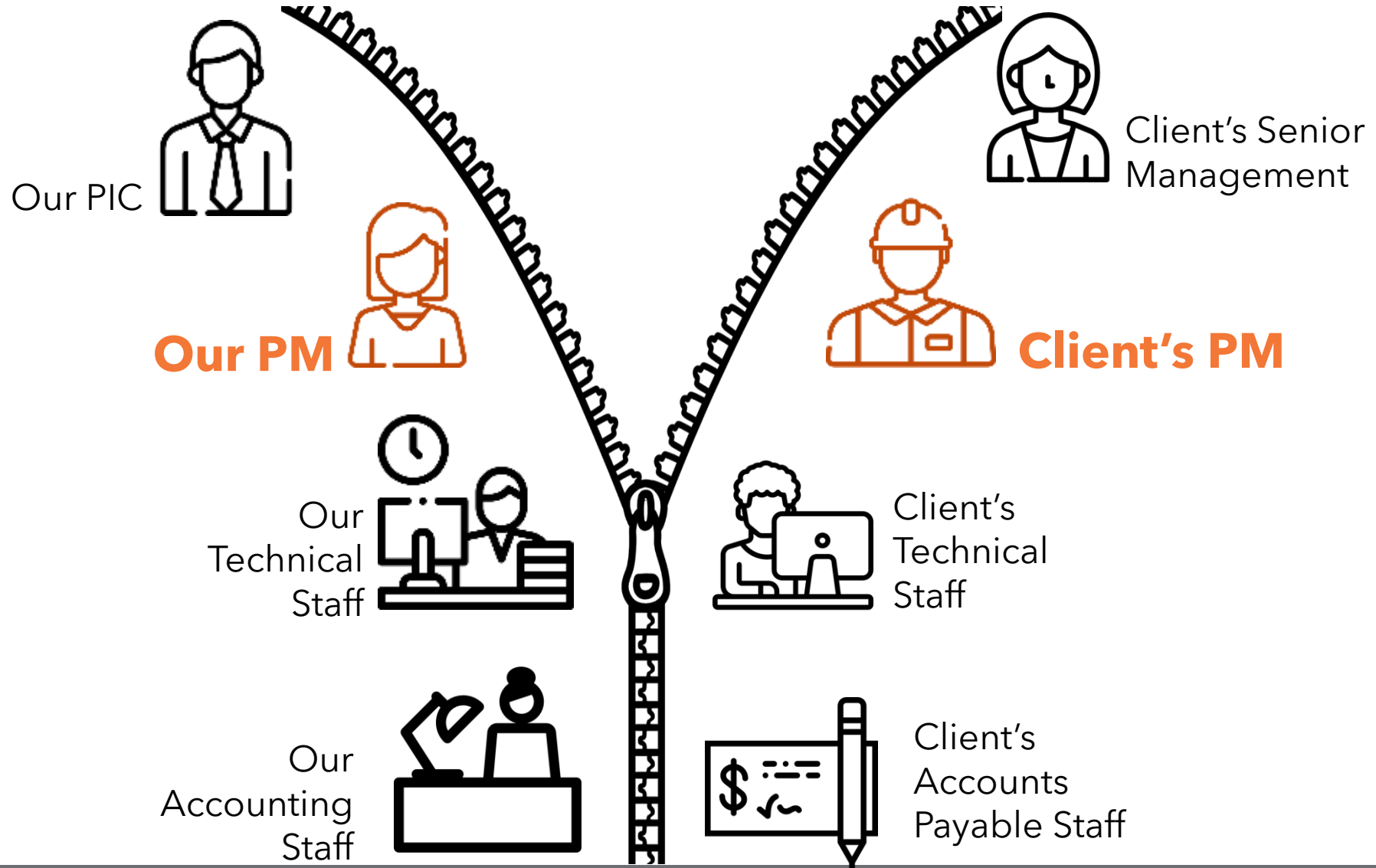




# Report out:

## What is your Game Plan for Managing Emotional Value vs. Financial Risk?

# “Zipper” Your Client Relationships



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# Meaning of a Passion Project

