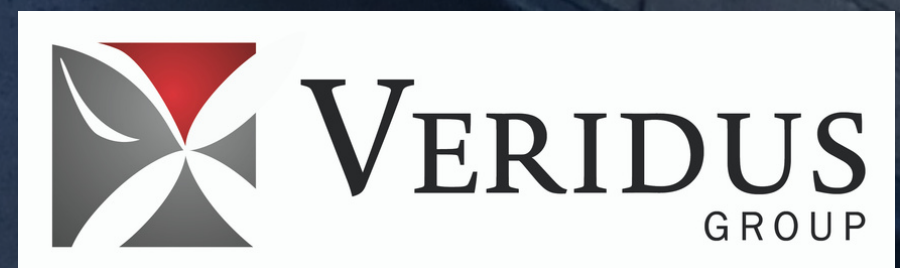


February 16, 2023

# Gary, Indiana

Building Assessments for Targeted Redevelopment Strategies





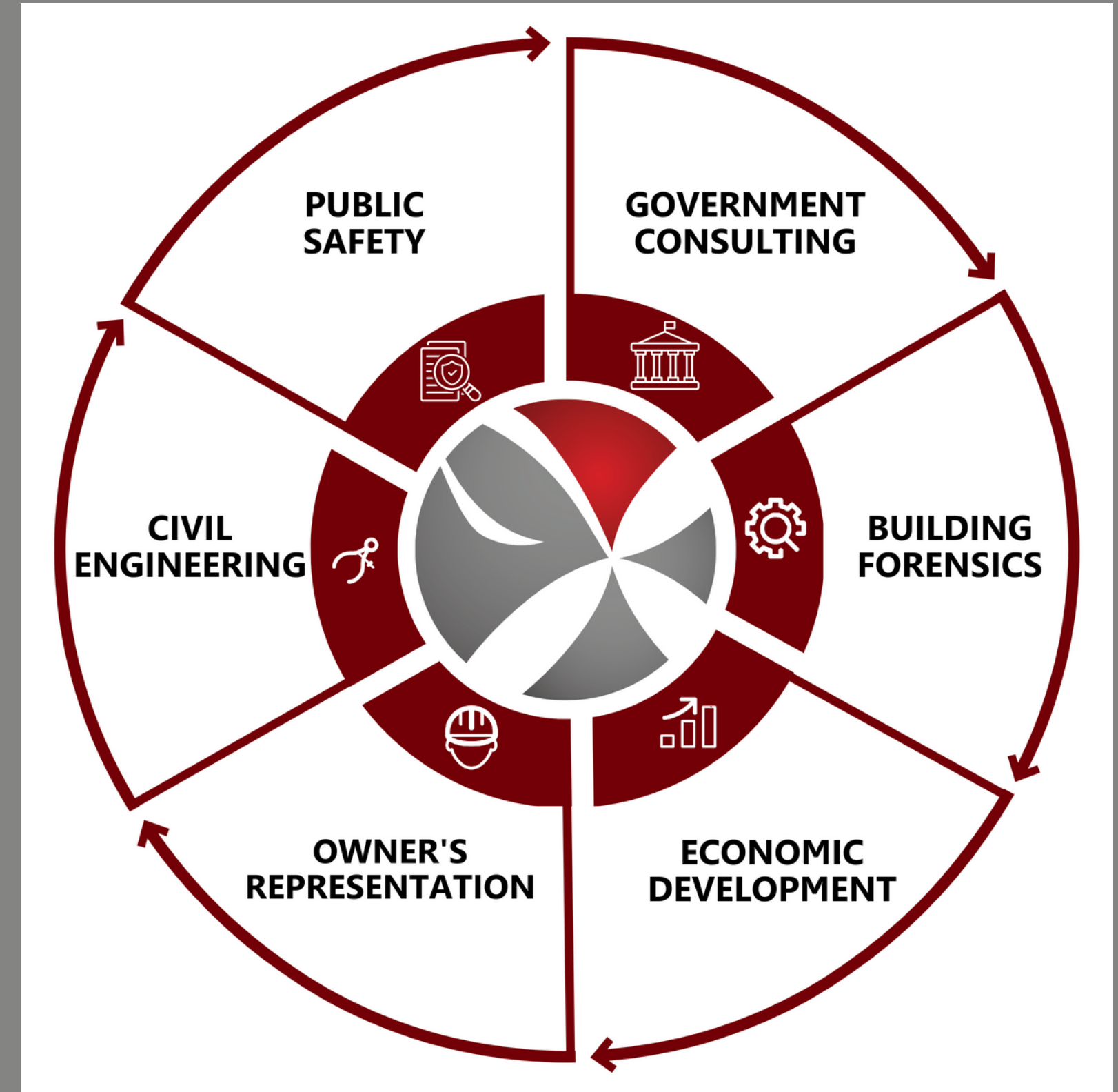


# VERIDUS

GROUP

Representing Indiana Communities since 2011

The Veridus Group specializes in representing clients through capital construction projects by providing services such as **Owner's Representation**, **Economic Development**, **Building Forensics**, **Civil Engineering**, **Public Safety**, and **Government Consulting**. We become a valuable member of your team by putting our technical knowledge and decades of experience at your disposal.



