

EXHIBIT "C"



# KENT STATE UNIVERSITY



## CAPITAL NEEDS ASSESSMENT REPORT

American Structurepoint Project No. 202501547

October 30, 2025

### PREPARED FOR:

Kent State University  
Attn: Dr. Doug Pearson  
750 Hilltop Drive, Suite 334  
Kent, OH 44242

### PREPARED BY:

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American Structurepoint  
Investigative Services



AMERICAN  
**STRUCTUREPOINT**  
INC.



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October 30, 2025

Kent State University  
Attn: Dr. Doug Pearson  
750 Hilltop Drive, Suite 334  
Kent, OH 44242

**Re: Capital Needs Assessment of Kent State Stark Conference Center**

Dear Dr. Pearson:

At your request, we have completed a condition assessment and report on the above-referenced properties. The results of our assessments are presented in the following report. This report is not technically exhaustive and should be considered an overview of the properties. The entire report must be considered in order to rely on the findings contained therein. Otherwise, sampling information in the report may be inadvertently taken out of context.

The report will not be released to anyone without your permission.

Thank you for allowing us to be of service. Should you have any questions regarding this report, please contact us at (855) 822-1966.

Sincerely,  
**American Structurepoint, Inc.**

Preston B. Ray, PMP, RRC, RRO, CEA  
Project Manager  
Investigative Services

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## EXECUTIVE SUMMARY

American Structurepoint was retained by the Kent State University (“Client”) to conduct a Capital Needs Assessment for the property located at 6000 Frank Ave NW in North Canton, Ohio. This assessment was performed in accordance with the proposal/agreement between American Structurepoint and Client entered into on September 16, 2025 (the “Agreement”).

The onsite assessment of the property was conducted on September 30, 2025, by Preston Ray, Tim Sprague, and Charles Cassaro representing American Structurepoint. The assessment was performed at 9:00 AM and the weather was approximately 64 degrees Fahrenheit with sunny conditions.

According to public records, this building is located on an 81.53-acre parcel that includes three buildings, multiple parking areas, multiple sports fields, courts, and a running track. The Conference Center was constructed in 1999 and totals approximately 69,000 square feet. The interior consists of classrooms, conference rooms, administrative offices and a dining area. See Appendix A for property location and property layout.

The following report reflects our findings related to the overall physical condition of the property as well as an Opinion of Probable Costs for major repairs or replacements expected to exceed \$1,000 within the next ten years (“term”). The dollar amounts presented in the Opinion of probable costs are provided in current dollar values. See Opinion of Probable Cost Schedule, Section 3, for additional consideration such as estimated inflation and contingencies.

System or Component	Immediate Costs (< 12 months)	5-Year Capital Needs (2025-2030)	10-Year Capital Needs (2031-2035)
Site Components	\$ 4,500	\$ 15,300	\$ 264,900
Architectural Systems	\$ 500	\$ 1,063,200	\$ 1,063,200
Structural System	\$ -	\$ 12,300	\$ 12,300
Mechanical Systems	\$ -	\$ 1,262,800	\$ 1,461,000
Electrical Systems	\$ -	\$ 246,600	\$ 246,600
Plumbing Systems	\$ -	\$ 81,200	\$ 81,200
Life Safety & Fire Protection Systems	\$ -	\$ -	\$ 5,300
2025-2035 Current Term Needs:	\$ 5,000	\$ 2,681,400	\$ 3,134,500

More detailed observations and analysis of each system and component are presented in the applicable sections within this report.

### EXPECTED USEFUL LIFE TABLE

The expected useful life (EUL), also referred to as average useful life, is the average amount of time in years that a system or component is estimated to function without material repair when installed new and assuming routine maintenance is practiced. This table provides our opinion of the effective age and remaining useful life (RUL) of the building’s major systems and components along with the observed physical condition of the system or building component. See Section 2.0, Introduction for defined physical condition terms.

Item	Effective AGE	Average EUL	RUL	Physical Condition
Thermoplastic membrane	26 years	20 years	Exceeded	Fair
Standing seam metal roof	26 years	50 years	1 years	Fair
Roof Skylights	26 years	30 years	4 years	Good
Hot Water Boiler, Wei-McLain	26 years	30 years	4 years	Good
Circulation pump	26 years	15 years	4 years	Good
Unit heater, convection	26 years	15 years	4 years	Good
Radiator unit	26 years	50 years	24 years	Good
Terminal units	26 years	20 years	Exceeded	Fair
Package rooftop unit, McQuay	26 years	20 years	Exceeded	Fair
Package rooftop unit, AAON	26 years	20 years	Exceeded	Fair
Make-up air heater, GreenHeck	26 years	20 years	Exceeded	Fair

Item	Effective AGE	Average EUL	RUL	Physical Condition
Unit heater, electric	26 years	15 years	Exceeded	Fair
Hydraulic elevator, passenger	26 years	35 years	9 years	Good
Switchboard, 2000 Amp	26 years	30 years	4 years	Good
Switchboard, 2000 Amp	26 years	30 years	4 years	Good
Switchboard, 1,200 Amp	26 years	30 years	4 years	Good
Panelboard, 800 Amp	26 years	30 years	4 years	Good
Panelboard, 400 Amp	26 years	30 years	4 years	Good
Panelboard, 250 Amp	15 years	30 years	15 years	Good
Panelboard, 225 Amp	26 years	30 years	4 years	Good
Panelboard, 100 Amp	26 years	30 years	4 years	Good
Electrical transformer, 300 kVA	26 years	30 years	4 years	Good
Electrical transformer, 112.5 kVA	26 years	30 years	4 years	Good
Safety Switch, 60 Amp	26 years	50 years	24 years	Good
Safety Switch, 30 Amp	26 years	50 years	24 years	Good
Safety Switch	26 years	50 years	24 years	Good
VFD	26 years	30 years	4 years	Good
Backflow prevention valve	26 years	15 years	Exceeded	Fair
Tank style water heaters, Maxim	10 years	15 years	5 years	Good
Fire alarm panel	8 years	15 years	7 years	Good

\* = Estimated; data was either reported or not available/accessible

### **PRIORITY OF EFFORTS**

The recommendations for this assessment are sorted into priority levels to ensure resources are allocated efficiently, addressing the most critical issues first while planning for long-term maintenance and improvements. This prioritization is intended to help facility managers and stakeholders make informed decisions based on the Assessment Team’s professional opinion, the remaining useful life of the system of components and the impact the system has on the facility.

System/Component	Priority 1 (2025-2026)	Priority 2 (2025-2026)	Priority 3 (2025-2026)	Priority 4 (2027-2030)	Priority 5 (2031-2035)	Priority 6 (Low Priority)	Total
Site Components	\$15,300	\$ -	\$ -	\$249,100	\$ -	\$ -	<b>\$264,400</b>
Architectural Systems	\$11,000	\$90,200	\$953,300	\$5,000	\$ -	\$3,800	<b>\$1,063,200</b>
Structural Systems	\$4,100	\$8,200	\$ -	\$ -	\$ -	\$ -	<b>\$12,300</b>
Mechanical Systems	\$ -	\$935,300	\$99,000	\$228,500	\$198,200	\$ -	<b>\$1,461,000</b>
Electrical Systems	\$ -	\$ -	\$ -	\$246,600	\$ -	\$ -	<b>\$246,600</b>
Plumbing Systems	\$4,500	\$ -	\$ -	\$76,700	\$ -	\$ -	<b>\$81,200</b>
Fire Protection Systems	\$ -	\$ -	\$ -	\$ -	\$5,300	\$ -	<b>\$5,300</b>
<b>Total</b>	<b>\$34,900</b>	<b>\$1,033,600</b>	<b>\$1,052,300</b>	<b>\$805,900</b>	<b>\$203,500</b>	<b>\$3,800</b>	<b>\$3,134,000</b>

# INTRODUCTION

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## PURPOSE

In accordance with the Agreement, the purpose of this report is to assist our Client in understanding and assessing the condition of each property and to make recommendations for the expected capital repair and replacement costs that each property immediately requires and/or may reasonably encounter during the projection term covered by this report. Assessments and recommendations are based upon a review of obtained building documents, along with a walk-through survey of each building and property. The walk-through survey is intended to identify and describe the building and property systems in order to assess the overall condition of the property, identify physical deficiencies, and establish remaining useful life and associated capital costs.

It is not the intent of this report to be technically exhaustive, nor to identify every existing physical deficiency. This report is intended to reduce, but not eliminate, the uncertainty regarding the potential for system or component failure and to reduce the potential that such components or systems may not be initially observed by new property owners or managers. There may be physical deficiencies that were not discovered or discoverable. The information and results from our walk-through survey, along with building documents provided and research performed on the building systems and components, are used to generate both the general analysis of the property's physical condition and the opinion of probable costs for repairs or replacements of major physical deficiencies.