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ARCHITECT

KEY PLAN



09/22/20	Agudat Bnai	
7	10/13/21	Addendum 1
8	11/01/21	Addendum 2

MARK	DATE	DESCRIPTION
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**KARAMU**  
A JOYFUL GATHERING PLACE

INTERIOR  
RENOVATIONS &  
ADA UPGRADES  
PHASE III

2355 EAST 89TH STREET,  
CLEVELAND, OH 44106

PROJECT NUMBER: 2006

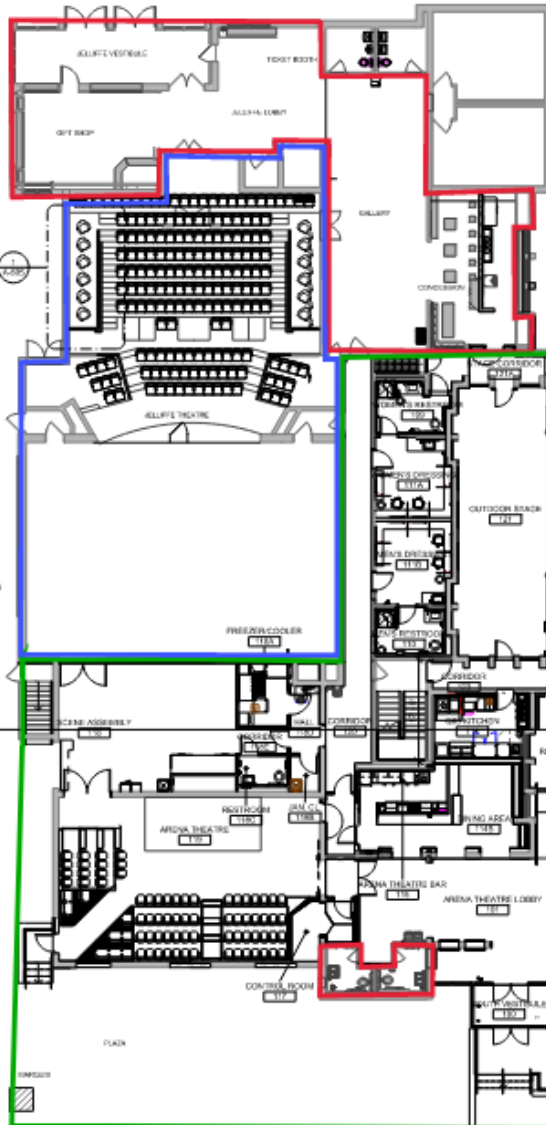
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SHEET TITLE:

OVERALL FIRST  
FLOOR PLAN

A3-102



1 FIRST FLOOR PLAN OVERALL  
3/32" = 1'-0"



# Jelliffe Theatre Before and After (Phase I)

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# Phase I – Approach & Process

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# Phase I - Collaborations & Lessons Learned



Karamu House Sign, 1965

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# Vestibule Exterior Before and After (Phase II)

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# Vestibule Before and After (Phase II)

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# Jelliffe Lobby Before and After (Phase II)

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# Gift Shop Before and After (Phase II)



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# Gallery Before and After (Phase II)

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# Concession Before and After (Phase II)

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# Phase IIA – Chase Bank Entrance– Before and After

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## Phase II - Collaborations & Lessons Learned