# Veridus Community & Economic Development



**Jim Rawlinson**  
Project Executive



**Alaina Shonkwiler**  
Director



**Marlon Webb**  
Consultant



**Jack Woods**  
Project Manager



**Tim Jensen**  
CEO





# Dan Weekes

## AIA, BECxP

20+ years of experience in design and construction of the built environment. As a licensed architect for the last 20 years, his passion has been for improving the built environment with a detail-oriented focus on building assessment and maintenance, facility reuse and adaptability, and the overall sustainability of a building. His work includes property condition assessments, capital needs evaluations, building defect investigations, building enclosure commissioning, ADA assessments, design review consulting and construction administration services. He also utilizes his expertise to serve as an expert witness in the design and construction industry.







# Wendy Vachet, AICP

## Executive Director of Redevelopment, Planning and Zoning - City of Gary

Often referred to as a 'seasoned practitioner', she has 27 years of planning and environmental technical management experience with a focus on infrastructure development. Long standing member of the American Planning Association (APA) and the American Institute of Certified Planners (AICP). Her passion for solving complex public challenges using integrated data sets, multidisciplinary teams, and engagement has lead her to her new position as the Executive Director of Redevelopment and Community Investment for the City of Gary, Indiana.





# Gary's Rich, Diverse Geography

Gary has a broad geography that is unlike any other city in Indiana.



## Natural Beauty

Over 10 miles of lakefront,  
Indiana's only National Park



## Historic Architecture

Once one of the cultural  
centers of Indiana.





# Challenges in Gary

Unique challenges to redevelopment projects in Gary



**6300+ properties**

**Loss of population**

**Shrinking tax base**

**Harsh Winter weather**

**Aging Infrastructure**

**Neighborhood blight**

**Brownfield challenges**

**Limited Staff Capacity**







# Building Assessments

The Veridus Group's Building Forensics team





# Typical Building Assessment Scope



Assessment of Site areas, including parking and paved surfaces



Stormwater management, landscaping, site lighting, and any other site improvements



Evaluation of the building structural systems



Assessment of building envelope systems including roofing, exterior claddings, and fenestrations.



Evaluation of general interior condition and level of finishes



Assessment of HVAC and mechanical systems, major electrical systems, and domestic plumbing systems



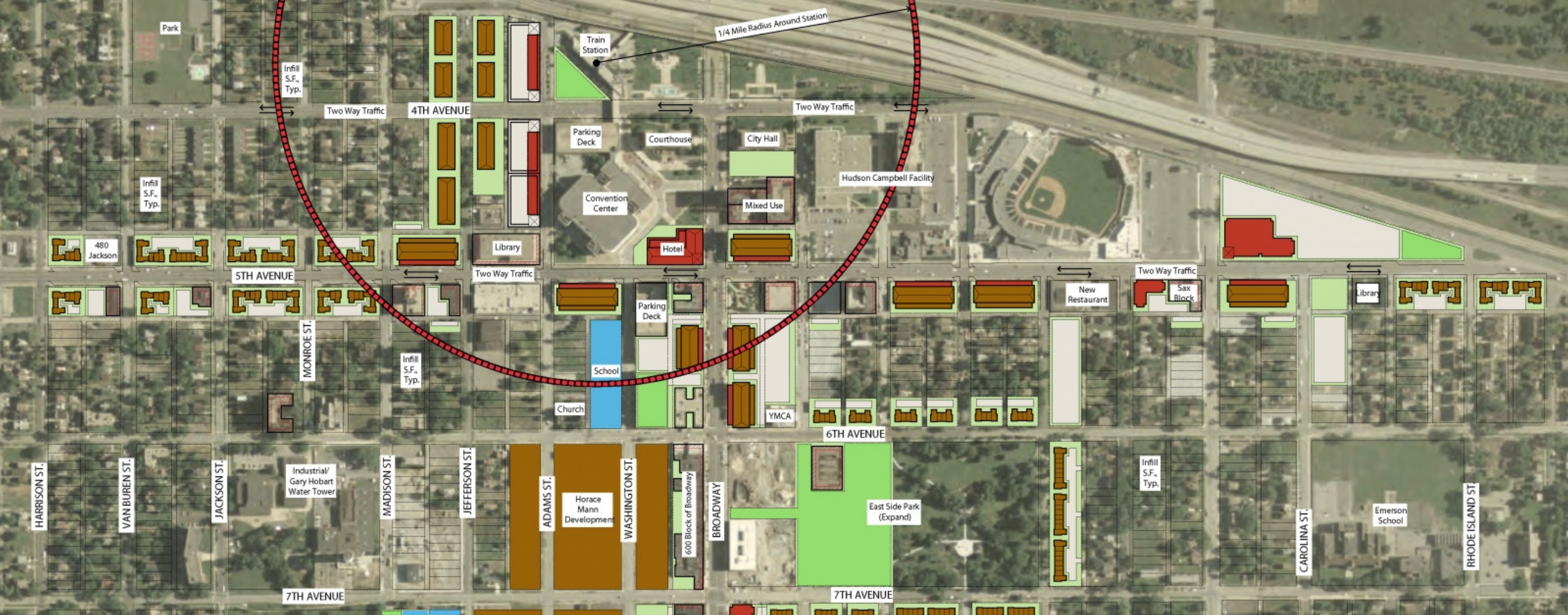
Review of fire protection and life safety issues