This report follows the client scope, industry standards, and processes outlined in the ASTM E2018 "Standard Guide for Property Condition Assessment: Baseline Property Condition Assessment Process". Any deviations or limitations from this standard are outlined in the Scope of Work section below.

This Capital Needs Assessment report was prepared exclusively for the Client. Use of the information contained within this report by any other party is not intended or permitted, and therefore we do not accept responsibility for such use. This report is the property of Structurepoint and the Client and is not for the use or benefit of any other person, company, or entity without prior written permission of Structurepoint.

This report is an overview of the subject property. Before any major repairs are undertaken, we recommend that a qualified professional perform a detailed condition survey of each system or component and develop a plan of action.

## SCOPE OF WORK

This report has been prepared in accordance with the scope of work outlined in the ASTM E2018 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and is subject to the limitations and scope considerations contained within this standard.

The scope of this assessment is to develop a general property condition and identify major existing components. This is conducted through a review of obtained property documents and information data obtained from a single site visit consisting of a walk-through survey. The walk-through survey is a visual assessment to determine the existing condition of the following components:

- Site Components
- Architectural Systems
- Structural System
- Roofing System
- Mechanical Systems
- Electrical Systems
- Plumbing Systems
- Life Safety & Fire Protection

Opinions of the physical condition of these systems and components will be provided using the following defined terms:

Good - The system or component is in working condition and does not require immediate or short-term repairs or replacement above the agreed-upon threshold.

Fair - The system or component is in working condition but may require immediate or short-term repairs or replacement above the agreed-upon threshold.

Poor - The system or component is not in working condition and/or requires immediate repairs or replacement above the agreed-upon threshold.

Recommendations for remedial actions are those considered to be beyond the normal maintenance of the building. Costs are provided for major repairs or replacements expected to exceed a minimum threshold of \$1,000, with the exception of life safety or critical repair items. These costs are intended to provide an order of magnitude only and do not include any design or construction management fees, contingencies, or permitting fees, if applicable. Qualified professionals should be contacted for quotations concerning each individual system or component.

This report also provides a review of regulatory compliance that consists of inquiries made to the local municipal building department and fire department in an effort to determine if there are any material code violations on file. An ADA Accessibility Screening based on the 2010 Standards for Accessible Design, was also performed as part of this assessment.

### **AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY SURVEY**

A Limited ADA Accessibility Screening was conducted on the building using the Baseline Evaluation method detailed in ASTM E2018. This screening is a visual survey only and is based on the 2010 Standards for Accessible Design and is not to be considered a full accessibility compliance survey. This section of the report is provided to help identify any ADA violations against the 2010 Standards. This survey follows the Department of Justice ADA Title III regulations which divides private buildings and facilities into two categories: Place of Public Accommodation and Commercial Facility. Public Accommodations are intended for public use while a Commercial Facility is intended for use by a private business and its employees.

This screening will review the following accessible elements:

- Parking areas
- Exterior Accessible Routes
- Building Entrances
- Interior Accessible Routes
- Interior Doors
- Elevators
- Washrooms
- Amenities

All identified architectural barriers within the property and building are addressed within their respective systems and components subsections within Property Characteristics sections of this report.

### **DEVIATIONS FROM THE GUIDE**

This report deviates from the ASTM Standard by including the following information in the report:

- The Opinion of Probable Cost tables include a ten-year evaluation period for major capital repairs or replacements in the form of a modified capital needs schedule. The capital reserve schedule applied a minimum threshold of \$1,000 instead of the standard \$3,000 minimum threshold, resulting in a more thorough cost analysis.
- This report provides flood zone information for the property in Section 5.3, based on the flood insurance rate maps published by FEMA.

### **QUALIFIED LIMITATIONS**

This report provides an opinion and does not warrant or guarantee the present or future condition of the subject property, nor may this report be construed as either a warranty, guarantee, or insurance policy.

This assessment does not include an evaluation of systems and components that are considered specialty equipment, such as telecommunication systems, or process/specific use equipment, such as production equipment or restaurant equipment.

Except with respect to counts of major systems, no measurements or counts of any systems, components, floor area, or other items were performed. In addition, except as expressly set forth in the capital needs schedule, no calculations were prepared for this building or property.

Normal building maintenance items are not included. Our inspection is limited to components that are readily visible and not obstructed by equipment, storage, finishes, etc.

While a limited visual assessment for mold or other microbial growth is conducted, this report should not be construed as a mold survey or inspection. An indoor air quality assessment is outside the scope of this report.

## DOCUMENT REVIEW AND INTERVIEWS

### **DOCUMENTS REVIEWED**

The report process includes a cursory review of readily available and obtainable building and property documents. These documents include but are not limited to building plans and construction documents, maintenance agreements, publicly available documents, and any other documents, in each case only to the extent they are provided to us or otherwise obtained by us. Any review of these documents is for the sole purpose of executing the agreed scope of work. Any evaluation or review of building design, plan specifications, or adequacy of systems is considered outside the scope of this assessment. The following documents were requested for review for this report.

- Property Cards
- Building Floor Plans

### **INTERVIEWS AND QUESTIONNAIRES**

During this assessment, questionnaires were provided to key personnel in an effort to gather additional information regarding the property.

### **OPINION OF PROBABLE COSTS**

The opinion of capital cost listed is for the repair or replacement of visible and accessible building system and component defects that could significantly affect the value of the property during the established evaluation period. These costs are based on approximate quantities and values. The cost opinions presented in the below schedule are generated from multiple sources, primarily RS Means Cost Data. The generated cost schedules for this project can be found in **Appendix B** of this report.

These opinions should not be interpreted as a bid, offer, or project cost to perform the repairs or replacements. The opinions of cost do not address mobilization, shipping, or the cost impact of environmentally regulated materials on renovation or demolition activities that typically accompany a contractor-provided estimate. These opinions should be construed as preliminary, order-of-magnitude budgets. Actual costs will likely vary from the consultant's opinions of cost depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of work (if applicable), quality of contractor, quality of project management exercised, market conditions, whether competitive pricing is solicited, etc. Qualified professionals should be contacted for quotations concerning each individual system or component.

All costs are stated in present value. A 15 percent contingency and an inflation rate of 4 percent are used for future costs and planning purposes. The opinions provided herein are based on the understanding that the building or facility will continue operating in its present occupancy classification and general use.

### **IMMEDIATE COSTS**

Immediate Costs are those repairs that are beyond the scope of regular maintenance and should be performed immediately. Elements that require immediate action are based on the following: "material existing or potentially significant unsafe condition, material building or fire code violation, or physical condition that left unremedied would result in or contribute to a critical element or system failure within one year or will probably result in a significant escalation of its remedial cost." These items are identified in the "Immediate Needs" column of the below capital planning schedule.

### **SHORT-TERM COSTS**

Short-term costs are the opinion of probable costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventative maintenance. Generally, the timeframe for such repairs is within one to two years.

### **LONG-TERM COSTS**

Capital Needs Costs are items needing repair or replacement that are beyond the scope of regular maintenance but are necessary to maintain the overall condition of the property. These include major recurring probable expenditures, which are not typically classified as operation or maintenance expenses. The general time frame for these repairs and replacements is from year 3 through the evaluated term.

## **PROPERTY EVALUATION**

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According to public records, this building is located on an 81.53-acre parcel that includes three buildings, multiple parking areas, multiple sports fields, courts, and a running track. The Conference Center was constructed in 1999 and totals approximately 69,000 square feet. The interior consists of classrooms, conference rooms, administrative offices and a dining area. See Appendix A for property location and property layout.

### **SITE COMPONENTS**

#### ***STORM WATER DRAINAGE***

The property is graded to allow storm and surface water to sheet flow away from the building toward multiple catch basins as well as drainage swales. The site of the property south of the building slopes east to west. The site of the property north of the building slopes north. The catch basins appear to be connected to a detention pond located northeast on the neighboring property. The cast iron grating of the catch basins exhibited surface corrosion.

#### ***VEHICULAR & PEDESTRIAN FLATWORK***

Vehicular access to the property is provided from the south adjacent to the property. The vehicular entrance and parking areas are asphalt paved surfaces. The paved asphalt was in overall fair condition. A few sporadic pavement cracks were noted across the parking area. According to historic aerial imagery, the asphalt pavement was last seal coated and striped in 2023.

A concrete paved loading area is located on the south side of the building. The surface of the concrete was stained with rust which correlated with the location of the embedded guardrail and loading dock plate.

