

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

Senior Principal



Summary

Matt Olender joined Thornton Tomasetti, in New York City, in 2001 and is the co-leader of the global Forensics practice. He is a licensed Professional Engineer specializing in investigating and repairing building deficiencies/defects. He relocated to Fort Lauderdale in 2008 and managed the Thornton Tomasetti Florida operation for a decade.

Matt has worked on high-profile litigations such as the World Trade Center Collapse. He has testified as an Expert many 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. Matt is an Adjunct Professor at the University of Miami and has been a guest lecturer at Vanderbilt University and Nova Southeastern 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

Professional Activities

- Adjunct Professor teaching Forensic Engineering and Law, University of Miami, Department of Civil, Architectural and Environmental Engineering, 2019, 2021-2024

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.

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, guardrails, 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 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.

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.

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, Investcom Constr. LLC v. Plaza Del Prado Condo. Ass'n Inc., regarding deficient concrete repairs in a parking garage in Aventura, FL. February 2, 2024; December 20, 2023.

Arbitration and Deposition, The Tropicana Condo. Ass'n Inc. v. Sunny Isles Prop. Venture LLC, regarding alleged damages from adjacent construction in Sunny Isles, FL. December 17, 2020; November 3, 2020.

Trial and Deposition, Falkouski v. Citizens Prop. Ins. 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 Condo., Inc. v. R.L. James, Inc. regarding balcony replacement in a 3-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 Condo. Ass'n, Inc. v. Larson, regarding a proposed window replacement project for a 4-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

3420 Collins Ave LLC v. Layton Constr. Co. regarding Faena District in Miami Beach, FL. Defects include Thermochromex cladding and concrete cover. March 6, 2025.

Hampton Miami Beach Continental v. Charles H. Benson & Assoc. regarding hotel at 4000 Collins, Miami Beach. Issues involved the incidental practice of structural engineering by an architect. March 4, 2025.

Zurich Am. Ins. Co. v. Mod. Roofing regarding Kanes Furniture Store in Fort Myers, FL. Issues involved roofing damages from a hurricane. February 25, 2025.

Winn-Dixie Stores Leasing LLC v. Robert Balzebre regarding roof leaks and structural damage to a Miami store resulting in store closure. February 5, 2025.

Suffolk Constr. Co. v. 2000 Ocean Owner, LLC regarding stucco, tile, drains, ceiling collapse, planter leaks, cracked corbels, expansion joints, pavers and roofing. January 27, 2025.

4111 South Ocean Drive Condo. Ass'n, Inc. v. John Moriarity & Assoc. of Florida regarding Hyde Condominium in Hollywood FL. Issues include pool, pool deck, tile, guardrails, waterproofing, roofing, stucco and concrete. December 4, 2024.

Royal Oak Landing Homeowners Ass'n, Inc. v. James Clarke regarding alleged erosion and cracking of a pool in Boca Raton, FL. July 26, 2024.

Westtown Presbyterian Church In Am., Inc. v. Pfeil Design, LLC regarding scour failure of bridge foundation in Tampa, FL. July 24, 2024.

The Fordham Condo. Ass'n, Inc., v. Buade Constr. Co. Inc. regarding window installation and leaks at a four story residential building in Deerfield Beach, FL. April 4, 2024.

Derek Kaplan v. Universal Grp., Inc. regarding removal of bearing wall in a single family home in Miami, FL. February 27, 2024.

BRE v. Pavarini Constr. Co., Inc. regarding arrival deck pavers, waterproofing, concrete, wood deck, drains, stucco, and sunshades at 1000 Ocean Condominium in Boca Raton, FL. February 20, 2024; September 27, 2021; March 17, 2021; March 15, 2021; February 24, 2021.

400 Sunny Isles Condo. Ass'n v. Moss & Assoc., LLC regarding alleged stucco deficiencies in Sunny Isles, FL. August 23, 2023.

Star Painting & Waterproofing, Inc. v. Oceanview Park Condo. Ass'n, Inc. regarding restoration of 3 residential buildings in Hallandale Beach, FL. July 27, 2023.

Warren Henry Auto., Inc. v. James B. Pirtle Constr. Co., Inc. regarding structural deficiencies in the precast concrete facility in North Miami, FL. July 25, 2023; July 12, 2023; March 13, 2023.

Bayberry at Bartram Park Cmty. Ass'n, Inc. v. Pulte Home Co., LLC regarding wood framing deficiencies at a residential townhome community in Jacksonville, FL. May 22, 2023.

Genger v. ACE Ins. Co. regarding a single family home with rotted wood floor joists in Miami, FL. May 2, 2023.

Kast Constr. Co., LLC v. Mark Williams Constr. Co., Inc. regarding deficiencies in the concrete shell of the Vue Condominium and Westin Hotel in Sarasota, FL. April 24, 2023.

Portofino v. Prime Homes regarding stucco deficiencies and water intrusion in a townhouse community in Orlando, FL. April 12, 2023.

949 Cleveland St., LLC v. David Knight Stucco, Inc. regarding stucco deficiencies and water damage in Clearwater, FL. February 23, 2023.

Carlton Condo. v. Carousel regarding paver and tile installation on amenities deck in Boca Raton, FL. January 31, 2023.

EWE Warehouse v. Burke Constr. regarding a defective concrete floor slab for a Floor & Decor store in Miami, FL. September 8, 2022.

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Manelski v. Cruden Bay regarding a window installation and replacement in a single family home in Vero Beach, FL. September 2, 2022.

