

# MATTHEW OLENDER, P.E., S.I.

Principal



## Summary

Matthew Olender joined Thornton Tomasetti in New York City in 2001 and is a leader of the Forensics practice. He is a licensed Professional Engineer specializing in investigating and repairing problems with buildings. He relocated to Fort Lauderdale in 2008 and now manages the Thornton Tomasetti Florida/Georgia operation including the Fort Lauderdale, Miami, Tampa, and Atlanta offices. Mr. Olender has worked on high profile litigations such as the World Trade Center Collapse. He has testified as an Expert over thirty times and investigated hundreds of building failures. He designs repairs and renovations to existing buildings, acting as the Engineer of Record and Special Inspector on many projects. He has experience with concrete, masonry, steel, aluminum and wood structures in the commercial, educational and residential sectors. Mr. Olender is an adjunct professor at the University of Miami and has been a guest lecturer at Vanderbilt University.

## Areas of technical expertise

- Structural Engineering
- Forensic Structural Engineering
- Emergency Response

## Education

- M.S., Structural Engineering, 2001, Duke University
- B.S., Civil Engineering, 1999, Clarkson University

## Registrations

- Licensed Professional Engineer in FL
- Licensed Special Inspector in FL
- Certified Level 2 Unbonded Post Tension Installation by Post-Tensioning Institute (PTI)

## Professional activities

- Adjunct Professor teaching "Forensic Engineering and Law," University of Miami, Department of Civil, Architectural & Environmental Engineering, 2019
- Member, International Concrete Repair Institute (ICRI), South East Florida Chapter, 2018
- Member, Department Advisory Board, Florida Atlantic University (FAU), Department of Civil, Environmental and Geomatics Engineering, 2018-2019
- President, Florida Structural Engineers Association (FSEA), Miami Chapter, 2014

## Select project experience

### Structural engineering

**One Thousand Ocean**, Boca Raton, FL. Building repair of a 7-story luxury condominium building including arrival deck pavers, waterproofing, terraces, stucco, post tensioning, windows and doors. Presented at mediation.

**Dania Jai Alai**, Dania Beach, FL. Renovation of existing facility into a casino and entertainment venue. Scope included removal of grandstand seating, reconfiguration of many spaces, reinforcement and replacement of structure including addition of new lateral system.

**Beach Club Tower I**, Hallandale Beach, FL. Building envelope repair of a 44-story condominium building including stucco, post-tensioning steel, handrails, masonry and concrete repairs.

### Forensic structural engineering

**World Trade Center**, New York, NY. Evaluation of interdependence of tower collapses. Analyzed videos and photographs of collapse and debris aftermath to establish extent of debris after first tower collapsed.

**City of Miami Gardens**, Municipal Complex, Miami Gardens, FL. Investigation of cracked concrete within a precast concrete parking garage and cast-in-place concrete police station. Presented at mediation.

**Pegasus Statue**, Gulfstream Park, Hallandale Beach, FL. Analyzed statue during construction identifying structural instabilities and opining on repairs. Presented at mediation.

### Emergency response

**Miami Dade College**, West Campus, Doral, FL. Investigation of cause and origin of damage to a precast parking garage after collapse during erection. Presented at mediation.

**JW Marriott Bonnet Creek**, Kissimmee, FL. Investigation of formwork collapse during construction of a multi-story hotel.

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### Sworn testimony

#### Trial and arbitration experience

Arbitration and Deposition, The Tropicana Condominium Association Inc. vs. Sunny Isles Property Venture LLC, regarding alleged damages from adjacent construction in Sunny Isles, FL. December 17, 2020; November 3, 2020.

Trial and Deposition, Falkouski vs. Citizens Property Insurance Corp. regarding sinkhole damage to a single family home in New Port Richey, FL. February 26, 2019; February 6, 2019.

Trial and Deposition, Casa Clara Condominium, Inc. vs. R.L. James, Inc. regarding balcony replacement in a three-story conventionally reinforced concrete residential building. Alleged issues involved insufficient embedment of new reinforcing steel, improper placement of steel, reduced concrete durability and concrete cracking. February 28, 2017; April 18, 2016; April 15, 2016; April 6, 2016; August 29, 2014.