The property contains approximately 277 parking spaces. Seven of these parking spaces were identified as accessible parking spaces as indicated by the International Symbol of Access (ISA) striped on the pavement. However, only five spaces were identified with a sign at the head of each space in accordance with the 2010 Standards for Accessible Design. None of the accessible parking spaces identified by the ISA were the minimum width for accessible van parking nor had signage for accessible van parking. In all other manners, the parking area appears to comply with the 2010 Standards for Accessible Design.

The property contains a concrete walkway that is located around the perimeter of the building and connects the parking area to building entrances at each elevation. Sporadic cracks were in a few concrete slabs to the walkway. Some sections of concrete appear to have settled causing an elevation difference in the walkway greater than one-quarter of an inch making it a potential tripping hazard.

#### ***LANDSCAPING***

The landscaping around the property consists of grass lawns and mulched beds containing various plants and shrubbery along with multiple juvenile and mature trees. Sections of curbed-off landscaping with grass lawns and mature trees were present in the parking lot. The shrubbery requires routine maintenance to prevent it from coming in contact with the building exteriors. Trees around the north entrance are in contact with the building.

#### ***SITE AMENITIES AND APPURTENANCES***

A fenced off track and field is located southwest of the property. Three fenced off racquet courts as well as two baseball fields are located west of the property.

### **ARCHITECTURAL & STRUCTURAL SYSTEMS**

#### ***EXTERIOR ENCLOSURE***

The building is enclosed primarily by brick veneer with some concrete accents. Several brick veneer knee walls were present throughout the site of the property, typically with the concrete walkways surrounding the building.

Stains, mortar cracks, efflorescence deposits, and deterioration of the brick veneer were identified at multiple locations, primarily to architectural buttresses throughout the exterior of the building. Efflorescence deposits are located primarily around weep holes within the brick veneer.

Efflorescence is a crystalline or powdery deposit of salts that forms on the surface of materials such as concrete or CMU. It occurs when water within the material evaporates, leaving behind the dissolved salts that were carried to the surface. Efflorescence often appears as white or grayish patches and can affect both the appearance and durability of the affected surfaces.

The sealant at the base of the brick veneer to the exterior wall finishes and/or knee wall exhibits deterioration throughout the property. The sealant within the vertical joints of the brick veneer to the building exhibits mild deterioration and is in fair condition.

### **FENESTRATIONS**

The main building entrances consist of multiple steel-framed doors, overhead metal sectional doors, and aluminum-framed glass doors. Aluminum-framed glass panel storefront walls were located at the main building entrance, north building entrance, and west building entrance. No major deficiencies were identified with the building entrances.

Exterior windows consist primarily of aluminum-framed glass window systems. An aluminum-framed clerestory window system, consisting of fiberglass translucent panels, is located around the second level that allows natural light deeper into the building. Weathering of the fiberglass panels was noted on multiple panels resulting in deterioration of the fiberglass.

### **ROOF SYSTEM**

The building has several different levels and areas of roof. The low-sloped roof system is consistent across all sections and appears to be comprised of mechanically fastened rigid insulation and cover board with an adhered thermoplastic membrane. The membrane extends up along the parapet walls throughout the different roof areas. Metal cap flashing is located along some portions of the top of the parapet wall, while other areas of the parapet wall have limestone or concrete coping. At three locations on the lower roof over the dining area, adjacent to the higher roof, water is dripping on the sandstone coping and causing stains and deterioration. The roof system appears to be approximately 25 years old. The expected useful life for a thermoplastic membrane is approximately 20 years.

The roof also includes steeply sloped metal paneled sections on the exterior of the parapet walls. The coating on these metal panels is peeling at many locations, exposing the bare metal beneath. This condition is also occurring on the metal cap flashing along the south parapet wall of the lower roof. The caulking at the metal cap flashing joints is cracking in many locations.

Continuous skylight structures are located on the roof and allow natural light into the building. These systems are aluminum-framed systems with fiberglass translucent panels. Weathering of the panels was observed resulting in deterioration of the fiberglass within them.

The roof is sloped toward multiple internal roof drains to allow runoff to drain. The roof drains are assumed to be connected to the local stormwater system. Staining on the roof membrane indicates that ponding occurs at various locations on the roof. Debris was observed near the roof drains which may contribute to the ponding.

### **INTERIOR COMMON AREAS & FINISHES**

The interior finishes of the building appear to be in good condition. Flooring materials include carpet, laminate, and tile. Wall finishes include architectural panels and painted drywall. Ceilings are suspended acoustic tile or painted drywall. Some of the acoustic tiles have water stains and there is one area of damaged drywall ceiling in the maintenance office near the elevator on the second level. No major deficiencies were identified.

### **WASHROOMS**

The building has several multiple-occupancy washrooms. These washrooms consist primarily of wall-mounted water closets and wall-mounted lavatories. Male designated washrooms also include wall-mounted urinals. The washrooms in the service corridor do not have grab bars or plumbing protection around drainpipes to meet the 2010 Standards for Accessible Design.

### **BUILDING STRUCTURE**

The building structure is a combination of load-bearing concrete masonry unit (CMU) walls and steel frame supported by a concrete foundation. The foundation was not entirely visible but is assumed to be standard frost depth stem walls with cast-in-place concrete footing. The main level floor is concrete slab-on-grade construction and the second level floor is light-weight concrete over a steel deck supported by steel beams and open web steel joists.

The roof is steel deck supported by steel beams and open web steel joists. The two building levels are connected by steel-framed stairs with concrete treads. Partition walls are mostly light gauge steel-framed walls.

Stair step cracks were observed in the CMU load bearing wall at the east corner of the open storage area at the east end of the service corridor. It appeared that some movement of the wall may have occurred at this location. The apparent movement may be a result of runoff from the roof infiltrating the soil around the foundation in this area and causing settlement.

The building includes cantilevered porte-cocheres above the main front entrance and north entrance and are constructed of steel framing supported by brick masonry wing walls. The awning of the porte-cocheres consists of metal-framed, transparent panels. The steel framing exhibited surface corrosion. The wing walls exhibited stains along the surface of the brick, typically where the steel framing bears and embeds into the brick and below.

## **MECHANICAL SYSTEMS**

### ***HEATING, COOLING, AND VENTILATION SYSTEMS***

The building is heated primarily by two hot water boilers. These boilers were manufactured by Weil-McLain in 1999. These boilers are paired with in-line circulation pumps, a control panel, and an expansion tank. Hot water is supplied to convection unit heaters, radiators, and ducted terminal units located throughout the building. The terminal units were not accessible due to mounted height and interior finishes. The total number is estimated to be approximately ten units. The expected useful life of a boiler system is approximately 30 years. Convection unit heaters and terminal units have an expected useful life of approximately 15 years and 20 years, respectively. Radiators have an expected useful life of approximately 50 years.

The building is conditioned by multiple packaged rooftop units (RTU). The manufacturers for these units include McQuay and AAON. Industrial heaters with make-up air are also located on the roof. These units manufactured by GreenHeck provide fresh air for the building. The expected useful life of these systems is approximately 20 years.

Supplemental heat is provided to the electrical room by a single electrical unit heater. The age of this unit was not identified due to the mounted height and is assumed to be original to the building. This unit heater has an expected useful life of approximately 15 years.

### ***VERTICAL TRANSPORTATION***

The building contained a single traction passenger elevator manufactured by Dover in 1999. The elevator has a 4,500-pound capacity. The expected useful life of a traction elevator is approximately 50 years. No major deficiencies were identified.

### ***GAS DISTRIBUTION***

The local utility company provides natural gas to the building. This service is monitored by a single meter located on the south side of the building. This service is distributed through steel pipes. Surface corrosion was identified along the distribution pipe on the roof surface.

## **ELECTRICAL SYSTEMS**

### ***SERVICE AND DISTRIBUTION***

Electricity is provided to the building by the local utility company through a pad-mounted transformer. The 480-volt, 3-phase service is connected to a 2,000 Amp switchboard panel serving as the main disconnect for the building. Electrical power is distributed to switchboard panels, panelboards, safety switches, step-down transformers, and end use devices through EMT and armored electrical cable.

Most of the electrical distribution equipment appears to be original to the building's construction. Some newer panels were observed. The expected useful life of electrical distribution equipment is approximately 30 years.

However, it is not uncommon for electrical equipment to continue to operate past its expected useful life with the proper maintenance performed.

### **LIGHTING**

The building exterior is illuminated by multiple light emitting diode (LED) lamps and decorative fixtures. The parking area and concrete walkways contain multiple pole-mounted dual LED light fixtures and knee high pilons.