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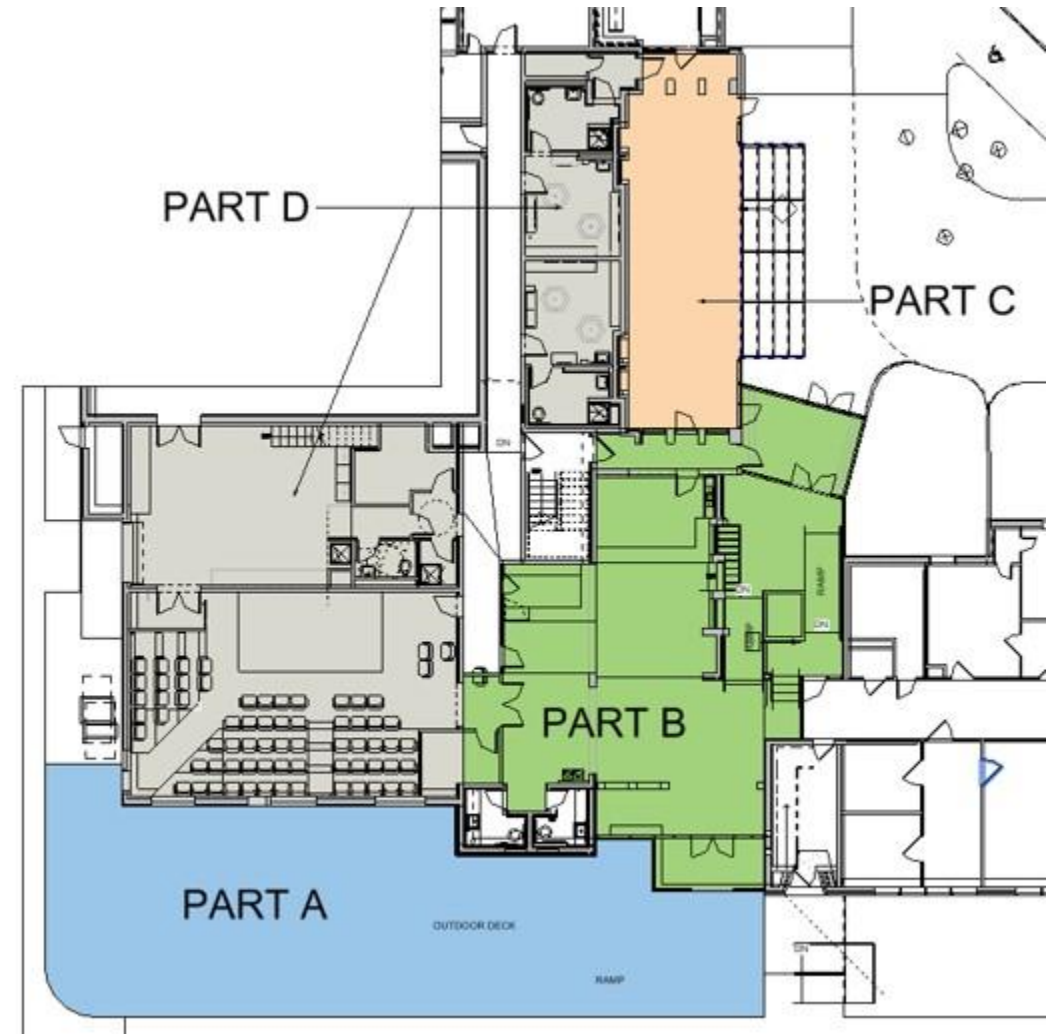
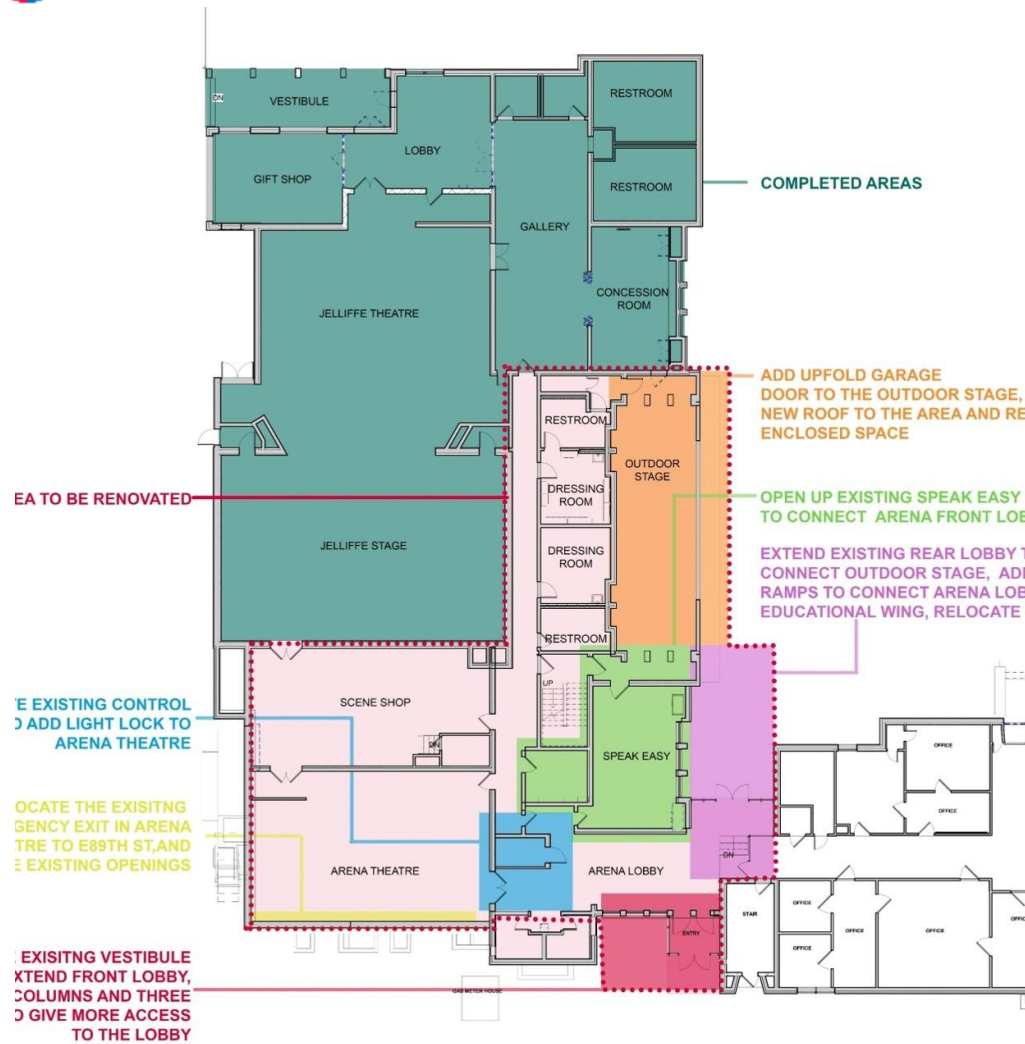
Women's group meeting at Karamu House, 1964