Trial, Lakewood at Palm Beach Condominium Association, Inc. vs. Lillian M. Wall Larson, regarding a proposed window replacement project for a four-story condominium building with an allegedly deficient building envelope. Building envelope consisted of stucco, metal lathe and cold-formed steel studs. August 2, 2011.

#### Deposition experience

BRE vs. Pavarini Construction Company, Inc. regarding arrival deck pavers, waterproofing, concrete, wood deck and drains at 1000 Ocean Condominium in Boca Raton, FL. February 24, 2021.

Aria Condominium vs. Suffolk Construction Company, Inc. regarding pavers, drains, tile, waterproofing, stucco and a pedestrian bridge in Longboat Key, FL. February 1, 2021; February 2, 2021.

1515 Sunset, LLC vs. OHL-Arellano Construction Co. regarding water intrusion through exterior stone cladding and windows in Coral Gables, FL. Opinions included waterproofing, stucco, precast cladding, expansion joints, and concrete shell. February 10, 2021; December 9, 2020; December 7, 2020.

Spencer vs. SDII Global Corporation, regarding sinkhole damage to a single family home in Spring Hill, FL. September 24, 2020.

Ramos vs. SDII Global Corporation, regarding sinkhole damage to a single family home in Spring Hill, FL. September 22, 2020.

Coronado Condominium Association, Inc. vs. Walker Parking Consultants/Engineers, Inc. regarding restoration of a roof parking deck over town homes. September 2, 2020.

Altman-Glenewinkel Construction LLC vs. Orange & Blue Construction, Inc. regarding cracking and deflection of concrete balconies at the Altis at Fairway Commons residential complex including three 6-story tunnel formed buildings. June 4, 2020; November 18, 2019.

The Palms 2100 Condominium Associations vs. QBE Insurance Corporation regarding damage from Hurricane Irma. January 11, 2021; May 20, 2020.

Edgewater Construction Group LLC vs. Edison Terraces LLC regarding defective window and sliding glass door replacement at a low income housing apartment complex including two 6-story buildings. November 1, 2019.

Dezer Properties vs. Coastal Construction regarding alleged settlement/explosion damage to the 2-story Monaco Resort during adjacent construction of the Chateau Beach Condominium in Sunny Isles Beach, FL. August 16, 2019.

2700 North Ocean Condominium Association vs. Catalfumo Construction regarding post-tensioning steel in two 27-story condominium buildings in Singer Island, FL. July 1, 2019; June 3, 2019.

Borrego vs. Citizens Property Insurance Corp. regarding sinkhole damage to a single family home in Tampa, FL. June 17, 2019.

Hernandez vs. Citizens Property Insurance Corp. regarding sinkhole damage to a single family home in Tampa, FL. April 2, 2019.

Epic Hotel vs. JEM Inspections and Engineering Services, Inc. regarding improperly encapsulated post-tensioning tendons of a 54-story hotel/condominium in Miami, FL. December 12, 2018.

Bahama Bay Condominium Association vs. United National Insurance Company regarding structural damage resulting from a sinkhole at four three-story condominium buildings in Kissimmee, FL. October 2, 2018.

Wind Condominium Association vs. Titon Builders, Inc. regarding post-tensioning and mild reinforcing steel in balcony slab edges in a 41-story condominium building in Miami, FL. January 11, 2018; July 6, 2017.

Icore Construction LLC vs. Joseph Aronow regarding pile and grade beam foundations for a single family home in Miami Beach, FL. October 5, 2017.

De Soleil South Beach Association Inc. vs. Amber Perrin regarding handrail embedment in balcony slabs in a six story condominium building in Miami Beach, FL. September 27, 2017.

Indcor Properties, Inc. vs. ZHA Inc. regarding partial roof collapse of a warehouse in Orlando, FL. July 25, 2017.