The building interior is illuminated by a lay-in, surface mounted, pendant, and recessed lighting fixtures. These light fixtures are a combination of light emitting diode (LED), fluorescent tube light (FTL), compact FTL, and incandescent lights. No major deficiencies were identified.

### **BACKUP/EMERGENCY POWER**

The building is not equipped with emergency or backup power generation.

## **PLUMBING SYSTEMS**

### **SERVICE AND DISTRIBUTION**

The local utility company provides domestic water to the building. This service enters the building in the boiler/riser room. Domestic water is distributed throughout the building primarily by copper pipe. A backflow prevention valve was present at the service entrance. The expected useful life of a backflow prevention valve is approximately 15 years.

### **SANITARY WASTE SYSTEMS**

The sanitary system was not entirely visible and is assumed to be primarily polyvinyl chloride pipe and connected to the local sanitary sewer system. No major deficiencies were identified.

### **HOT WATER SUPPLY**

Hot water is supplied to the building through two tank-style water heaters. The water heaters were manufactured by Maxin in 2015 and has a 125-gallon storage capacity. The expected useful life of these water heaters is approximately 15 years.

## **LIFE SAFETY AND FIRE PROTECTION SYSTEMS**

### **FIRE SPRINKLER AND SUPPRESSION SYSTEMS**

The administration area and data center corridor are protected by a wet fire sprinkler system. The fire sprinkler riser is connected to a post indicator valve and fire department connection co-located with the boiler room. The riser supplies water to sprinkler heads located throughout the building. This system was last serviced by Shambaugh & Son, LP in July 2025.

The kitchen is equipped with three wet agent suppression systems for the cooking ranges and equipment. This equipment was last serviced by Be-Safe Fire & Security in March 2025.

Dry chemical fire extinguishers are located throughout the building. A wet chemical fire extinguisher is located in the kitchen area. These extinguishers were last serviced in March 2025. No major deficiencies were identified with the fire extinguishers.

### **NOTIFICATION AND EGRESS SYSTEMS**

The building is equipped with a fire alarm system. The fire alarm control panel is co-located in the electrical room. This control panel was manufactured by Simplex. The fire alarm system is connected to multiple siren/strobe light fixtures. Illuminated exit signs are used to identify the primary means of egress. No major deficiencies were identified. The fire alarm control panel has an expected useful life of approximately 15 years.

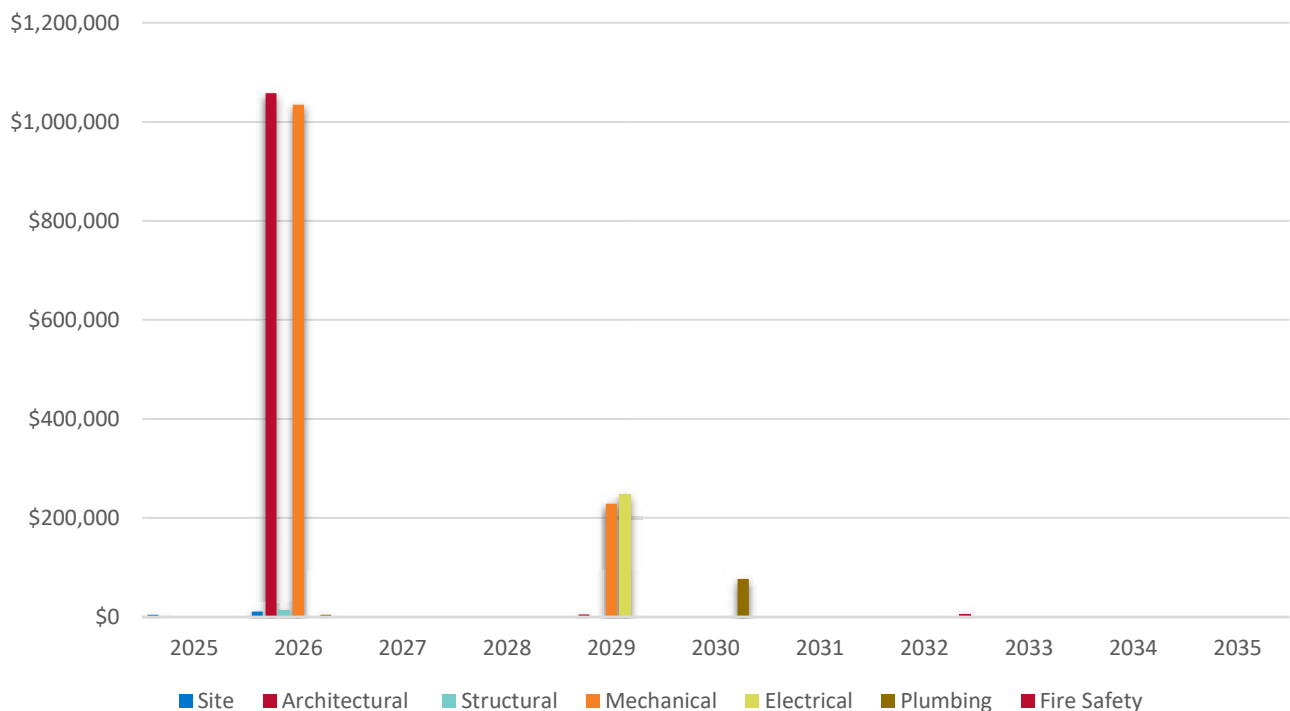
## CONCLUSIONS

This section of the report displays the results of the building evaluation and cost analysis of the facilities systems. This information is provided in various tables and charts to objectively present the assessment team’s findings and summarize the results of this assessment.

### CAPITAL NEEDS REQUIREMENTS

An opinion of the capital cost was created for each system included in this assessment. These costs include visible and accessible facilities, systems and components that could significantly affect the value of the property during the established evaluation period. These costs are based on approximate quantities and values collected from the building documents provided and during the walk-through surveys. The cost opinions for each facility are presented on the table below. The cost information listed in the table includes the total cost for all systems and components included in this assessment. The table lists total costs without regard to priority of deficiencies.

System or Component	Immediate Costs (< 12 months)	5-Year Capital Needs (2025-2030)	10-Year Capital Needs (2031-2035)
Site Components	\$ 4,500	\$ 15,300	\$ 264,900
Architectural Systems	\$ 500	\$ 1,063,200	\$ 1,063,200
Structural System	\$ -	\$ 12,300	\$ 12,300
Mechanical Systems	\$ -	\$ 1,262,800	\$ 1,461,000
Electrical Systems	\$ -	\$ 246,600	\$ 246,600
Plumbing Systems	\$ -	\$ 81,200	\$ 81,200
Life Safety & Fire Protection Systems	\$ -	\$ -	\$ 5,300
<b>2025-2035 Current Term Needs:</b>	<b>\$ 5,000</b>	<b>\$ 2,681,400</b>	<b>\$ 3,134,500</b>



## CATEGORY OF NEEDS

The capital needs identified during this assessment have been placed into specific Categories of Needs. This categorization of identified needs is the professional opinion of the American Structurepoint assessment team based on the overall visual condition of the building systems and components along with the established expected useful life data. These categories can be used to assist in prioritizing repair and replacement of systems when establishing annual budgets or capital allocations. The following priority levels were established for this report:

Total Needs	Category of Needs for Repair/Replacement
\$ -	<b>Category I- Critical:</b> This category describes work that needs to be performed immediately to correct a potential safety hazard, stop accelerated deterioration, or return a facility to normal operation.
\$2,500	<b>Category II- Codes/Standards Violations:</b> Conditions in this category include items that do not conform to existing codes but are "Grandfathered" in their current condition. No action is required at this time, but should substantial work be undertaken, certain existing conditions may require corrective action
\$2,150,300	<b>Category III- Deferred Maintenance:</b> Systems and components in this category exhibited deferred maintenance or deficiencies that could have been remediated with proper routine maintenance and now need extensive repair or replacement.
\$977,400	<b>Category IV- Capital Replacement:</b> Items in this category include those that were found to be functional but that are expected to reach the end of their expected useful life before the end of the evaluation term.
\$3,800	<b>Category V- Facility Aesthetics:</b> The components in this category primarily include interior and/or exterior finishes from a beautification perspective. The identified deficiencies under this category are aesthetic only and if left, will not have an impact on other systems or components on the property.

The following table categorizes the System and Component classifications within the various priorities for the five-year evaluation term.

