

# ANITA ASOKAN, R.A., LEED AP BD+C

Principal



## Summary

Anita Asokan joined Thornton Tomasetti in 2006. She has experience in numerous types of forensic architecture, including condition assessments and building envelope investigations. Her litigation support work includes architectural standard of care, accessibility, building envelope and building-code related matters. Anita has testified as an expert for a case involving a building's façade and roof rehabilitation. She also has experience in providing historic preservation services, specializing in exterior envelope work, including masonry restoration, and roof and window replacements for commercial, education and public sector projects. Anita is currently serving the New York City Building Code Review Committee for specialties specific to Construction Requirements and Materials. She has given presentations for the New Jersey Bar Association Construction Law section.

## Areas of Technical Expertise

- Building Envelope
- Investigation Services
- Forensic Architecture and Façade

## Education

- M.S., Construction Management, 2004, New Jersey Institute of Technology
- B. Arch., 2002, Anna University, India

## Registrations

- Registered Architect in NJ and NY
- LEED Accredited Professional, Building, Design + Construction
- NCARB Certified

## Professional Activities

- New York City, Building Code - Construction Requirements and Materials Committee 2018-present
- Society of Indo American Engineers and Architects (SIAEA) 2010-2017

## Select Project Experience

### Building Envelope

**Nassau County Historic Houses**, Nassau Co., NY. Condition assessment for the building interior and exterior, waterproofing, structural and MEP engineering of 11 historic sites throughout the county.

**Rockefeller Apartments**, New York, NY. Restoration of two 12-story landmark art-deco residential buildings including upgrades to windows and façades.

**Yankee Stadium Condition Assessment**, Bronx, NY. Condition assessment of the structural design of the original stadium.

**821 Broadway**, New York, NY. Façade restoration and redevelopment of an 1890s Romanesque revival building.

**100 Barrow Street**, New York, NY. Roofing and below-grade waterproofing design for a new 11-story building.

**200 Chambers Street**, New York, NY. Code review and design of deployable waterproof barriers for future events, waterproofing and reinforcement of underground fuel tanks.

**32 Old Slip**, New York NY. Code review and design of waterproofing and reinforcement of underground fuel tanks and a structural retrofit to move electrical systems from basement level to high floor within the building

### Investigation Services

**David Rockefeller Estate**, Pocantico Hills, NY. Condition assessment of the physical plant, mechanical systems and site amenities of 75-acres of land in Westchester County, NY.

**1107 Fifth Avenue**, New York, NY. Line-of-sight condition assessment of the wraparound terraces in the former Marjorie Merriweather Post Hutton Penthouse, to determine the level of privacy at the terraces from a common building gathering space on the upper roof.

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**45 East 30th Street**, New York, NY. Condition assessment of the physical plant, mechanical systems and amenities for a quadruplex condominium.

**3030 Park Avenue**, Bridgeport, CT. Assisted buyer in evaluating the condition of the physical plant, mechanical systems and site amenities for these two large residential adult care facilities.

### Forensic Architecture

**Stuyvesant Town-Peter Cooper Village**, New York, NY. Condition assessment of Stuyvesant Town-Peter Cooper Village, an 80-acre complex containing 110 buildings, including utility areas, residential, commercial spaces and parking garages.

**River Terminal Development**, South Kearny, NJ. Damage assessment of the façades, roofs and interiors of 23 buildings on three campuses that experienced flood and wind damage from CAT-90 Sandy.

**32 Old Slip**, New York, NY. Investigation of existing facilities to recommend flood protection measures following CAT-90 Sandy, including flood barriers, curtain wall assessment, emergency generator, and high-volume pumps.

### Sworn Testimony

Deposition, Worth Constr. Co., Inc. & Liberty Mutual Ins. Co. v. Rutgers & Flad Architects & Engineers, Inc., et al, Superior Court of New Jersey. September 16, 2024.

Deposition, Facade Tech., LLC v. CNY Contr. 701 LLC, regarding dispute of alleged glass curtainwall and metal panel installation defects at a hotel. December 5, 2022.

Deposition, Board of Managers of the St. Tropez Condo. v. JMA Consultants, regarding the collapse of a masonry cavity wall. November 18, 2022.

Deposition, Cherokee Condo. Bd. v. Contractor in recovering damages from a general contractor and a designer arising from a façade and roof rehabilitation project where the end product was riddled with construction defects and leaks. February 2016.

Arbitration, Ralco v. Vogt, dispute between a homeowner and contractor regarding the renovation of a beach house property. 2017.

### Litigation Support

6002 Bay Parkway, Brooklyn, NY, regarding the estate of an architect brought into a third-party suit due to a subrogation action by an insurance provider.

646 11th Avenue, New York, NY, regarding an architectural firm against a standard of care suit action by a developer.

2 Park Avenue South, New York, NY, regarding a property damage suit against two contractors.

450 West 31st Street, New York, NY, regarding a commercial condominium unit suing the Board of Directors for delays in construction and business losses due to a dispute in the cooperative lease language.

115 Elm Street, Westfield, NJ, regarding an architect against a standard of care suit action by a building owner.

121 Irving Avenue, Brooklyn, NY, regarding terminating a residential lease due to tenant using premises for commercial purposes and contrary to code and zoning for an existing multiple dwelling building.

50 Williams Drive, Ramsey, NJ, regarding an architect against a wrongful death suit action by the family of a mason.

63 Walter Court, Commack, NY, regarding a woman's estate in a personal injury case brought on by a family member.

1171 Bay Isle Drive, Point Pleasant, NJ, regarding a material defects claim brought by the homeowner for an out-of-the-ground waterfront mansion that had construction defects.

289 Suydam Street, Brooklyn, NY, regarding terminating a residential lease due to tenant using premises contrary to code and zoning for an existing multiple dwelling building.

St. Joseph's Primary School, New York, NY, regarding a faulty materials and construction claim by the School Director pertaining to the renovation of the school gymnasium.

495 Park Avenue, New York, NY, regarding an enforcement action against a neighboring building that infringed upon an existing light and air easement.

285 Grand Street, New York, NY, regarding a displaced family to a rent-controlled apartment after a building fire.

St. Philips Academy, Newark, NJ, regarding damages from a Construction Manager and General Contractor for an out-of-the-ground 2-story gymnasium and stage structure that was riddled with construction defects and leaks.

## **ANITA ASOKAN, R.A., LEED AP BD+C**

### **Alternative Dispute Resolution**

22-24 Downing Street, New York, NY. Mediation regarding a unit owner in a residential condominium as plaintiff in recovering damages from the developer for an out-of-the-ground 5-story residential townhouse development that was riddled with environmental contaminants, construction defects and leaks.

106 Spring Street, New York, NY. Mediation regarding damages from a general contractor and architect arising from a roof replacement project where the end product was riddled with construction defects and leaks.

8100 River Road, Edgewater, NJ. Mediation regarding damages from the developer of a 12-story residential development that had construction defects and leaks.

### **Select Papers, Lectures and Publications**

"An Engineer's and Architect's Perspective," New Jersey State Bar Association Construction Law Section, January 2022 (co-presenter)

### **CONTACT**

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