Assessment of Building Code related and ADA accessibility concerns







# Redevelopment Planning

## Utilizing Strategic Partnerships

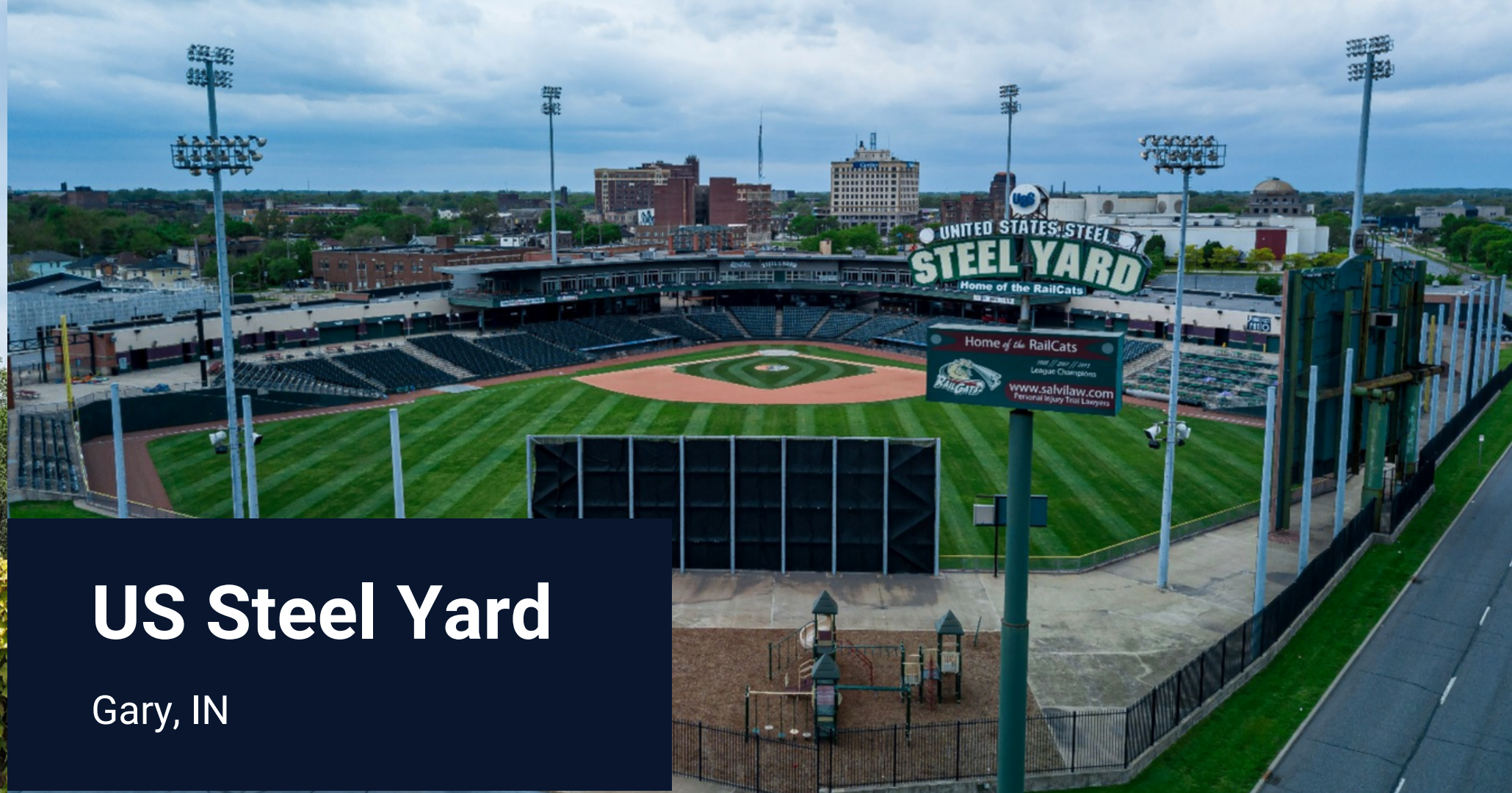






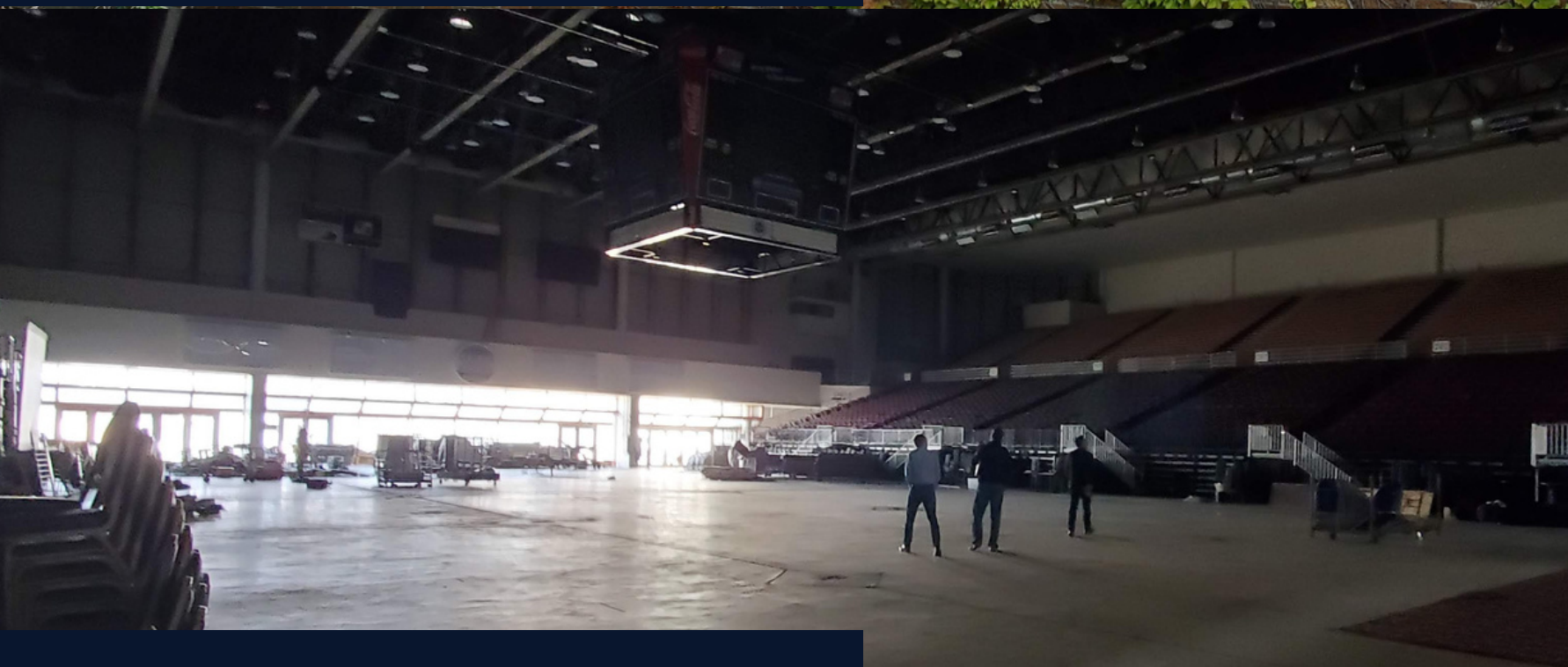
# Wirt High School

Gary, IN



# US Steel Yard

Gary, IN



# Genesis Center

Gary, IN



# 839 Broadway

Gary, IN





# Prewitt Theatre

Plainfield, IN



# Bed Techs Building

Greendale, IN



# St. John's United Church of Christ

"German Church" in Cumberland, IN





# Questions / Discussion

Dan Weekes, Veridus

[dweekes@theveridusgroup.com](mailto:dweekes@theveridusgroup.com)

Jim Rawlinson, Veridus

[jrawlinson@theveridusgroup.com](mailto:jrawlinson@theveridusgroup.com)

Wendy Vachet, City of Gary

[wwachet@gary.gov](mailto:wwachet@gary.gov)