System/Component	Category I	Category II	Category III	Category IV	Category V	Total
Site Components	\$ -	\$2,000	\$2,500	\$259,900	\$ -	\$264,400
Architectural Systems	\$ -	\$500	\$1,058,900	\$ -	\$3,800	\$1,063,200
Structural Systems	\$ -	\$ -	\$12,300	\$ -	\$ -	\$12,300
Mechanical Systems	\$ -	\$ -	\$1,072,100	\$388,900	\$ -	\$1,461,000
Electrical Systems	\$ -	\$ -	\$ -	\$246,600	\$ -	\$246,600
Plumbing Systems	\$ -	\$ -	\$4,500	\$76,700	\$ -	\$81,200
Fire & Life Systems	\$ -	\$ -	\$ -	\$5,300	\$ -	\$5,300
<b>Total</b>	<b>\$ -</b>	<b>\$2,500</b>	<b>\$2,150,300</b>	<b>\$977,400</b>	<b>\$3,800</b>	<b>\$3,134,000</b>

## RECOMMENDATIONS

The recommendations for this assessment are sorted into priority levels to ensure resources are allocated efficiently, addressing the most critical issues first while planning for long-term maintenance and improvements. This prioritization is intended to help facility managers and stakeholders make informed decisions based on the Assessment Team’s professional opinion, the remaining useful life of the system of components and the impact the system has on the facility.

System/Component	Priority 1 (2025-2026)	Priority 2 (2025-2026)	Priority 3 (2025-2026)	Priority 4 (2027-2030)	Priority 5 (2031-2035)	Priority 6 (Low Priority)	Total
Site Components	\$15,300	\$ -	\$ -	\$249,100	\$ -	\$ -	<b>\$264,400</b>
Architectural Systems	\$11,000	\$90,200	\$953,300	\$5,000	\$ -	\$3,800	<b>\$1,063,200</b>
Structural Systems	\$4,100	\$8,200	\$ -	\$ -	\$ -	\$ -	<b>\$12,300</b>
Mechanical Systems	\$ -	\$935,300	\$99,000	\$228,500	\$198,200	\$ -	<b>\$1,461,000</b>
Electrical Systems	\$ -	\$ -	\$ -	\$246,600	\$ -	\$ -	<b>\$246,600</b>
Plumbing Systems	\$4,500	\$ -	\$ -	\$76,700	\$ -	\$ -	<b>\$81,200</b>
Fire Protection Systems	\$ -	\$ -	\$ -	\$ -	\$5,300	\$ -	<b>\$5,300</b>
<b>Total</b>	<b>\$34,900</b>	<b>\$1,033,600</b>	<b>\$1,052,300</b>	<b>\$805,900</b>	<b>\$203,500</b>	<b>\$3,800</b>	<b>\$3,134,000</b>

### ***PRIORITY 1 (2025-2026)***

#### Accessible Parking Compliance

Install two van-accessible parking signs to two parking spaces identified only by a striped designation. The estimated cost to install these components is approximately \$1,500.

Restripe the accessible parking spots identified by the ISA and no signage to accommodate for the minimum width of two van-accessible parking spots, as well as the necessary aisle access between them and marked crossings leading to an accessible entrance. The estimated cost to restripe the asphalt is approximately \$1,000.

#### Accessible Washrooms Signage

Replace the accessible washroom signs in the service corridor with signage that does not indicate these washrooms are ADA accessible. Estimated cost to install these components is approximately \$500.

#### Tree in contact with building

Trim the trees in contact with the building as part of routine maintenance.

#### Point, Refinish, and Repair Brick Veneer

Deterioration, spalling, and staining of the brick veneer were observed at multiple locations throughout the building. Repairing and refinishing the brick veneer will provide a fresh appearance to the building and help ensure the masonry stays watertight. The estimated cost to point and refinish the brick veneer is approximately \$9,400. The estimated cost to repair the brick veneer is approximately \$1,100.

#### Concrete masonry wall repairs

Repair the cracks in the CMU wall at the east corner of the open storage area at the east end of the service corridor. Monitor this area for future cracking and consult a structural engineer if continued or worsening cracking occurs. The estimated cost to repair the cracks is approximately \$4,100.

#### Concrete Walkway Repairs

Repair the cracked concrete walkways around the building perimeter to remove the potential tripping hazards due to the uneven walking surface. The estimated cost to repair these areas of the walkway is approximately \$10,800.

#### Replace Backflow Prevention Valve

The backflow prevention valve has exceeded its expected useful life of 15 years, and replacement should be anticipated. The estimated cost for this replacement is approximately \$4,500.

## ***PRIORITY 2 (2025-2026)***

### Replace Base and Vertical Control Joint Sealant

Deterioration and peeling of the horizontal base sealant and vertical control joint to the brick veneer was observed throughout the building and to adjacent knee walls along pathways. Replacing the sealant will help ensure that these components stay watertight. The estimated cost for replacing the base sealant is approximately \$90,100.

### Protective Coating Over Structural Steel

The porte-cocheres over the east and north entrances of the building are supported by structural steel. The steel has surface corrosion in a few areas. Cleaning the stains and providing a protective coating over the steel should be considered. The estimated cost to clean and apply a protective coating to the steel is approximately \$4,100.

### Replacement of RTUs and MUAs

Based on the remaining useful life of the RTUs and MUAs, replacement of these systems should be anticipated during the term of this assessment. Replacing these systems prior to the replacement of the roof system should be considered to prevent any potential damage to a new roof membrane. The estimated cost for the replacement of these systems is approximately \$935,300.

## ***PRIORITY 3 (2025-2026)***

### Roof System Replacements

Based on the age and condition, the following actions are recommended for the roofing system:

- Replacement of the thermoplastic membrane at an estimated cost of \$801,100.
- Refinishing the metal roof panels at an estimated cost of \$126,400.
- Refinishing the steel cap flashing at an estimated cost of \$14,400.
- Replacement of the deteriorated limestone coping as needed at an estimated cost of \$11,400.

Replacement of the roof membrane should be performed after replacement of the rooftop HVAC systems to avoid damage to the new roof membrane.

### Replace Terminal units and Unit heaters

Replacement of the terminal units and electric unit heaters should be anticipated, based on their remaining useful life. The estimated cost for replacing these units is approximately \$99,000.

## ***PRIORITY 4 (2027-2030)***

### Asphalt Pavement Repairs

Based on the age and condition, repairs to the asphalt pavement should be considered. These repairs include filling pavement cracks, applying a protective seal coat over the pavement surface, and restriping the parking areas. The estimated cost to refinish the asphalt pavement is approximately \$213,600.

### Skylight and Clerestory panel repairs

Based on the remaining useful life, the fiberglass translucent panels will have exceeded the expected useful life. Applying a protective coating over the panels will extend the useful life of the panels and should be considered. The estimated cost for applying a protective coating is approximately \$5,000.

### Replace Hot Water Heating system

The hot water boiler is approaching the end of its expected useful life. The circulation pumps and hot water unit heaters have already exceeded the expected useful life. Replacement of these systems should be anticipated during the term of this assessment. The estimated cost for replacement is approximately \$228,500.

### Replace Electrical distribution equipment

Most of the electrical distribution equipment will exceed the expected useful life during the term of this assessment. Replacement of this equipment should be programmed to prevent any disruption in building operations. The estimated replacement costs for this equipment is approximately \$246,600.

### Replace Water Heaters

The two tank-style water heaters are approaching the end of their expected useful life and replacement should be anticipated. The estimated cost for replacement is approximately \$76,700.

***PRIORITY 5 (2031-2035)***

Replace Hydraulic Elevator system

The hydraulic passenger elevator system will reach the end of its expected useful life during the term of this assessment, and replacement of this system should be anticipated. Consulting with an elevator contractor to determine the best method for replacement should also be considered. The estimated replacement of the hydraulic passenger elevator system is approximately \$198,200.

Replace Fire Alarm System

The fire alarm control panel will reach the end of its expected useful life during the term of this assessment. Replacement of this control panel should be anticipated and is estimated to be approximately \$5,300.

***PRIORITY 6 (Low Priority)***

Replacement of Interior finishes

Replacement of the stained acoustic ceiling tiles and damaged painted drywall ceiling interior finishes should be performed as needed. The estimated costs for the interior repairs is approximately \$3,800.

## CLOSING COMMENTS

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This report provides you with an overview of the condition of the major systems and components in the building and on the property. We trust this information is of value. American Structurepoint would be pleased to advise and assist with any questions regarding any of our recommendations. Should you have any questions, please do not hesitate to contact us.

Please see the attached appendices for additional information referenced in this report. A statement of qualifications has also been included for your reference.

Sincerely,

**American Structurepoint, Inc.,**



Preston B. Ray, PMP, CEA, RRO  
Project Manager  
Investigative Group



Tim Sprague, PE  
Project Engineer  
Investigative Group



Charles J. Cassaro, EI  
Project Engineer  
Investigative Group



Will R. Baker, EI  
Project Engineer  
Investigative Group

## Appendix A Site Layout





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FIGURE 1: Property Location

PROJECT NAME: 6000 Frank Ave NW, North Canton, OH 44720

PHOTO SOURCE: Google Earth



NORTH



AMERICAN  
**STRUCTUREPOINT**  
INC.