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# Phase III – Quincy Ave. Entrance – Before and After





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## Phase III – Quincy Ave. Entrance – Before and After

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## Phase III – 89th and Quincy– Rendering and After



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## Phase III –Entrance from Parking Before & After

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## Phase III – Arena Lobby from Parking – Before & After



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## Phase III – Arena Lobby – Before & After



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## Phase III – Arena Lobby – Before & After

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## Phase III – Arena Bistro and Bar



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# Phase III – Langston Huges Apt. Before and After



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# Phase III – Outdoor Stage Rendering and Built

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# Phase III – Outdoor Stage Rendering and As-Built



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# Phase III – Outdoor Stage Connector



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# Phase III – NEORSD Green Infra-structure Grant

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## Project Recap

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# Lessons Learned about Budget and Schedule



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# Questions



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**June 13<sup>th</sup>, 2025**

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3605 POE ROAD  
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**FOR MORE  
INFORMATION  
VISIT [COGENCE.ORG](http://COGENCE.ORG)**



# Next NEO Roundtable

July 16, 2025

Location: Marous Brothers in  
Willoughby

Remaining Roundtables in 2025: September 17 | November 19





# Mentimeter | Plus - Delta

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Please give us a moment as we switch over to Mentimeter where you will be able to Scan the QR Code to access and provide your input and feedback.