Petkovsek v. 3 Coats Plastering, Inc. regarding stucco installation deficiencies in a single family home in Vero Beach, FL. July 25, 2022.

Block v. Matesic regarding the Palms Condominium restoration in Fort Lauderdale, FL. June 9, 2022.

Eurofreezer Corp. v. J&V Air Conditioning, Inc. regarding improper installation of freezer floor slab in Doral, FL. February 21, 2022.

Summer Key Condo. Ass'n, Inc. v. Willis Stucco regarding stucco installation issues at five 3-story buildings in Jacksonville, FL. February 15, 2022; September 10, 2021; September 7, 2021.

3315 Tower Condo. Ass'n, Inc. v. Coastal Constr. of S. Florida, Inc. regarding waterproofing, tile, guardrails, safety glazing and stucco in Miami Beach, FL. February 8, 2022; January 21, 2022.

Roberts and Sergey Residences v. Dragados USA, Inc. regarding alleged damage from the 595 highway expansion project to two single-family homes in Plantation, FL. January 26, 2022.

Biscayne Beach Miami Condo. Ass'n, Inc. v. Biscayne Constr. Co., Inc. regarding waterproofing, pavers and expansion joints in Miami, FL. September 15, 2021.

Seawatch at Marathon v. Sterling Eng. regarding deficient concrete/stucco repairs and window replacement at three 4-story condominium buildings. August 24, 2021.

Capital Contractor Serv. v. Sea Air Towers Condo. Ass'n lien claim regarding concrete/stucco restoration. August 13, 2021.

Aria Condo. v. Suffolk Constr. Co., Inc. regarding pavers, drains, tile, waterproofing, stucco and a pedestrian bridge in Longboat Key, FL. April 8, 2021; February 2, 2021; February 1, 2021.

1515 Sunset, LLC v. OHL-Arellano Constr. 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 v. SDII Global Corp. regarding sinkhole damage to a single-family home in Spring Hill, FL. September 24, 2020.

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

Coronado Condo. Ass'n, Inc. v. Walker Parking Consultants/ Eng'r, Inc. regarding restoration of a roof parking deck over town homes. September 2, 2020.

Altman-Glenewinkel Constr. LLC v. Orange & Blue Constr., 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 Condo. Ass'n v. QBE Ins. Corp. regarding damage from Hurricane Irma. January 11, 2021; May 20, 2020.

Edgewater Constr. Grp. LLC v. 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 v. Coastal Constr. 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 N. Ocean Condo. Ass'n v. Catalfumo Constr. regarding post-tensioning steel in two 27-story condominium buildings in Singer Island, FL. July 1, 2019; June 3, 2019.

Borrego v. Citizens Prop. Ins. Corp. regarding sinkhole damage to a single-family home in Tampa, FL. June 17, 2019.

Hernandez v. Citizens Prop. Ins. Corp. regarding sinkhole damage to a single-family home in Tampa, FL. April 2, 2019.

Epic Hotel v. JEM Inspections and Eng'g Serv., Inc. regarding improperly encapsulated post-tensioning tendons of a 54-story hotel/condominium in Miami, FL. December 12, 2018.

Bahama Bay Condo. Ass'n v. United Nat'l Ins. Co. regarding structural damage resulting from a sinkhole at four 3-story condominium buildings in Kissimmee, FL. October 2, 2018.

Wind Condo. Ass'n v. 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 Constr. LLC v. Aronow regarding pile and grade beam foundations for a single family home in Miami Beach, FL. October 5, 2017.

De Soleil S. Beach Ass'n Inc. v. Perrin regarding guardrail embedment in balcony slabs in a 6-story condominium building in Miami Beach, FL. September 27, 2017.

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

Beach Club Tower I Condo. Ass'n v. John Moriarty & Assoc. of Florida regarding building envelope deficiencies including stucco, post-tensioning steel, guardrails, masonry and concrete at a condominium building in Hallandale Beach, FL. December 19, 2016; November 15, 2016; November 14, 2016.

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Deposition Experience Continued

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

San Matera The Gardens Condo. Ass'n v. 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 Condo. Ass'n, Inc. v. Professional Serv. Indus., 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 Constr. Co., Inc. v. ATC Assoc., Inc. regarding formwork failure during construction of the 26-story One Bal Harbour Condominium building. September 8, 2014.

Ten Aragon Condo. Ass'n, Inc. v. John Moriarty & Assoc. of Florida, Inc. regarding improperly encapsulated post-tensioning tendons of a 16-story mixed-use building. February 18, 2014.

Diversified Constr. & Restoration, Inc. v. Sandy Lane Master Ass'n, Inc. regarding deficient concrete balcony restoration of the 16-story Roney Palace Condominium building. April 30, 2013.

The Porto Venezia Condo. Ass'n, Inc. v. WB Fort Lauderdale, LLC regarding construction defects of a 5-story building, including building settlement, improper balcony slope, cracked guardrails, improper masonry construction and seawall deficiencies. August 28, 2012.

Vista Cove Condo. Ass'n v. R.M. Ward & Sons, Inc. regarding improper sloping of balconies for ten 2-story residential buildings. January 3, 2012.

Select Papers, Lectures and Publications

"Design Considerations for Aluminum Structures In South Florida," Structure Magazine, January 2024 (co-author)

"Issues Related to Construction Vibrations in Densely Populated Cities," Under Construction, American Bar Association Forum on Construction Law, Summer 2021 (co-author)

"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)

"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

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