FIGURE 2: Property Layout

PROJECT NAME: 6000 Frank Ave NW, North Canton, OH 44720

PHOTO SOURCE: Google Earth



NORTH

## **Appendix B**

# **Capital Cost Schedules**



MAJOR SYSTEM COMPONENT	Priority of Work	2025-2026	2027-2030	2031-2035	2025-2035 10-year Needs
<b>SITE COMPONENTS</b>					<b>\$264,400</b>
Accessible Parking Signage	1	\$2,000			\$2,000
Tree in contact with building	1	\$2,500			\$2,500
Concrete Walkway Repairs	1	\$10,800			\$10,800
Asphalt Pavement Repairs	4		\$249,100		\$249,100
<b>ARCHITECTURAL COMPONENTS</b>					<b>\$1,063,200</b>
Accessible Washroom Signage	1	\$500			\$500
Point, Refinish, and Repair Brick Veneer	1	\$10,500			\$10,500
Replace Base Control Joint Sealant	2	\$90,100			\$90,100
Replace Vertical Control Joint Sealant	2	\$0			\$0
Roof System Replacements	3	\$953,300			\$953,300
Skylight and Clerestory panel repairs	4		\$5,000		\$5,000
Replacement of Interior finishes	6			\$3,800	\$3,800
<b>STRUCTURAL SYSTEM</b>					<b>\$12,300</b>
Concrete masonry wall repairs	1	\$4,100			\$4,100
Protective Coating Over Structural Steel	2	\$8,200			\$8,200
<b>MECHANICAL SYSTEMS</b>					<b>\$1,461,000</b>
Replacement of RTUs and MUAs	2	\$935,300			\$935,300
Replace Terminal units and Unit heaters	3	\$99,000			\$99,000
Replace Hot Water Heating system	4		\$228,500		\$228,500
Replace Hydraulic Elevator system	5			\$198,200	\$198,200
<b>ELECTRICAL SYSTEMS</b>					<b>\$246,600</b>
Replace Electrical distribution equipment	4		\$246,600		\$246,600
<b>PLUMBING SYSTEMS</b>					<b>\$81,200</b>
Replace Backflow Prevention Valve	1	\$4,500			\$4,500
Replace Water Heaters	4		\$76,700		\$76,700
<b>LIFE SAFETY &amp; FIRE PROTECTION</b>					<b>\$5,300</b>
Replace Fire Alarm System	5			\$5,300	\$5,300

