

PHILLIP QUINN, P.E.

Associate



Summary

Phillip Quinn is a Professional Engineer with over 10 years of experience, specializing in building envelope consulting and existing building restoration. He has investigated a multitude of building envelope failures in his career and has overseen and personally performed well over one hundred water tests. He has experience specifying and overseeing the installation of building envelope systems as the professional of record and as a building envelope consultant. Phillip has completed building rehabilitation projects inclusive of concrete and steel structure, stucco finishes, roofing, waterproofing, glazing and handrails.

Areas of Technical Expertise

- Structural Engineering
- Building Envelope

Education

- B.S., Civil Engineering, 2012, Florida Atlantic University

Registrations

- Licensed Professional Engineer in FL
- FAA Unmanned Aerial System (UAS) Commercial Drone Pilot
- ITC, Level 2, Practical Thermographer Certification

Professional Activities

- Secretary, Southeast Florida Chapter, International Concrete Repair Institute (ICRI), 2020-present
- Member, International Institute of Building Enclosure Consultants (IBEC), 2021-present

Select Project Experience

Ocean Terrace North Condominium, Highland Beach, FL. Restoration of a 13-story tower and parking garage constructed in the 1970's. Scope of work included the replacement of roofing and deck waterproofing systems, and the installation of new windows and sliding glass doors. Quality control water testing was performed to ASTM E1105 and AAMA 501.2. Conventionally reinforced and post tension-reinforced concrete repairs. Upgrades from aluminum picket railings to glass balcony railings.

U.S. General Services Administration—Design Excellence—U.S. District Courthouse, Pensacola, FL. Building envelope consulting for waterproofing and recladding of an existing 5-story courthouse building with systemic water intrusion issues with a total construction cost of \$33 million. The project was a retrofit of façade and structure, including new blast resistant windows and curtainwalls throughout and new pre-cast façade. The project also included installation of new air and water barriers, TPO roofing, standing seam metal roof, oversight of mockups, and air and water testing of new glazing systems.

Manelski v. Cruden Bay, Vero Beach, FL. Litigation support services concerning alleged window and door defects on a large custom home. Scope of work included observations of window and door removal and evaluation of installation/repair work related to coatings, sealants, insulated glass units and decorative finishes.

Surf Club, Surfside, FL. Water intrusion investigation at miscellaneous areas of the property to identify sources of leaks into the building. Work included diagnostic AAMA 501.2 nozzle testing to identify leaks through roofing systems and door assemblies. Directed ASTM E1105 chamber testing of sliding glass door assemblies.

*Denotes work performed with previous employer.

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Grand Station Apartments, Miami, FL. Evaluation of building envelope issues in a 30-story high-rise apartment building. Assisted client with dispute resolution of building envelope and glazing technical issues during construction.

Division U.S. District Courthouse and Federal Building, Fort Myers, FL. Building envelope consulting for a \$3 million exterior insulating finish system (EIFS) installation, roof coating, roofing and expansion joint replacement project. Work also included diagnostic E1105 chamber testing to identify leaks through glazed openings, review of failed insulated glass units (IGU) and cleaning of precast stone.

Arte, Surfside, FL. Building Envelope consulting during new construction of an 11-story luxury residential building. Reviewed installation of windows, sliding glass doors, glass entry canopies, roofing membranes, and waterproofing systems.

State of Florida Department of Management Services—Capitol Complex Window Replacement—Phases 1&2, Tallahassee, FL. Building Envelope Consultant for a \$46 million window replacement at the Senate Office Building, House Office Building, Senate/House Chambers Building, and Capitol Tower at the existing Capitol Complex. The project includes a complete replacement of all existing windows, plaza level storefronts, and doors. New systems include new blast rated, unitized curtainwall systems with high performance insulated laminated glazing, new interior operable, UL Level 3 ballistic rated storm windows at all plaza level openings, new blast/ballistic UL level 3 rated plaza level storefronts and doors, and new RF Shielded glazing at select spaces.

Imagina US, Medley, FL. Water intrusion investigation of a 2-story, 90,000-square-foot television studio. The investigation included a review of the roofing membrane and window systems and AAMA 501.2 nozzle water testing to isolate leak entry points in the glazing systems to develop repair recommendations.

One Tequesta Point Condominium, Miami, FL. Exterior envelope consulting and roof replacement services for a 28-story 330-unit condominium building. Scope of work includes replacement of five dome roofs, replacement of gutter waterproofing, replacement of window sealants and concrete and stucco repair.

3621 S. Ocean Boulevard, Highland Beach, FL. Investigation of a beach front 5-story townhouse building, including ASTM E1105 pressurized chamber testing and AAMA 501.2 nozzle testing of sliding glass doors to identify conditions leading to observed leaks. Oversaw installation of repairs for new glazing system, waterproofing and tile finishes.

Bridgepoint Commerce Center, Miami Gardens, FL. Litigation support services concerning alleged premature deterioration of metal gutters. Scope of work included observation of sample removal and direction of testing work.

Havana Lofts Condo. Ass'n v. Delant Constr. Co., Miami, FL. Litigation support services concerning alleged concrete and balcony railing construction defects at a 14-story building containing 90 condominium units.

UNF Hodges Stadium, Jacksonville, FL. Water intrusion investigation to identify points of entry for leaks into areas of the stadium enclosed during a renovation project. Work included review and evaluation of existing design, creation of testing protocol and diagnostic AAMA 501.2 nozzle testing to identify leaks through precast concrete elements and waterproofing membranes.

Adagio, Fort Lauderdale, FL. Investigation of a 10-story condominium building including ASTM E1105 pressurized chamber testing and AAMA 501.2 nozzle testing to identify conditions leading to observed leaks.

The Plaza, West Palm Beach, FL. Restoration of two 32-story towers and portions of a 5-story parking garage pedestal. Scope of work included roofing replacement, deck sloping and waterproofing replacement, replacement of expansion joints, restoration of mild and post-tension reinforced concrete, stucco finishes, sealants and building painting.

CONTACT

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