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### Deposition experience continued

Beach Club Tower I Condominium Association vs. John Moriarty & Associates of Florida regarding building envelope deficiencies including stucco, post-tensioning steel, handrails, masonry and concrete at a condominium building in Hallandale Beach, FL. December 19, 2016; November 15, 2016; November 14, 2016.

Nova Southeastern University vs. Cannon Design Florida, Inc. regarding coating deficiencies inside an ice storage tank in Fort Lauderdale, FL. December 8, 2016.

San Matera The Gardens Condominium Association vs. Kolter Signature Homes, Inc. regarding improper installation of wood trusses in thirty 3-story residential buildings in Palm Beach Gardens, FL. July 17, 2015.

The Peninsula Condominium Association, Inc. vs. Professional Service Industries, Inc. regarding improper encapsulation of post-tensioned cables in a 31-story residential building in Aventura, FL. July 15, 2015; May 14, 2015.

Boran Craig Barber Engel Construction Co., Inc. vs. ATC Associates, Inc. regarding formwork failure during construction of the 26-story One Bal Harbour Condominium building. September 8, 2014.

Ten Aragon Condominium Association, Inc. vs. John Moriarty & Associates of Florida, Inc., regarding improperly encapsulated post-tensioning tendons of a 16-story mixed-use building. February 18, 2014.

Diversified Construction & Restoration, Inc. vs. Sandy Lane Master Association, Inc., regarding deficient concrete balcony restoration of the 16-story Roney Palace Condominium building. April 30, 2013.

The Porto Venezia Condominium Association, Inc. vs. WB Fort Lauderdale, LLC, regarding construction defects of a five-story building, including building settlement, improper balcony slope, cracked handrails, improper masonry construction and seawall deficiencies. August 28, 2012.

Vista Cove Condominium Association vs. R.M. Ward & Sons, Inc., regarding improper sloping of balconies for 10 two-story residential buildings. January 3, 2012.

### Select papers, lectures and publications

"Post-Tensioned Concrete Encapsulation. The South Florida Grease Cap Debate," Structure Magazine, September 2020 (author)

"Miami Dade College Parking Garage Collapse Forensic Investigation," Florida Structural Engineers Association, July 2, 2020 (presenter).

"Are You Regulating Tile Installation In Your Building? Pitfalls in Improper Balcony Tile Installation," Community Living, Spring 2020 (co-author).

"The Miami-Dade College Parking Garage Collapse," Hillsborough County Bar Association Construction Law Section, January 2020 (presenter).

"Construction Defect Claims in Florida - An Engineering Perspective," Community Association Managers Miami, May 2019 (co-presenter)

"Construction Defect Claims in Florida - An Engineering Perspective," Community Associations Institute Southeast Florida Chapter, March 2019 (co-presenter)

"Miami Dade College Parking Garage Collapse Forensic Investigation," 10th Annual Project Management Symposium, Vanderbilt University, School of Engineering, March 7, 2019 (presenter)

"Engineer For a Day," Marjorie Stoneman Douglas High School Students, December 2018 (presenter)

"Engineer For a Day," Stranahan High School Students, May 2018 (presenter)

"Proper Use of Experts in Construction Cases," Florida Bar Construction Law Institute, March 2018 (co-presenter)

"Case Study: Miami-Dade College Parking Garage Collapse," 55th Annual Meeting of Invited Attorneys (CNA), May 2016 (co-author and co-presenter)

"Miami Dade College Parking Garage Collapse Forensic Investigation," Broward County Bar Association's Construction Law Section, February 2016 (presenter)

"Failures of the Built Environment," American Bar Association, Forum on Construction Law, 2015 Annual Meeting, Division 3, April 2015 (co-presenter)

"Forensic Engineering and Architecture," Broward County Bar Association's Construction Law Section, December 2014 (presenter)

### CONTACT

Matthew Olender  
101 NE Third Avenue, Suite 1170  
Fort Lauderdale, FL 33301  
(C): 917.617.8012 (O): 954.903.9300  
MOlender@ThorntonTomasetti.com  
www.ThorntonTomasetti.com