**Total: \$2,120,800    \$805,900    \$207,300    \$3,134,000**

## Appendix C

### Photo Log





Overview of vehicular flatwork



Asphalt pavement crack



Overview of typical accessible parking



Overview of accessible parking with no signage



Overview of pedestrian flatwork



Concrete sidewalk crack



Concrete sidewalk crack



Potential tripping hazard in walkway



Overview of building exterior



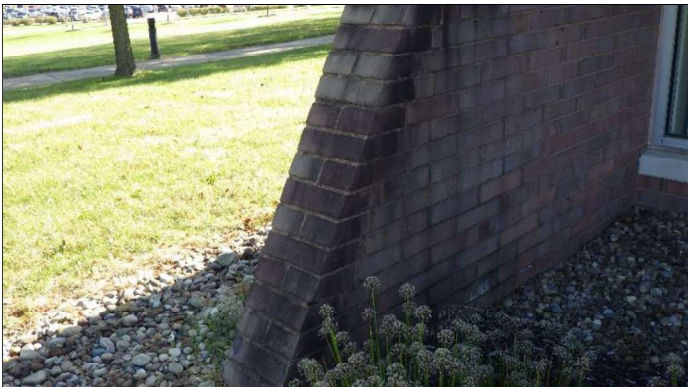
Overview of building exterior



Overview of building exterior



Overview of building exterior



Typical stains on brick surface



Typical stains on brick surface



Typical stains on brick surface



Typical mortar cracks



Typical mortar cracks



Typical mortar cracks



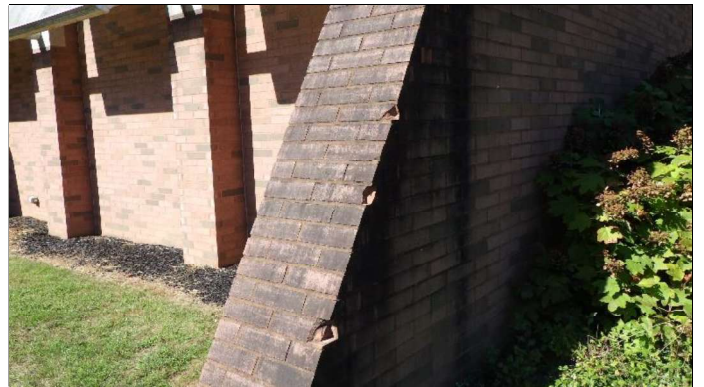
Typical efflorescence on brick surface



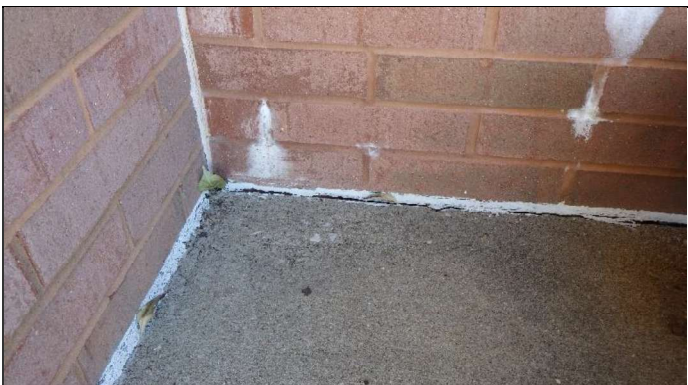
Typical efflorescence on brick surface



Cracks in the brick veneer



Cracks in the brick veneer



Typical deteriorated base sealant to brick veneer



Typical deteriorated base sealant to brick veneer



Typical deteriorated sealant in vertical joint



Typical deteriorated sealant in vertical joint



Overview of low-slope roof



Overview of low-slope roof



Overview of low-slope roof



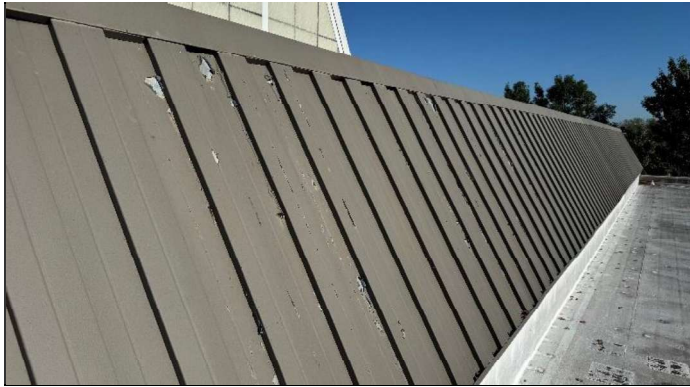
Overview of low-slope roof



Overview of low-slope roof



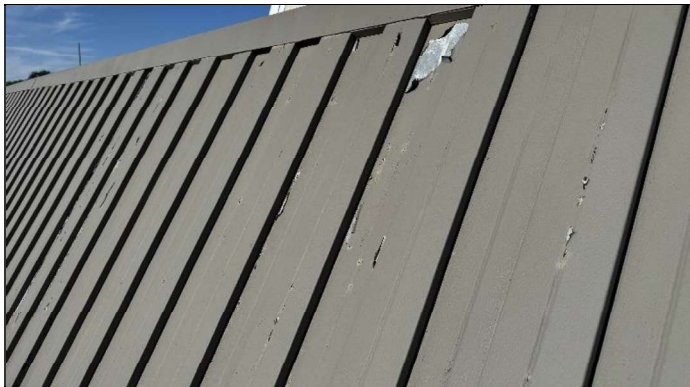
Overview of low-slope roof



Overview of mansard roof



Overview of mansard roof



Deteriorated finish on mansard roof



Deteriorated finish on metal coping



Deterioration of metal coping joints



Overview of limestone coping above dining area



Deterioration of limestone coping above dining area



Overview of skylight structure



Overview of skylight structure



Overview of trees at north entrance roof



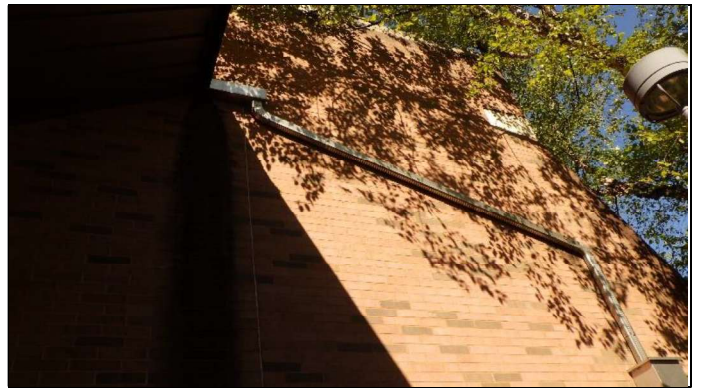
Internal roof drain



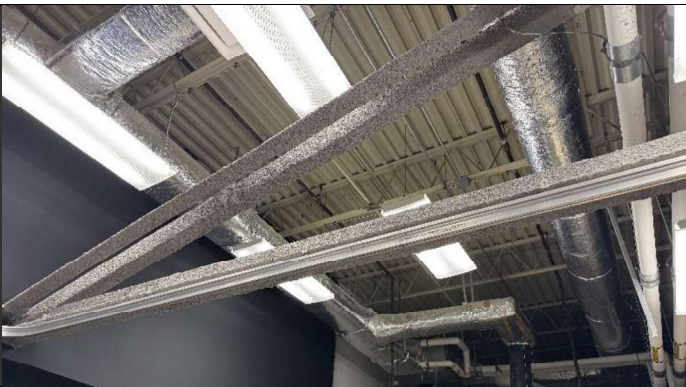
Internal roof drain



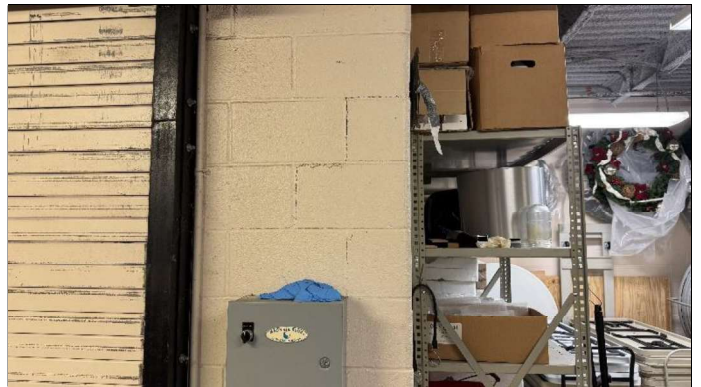
Scupper and downspout



Scupper and downspout



Overview of typical roof structure



Cracking in CMU wall



Overview of typical porte-cochere



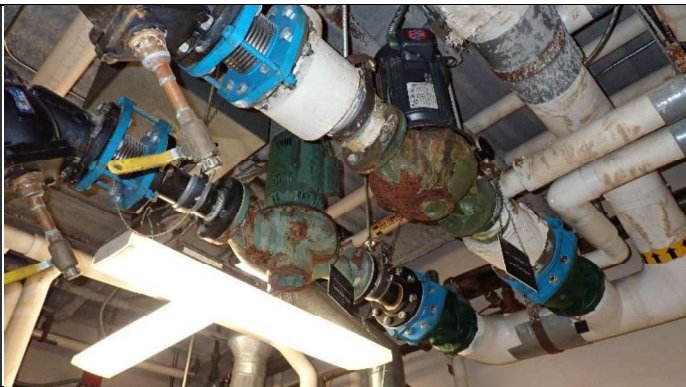
Typical stains on steel framing



Overview of boilers



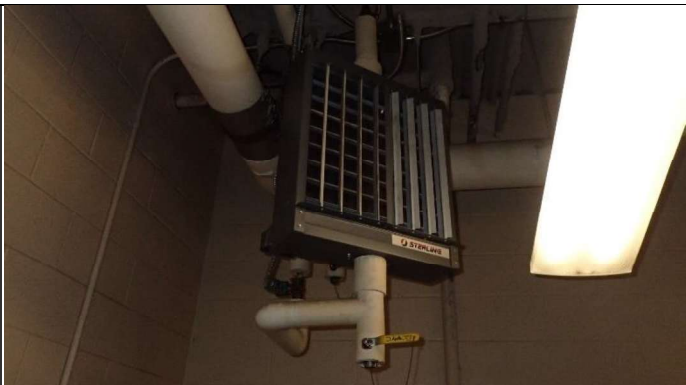
Boiler control panel



Circulation pumps



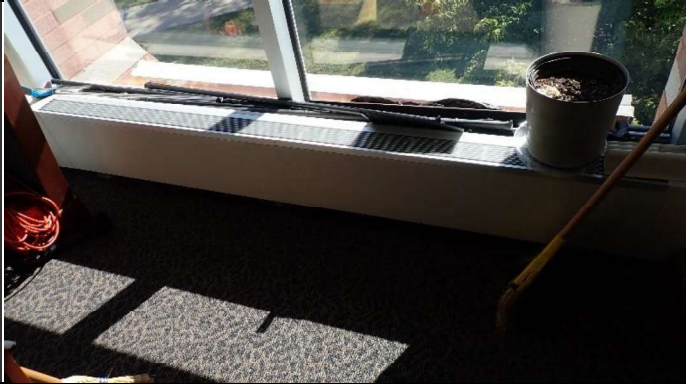
Expansion tank



Convection unit heater



Convection unit heater



Overview of radiator



Overview of radiator



Overview of radiator



Overview of terminal unit



Overview of RTU



Overview of RTU



Overview of RTU



Overview of RTU



Industrial heater with make-up air



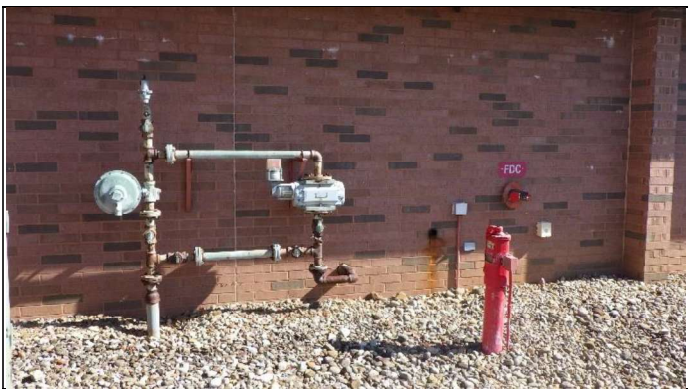
Industrial heater with make-up air



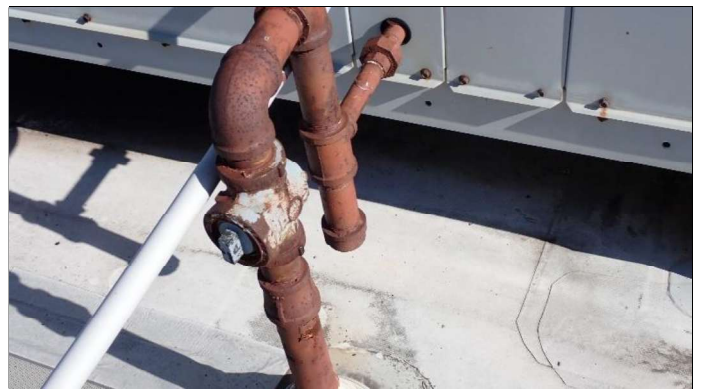
Electrical unit heater



Overview of traction elevator



Natural gas service meter



Surface corrosion on natural gas distribution pipes



Surface corrosion on natural gas distribution pipes



Pad-mounted transformer



Electrical service meter



Electrical distribution equipment



Electrical distribution equipment



Electrical distribution equipment



Electrical distribution equipment



Variable frequency drives



Overview of exterior light fixture



Overview of exterior light fixture



Overview of interior light fixtures



Overview of interior light fixtures



Overview of interior light fixtures



Overview of interior light fixtures



Water service entrance and backflow prevention valve



Tank-style water heaters



Fire sprinkler riser



Backflow prevention valve



Sprinkler head



Sprinkler head



Ansul wet agent suppression system



Cooking range suppression nozzles



Ansul wet agent suppression system



Cooking range suppression nozzles



Dry chemical fire extinguisher



Dry chemical fire extinguisher



Wet chemical fire extinguisher



Fire alarm control panel



Typical strobe/siren fixture



Typical pull-down station



Illuminated exit sign



Illuminated exit sign



Overview of washroom in service corridor



Service corridor washroom sign

## Appendix D

# Statement of Qualifications



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## RELEVANT EXPERIENCE

### **Canton City Hall Building Assessment, Canton, Ohio**

Canton City Hall houses approximately 16 administrative departments and the Municipal Courts and Police Department. American Structurepoint will provide an assessment of City Hall, the existing facility, and its needs. The assessment will identify major defects or deficiencies in the building, provide a basis for forecasting funding requirements for capital improvement of the facility over the next 10 years, and provide a baseline for setting priorities for the maintenance, repair, and enhancement of the building and its component systems. A space utilization assessment will assess current building utilization, detect deficiencies, and identify opportunities to maximize functionality. A 10-year opinion of probable cost schedule will itemize recommended immediate and long-term repairs and replacements.

