

John A. Kulka, P.E.

Engineer

John Kulka, P.E. has experience evaluating all aspects of building systems for a broad spectrum of buildings located throughout the continental United States. His experience includes evaluation of building envelopes, structural concrete, MEP/FP systems and interior finishes. He is adept at water, air and vapor control through evaluation of flashing details and building envelope control layers. In addition, he has experience monitoring construction projects as an owner's representative and lender's representative. His duties included contract review, drawing and general document review, payment application review, schedule review and QC monitoring.



Representative Project Experience

Condition Assessments

Conducted property condition assessments, physical needs assessments, reserve studies and other similar property condition reports for perspective buyers, commercial lenders, investors, and property owners. His responsibilities included visual observation and assessment of building envelope inspection (membrane roof, BUR, brick, EIFS, fiber-cement, lintel, anchor inspection), control layer considerations (placement, continuity, drainage, sources of water intrusion), structural concrete condition (cracking, crazing, delamination, spalling, efflorescence, ASR), structural steel condition (corrosion, fastener condition, deformation), HVAC inspection (refrigerant obsolescence, motor and fan condition, pump condition, pipe condition, boiler condition, chiller condition, cooling tower condition), electrical systems (aluminum wiring, generator condition, lighting obsolescence) plumbing systems (pump condition, water heater condition, water hammer issues, fixture condition, pipe condition), life safety systems (fire alarm obsolescence, sprinkler head recalls checks, pipe condition, sprinkler head condition, carbon monoxide and smoke detector condition, notification device condition), and interior finish conditions.

His projects include multi-family residential, commercial office buildings, medical office buildings, hotels, shopping centers and industrial facilities. Representative projects include the following:

- **Kimpton Hotel Monaco-Pittsburgh:** A 9-story, 248-guestroom hotel in Pittsburgh, Pennsylvania.
- **The Wrigley Building:** A 24-story high-rise building located along the Chicago River in Chicago, Illinois.
- **The Galt House Hotel:** A 25-story, 1,300-guestroom hotel located along the Ohio River in Louisville, Kentucky.
- **Prairie Shores:** A 1,668-unit apartment complex spanning four (4) 19-story buildings in Chicago, Illinois.
- **7850 S. Grant Street:** A 22,400-sf engine research and development center in Burr Ridge, Illinois.
- **Sheraton Dallas Hotel:** A 42-story, 1,840-guestroom hotel with three (3) connected towers in Dallas, Texas.

Academic Credentials

B.S., Architectural Engineering,
Illinois Institute of Technology, 2016

Licensure & Certifications

Professional Engineer
IL, OH, TX, AK

Contact Information

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- **The Social Murph:** A 216-unit garden-style apartment complex with eight (8) apartment buildings and a clubhouse in Murfreesboro, Tennessee.
- **12775 Oakland Park Boulevard:** A 217,000-sf manufacturing warehouse located in Highland Park, Michigan.
- **276400 Northwestern Highway:** A 125,000-sf, 4-story, Class B office building in Southfield, Michigan.

Construction Monitoring

Performed upfront reviews of drawings and general documents for code compliance and to evaluate the adequacy of the contractor's budget for new construction projects. His responsibilities also included monitoring construction and attending draw meetings to review the monthly payment requests, contractor's schedule and construction quality. Projects were located throughout Illinois, Michigan, Indiana, West Virginia and Pennsylvania with total construction costs exceeding \$500-million. Representative projects include the following:

- **Encore Village:** A 3-story 169,556-gsf senior living residential building in Fenton, Michigan.
- **1133 South Boulevard:** A 12-story, 457,823-gsf apartment building in Oak Park, Illinois.
- **Miller School Apartments:** A historic elementary school renovated into a 3-story, 46-unit 55+ apartment building in Fairmont, West Virginia.
- **Avidor Evanston:** A 17-story, 169-unit, 55+ apartment building in Evanston, Illinois.
- **398 Antrim Commons Drive:** A 1,100,000-sf distribution warehouse with 176 loading docks in Greencastle, PA.
- **The Industrialist Hotel:** The 18-story historic Arrott Building renovated into a 124-guestroom hotel in Pittsburgh, PA.