### **Capital Needs Assessment, Lazarus Building, Columbus, Ohio**

The Lazarus Building in Columbus, Ohio, was once the flagship store for the Lazarus Company and dates to the early 1900s. At one point in its long history, other buildings were connected to it to create a nearly 1 million-square-foot mall. The Columbus Downtown Development Corporation (CDDC) is renovating the historic building for future office use, and American Structurepoint has paved the way for the new development. Our investigative team spent three days assessing the entire structure from the roof to the foundation and all building systems in between. We provided a 20-year outlook of anticipated repairs or renovations needed to keep the structure and its systems functioning optimally and to help turn the CDDC's vision into a reality. The historic building is now a thriving office complex that has achieved LEED CS Gold status by the U.S. Green Building Council, the first renovation project in Central Ohio to achieve this rating.

### **Indianapolis Metropolitan Police Department Facilities 15-Year Capital Needs Assessment and Report, Indianapolis, Indiana, Indianapolis, Indiana**

American Structurepoint conducted a 15-year capital needs assessment and provided a report for the properties occupied by the Indianapolis Metropolitan Police Department (IMPD). This assessment provided IMPD with a comprehensive condition assessment for all occupied facilities and identified current and anticipated future capital needs. IMPD's 21 occupied facilities range greatly in structure size, type, and function, including administrative, instructional, storage, and maintenance buildings. We conducted site visits to identify the physical condition of 13 facilities and performed a desk review of 8 facilities. We identified over \$6M in current capital needs and \$11M in forecasted needs. A facility condition index was established to rank the facilities and categorize the capital needs to provide an order of magnitude for the client.

### **Maintenance Assessment and Evaluation of Ivy Tech Facilities, Indiana**

Ivy Tech Community College engaged American Structurepoint's Investigative Group to conduct a comprehensive facility condition assessment of all critically important Ivy Tech buildings throughout the state of Indiana. Ivy Tech Community College is the largest public post-secondary institution in Indiana with more than 40 locations. The purpose of this assessment was to provide Ivy Tech with a comprehensive maintenance condition analysis of its physical facilities to meet the college's current and anticipated future needs. Our team assessed 70 buildings and their building enclosure, structural, mechanical, electrical, plumbing, and life safety systems. The buildings were spread across 18 service areas and encompassed over 5.2 million square feet. Each facility was assessed to establish its physical condition, repair, maintenance, capital needs, and average useful life of its major systems and components. Each facility received an individual assessment report. The reports forecasted the anticipated needs of each facility over the next 15-year time period and established a ranking and grading system using a ratio of the cost of needed repairs compared to the current replacement value of each facility, also known as the facility condition index (FCI).



Preston's primary focus is conducting property condition assessments, capital needs assessments, and facility condition assessments. He has performed hundreds of assessments for real estate brokers, property owners, investors, and financial institutions throughout the country. He has experience assessing retail centers, multi-unit residential housing, warehouses, industrial buildings, offices, and municipal buildings. Preston is also a certified energy auditor and can assess the energy performance of a building to identify areas for improved energy efficiency. His consulting expertise provides critical information about a building's structure and the conditions of systems and components within the building to help clients make informed decisions and better allocate their resources.

## EDUCATION

Bachelor of Science, Leadership & Supervision,  
2005, Purdue University (Indianapolis)  
Master of Science, Technology Engineering  
Technology, 2008, Purdue University  
(Indianapolis)

## LICENSE AND CERTIFICATIONS

Project Management Professional (PMP)  
Registered Roof Observer (RRO)  
Certified Energy Auditor (CEA)

## **Capital Needs Assessment and Energy Audit, Kentucky Housing Corporation, Frankfort, Kentucky**

American Structurepoint led comprehensive, on-site capital needs assessments and energy audit for an office building campus located in of the State of Kentucky. The team compiled data from the site visit into one comprehensive report with an executive summary and included an overall opinion of probable costs and energy conservation opportunities for each of the buildings as well as the overall site. Reports included basic descriptions of major building systems and components, identification of the overall general condition, a physical needs cost schedule, energy consumption analysis, energy action plan and representative photos.

## **Property Condition Assessment, Kent State University, Kent, Ohio**

American Structurepoint performed a 10-year property condition assessment for Kent State University in Kent, Ohio. The assessment identified needs for three University buildings, Taylor, Smith and Franklin Halls. A comprehensive report was provided for each building which included key insights on critical building systems including roofing and building enclosure, as well as mechanical, electrical, and plumbing systems. The report included an opinion of probable costs for repair and/or replacement recommendations to assist the university in making informed decisions regarding fiscal needs planning.

# WILLIAM BAKER, EI

## RELEVANT EXPERIENCE

### Tennessee Board of Regents, TSU, Love Learning Resource Center Building Envelope, Nashville, Tennessee

This project entails the assessment of building envelope and structural issues currently affecting the Love Learning Resource Center on the campus of Tennessee State University. The project's scope included identifying the sources of water infiltration and creating remedial repair designs for the facility's existing masonry windows, roofing systems, and associated exterior envelope and architectural components. American Structurepoint's investigative teams analyzed the facility's existing drawings and developed a program that included multiple field assessments to create construction documents for repairing the identified building enclosure and moisture-related problems. Our team coordinated with subconsultants to provide repair/remediation solutions and conducted reoccurring progress meetings according to the applicable designers' manual.

### Stormwater Program Management, Indianapolis, Indiana

American Structurepoint is overseeing the management of the Stormwater Program for the City of Indianapolis' Department of Public Works (DPW). American Structurepoint works closely with DPW staff on stormwater program elements, including stormwater program regulatory compliance (National Pollutant Discharge Elimination System permit oversight, stormwater quality management program updates, pollution prevention, permitting, legal assistance, etc.) and capital program implementation, design and construction assistance (consultant procurement and contract development, scoping/engineering reports, design management, right-of-way/easement acquisition assistance, and construction inspection/management). Additionally, American Structurepoint is providing stormwater program planning and administrative assistance (capital improvement program planning, stormwater master plan update, operations and maintenance program planning, drainage investigations and reporting, strategic planning), and operations planning and coordination (staff coordination, operation and maintenance evaluation and recommendations, miscellaneous design, and site visits).

### Indianapolis Metropolitan Police Department Facilities 15-Year Capital Needs Assessment and Report, Indianapolis, Indiana, Indianapolis, Indiana

American Structurepoint conducted a 15-year capital needs assessment and provided a report for the properties occupied by the Indianapolis Metropolitan Police Department (IMPD). This assessment provided IMPD with a comprehensive condition assessment for all occupied facilities and identified current and anticipated future capital needs. IMPD's 21 occupied facilities range greatly in structure size, type, and function, including administrative, instructional, storage, and maintenance buildings. We conducted site visits to identify the physical condition of 13 facilities and performed a desk review of 8 facilities. We identified over \$6M in current capital needs and \$11M in forecasted needs. A facility condition index was established to rank the facilities and categorize the capital needs to provide an order of magnitude for the client.

### Winterhurst Ice Rink, Cleveland, Ohio

The Winterhurst Ice Rink project was an assessment of existing architectural, structural, MEP, and ice-related systems, in addition to schematic locker room renovations and retrofit. The team also analyzed utility and maintenance costs and provided the City with detailed costs and recommendations for maintaining and upgrading the 1974 facility to modern standards.



Will's responsibilities include assisting with residential/commercial building inspections, storm damage investigations, property and facility condition assessments, evaluations of existing buildings, construction observations, report writing, and building repair and rehabilitation design. He is experienced in architectural engineering building standards and design, from ASHRAE and high-performance building standards to lighting, façade, and building equipment design. His technical capabilities include Revit, AutoCAD, Green Building Studio (GBS), Hydrologic Modeling Systems (HMS), eQUEST, AGI32, and Excel (spreadsheets/coding).

## EDUCATION

Bachelor of Science, Architectural-Civil Engineering, 2022, Purdue University

## LICENSE AND CERTIFICATIONS

Engineering Intern - Indiana  
Remote Pilot Certificate w/sUAS Rating