

WILLIAM L. CATE, RA, CCM

Vice President



Summary

William Cate has a broad background in design and construction forensics. As a Registered Architect, his work includes building envelope and structural failures, moisture intrusion, construction claims and defects, professional standards of care, liability evaluations, and property claim matters. Bill has extensive experience in all phases of architecture including design, construction documents, specifications, and contract/construction administration.

As a Certified Construction Manager, his experience as an Owner's Representative incorporates a broad range of skills, including programming, site development, design management, code analysis, cost estimating, permitting and entitlements, construction management, project closeout, warranty execution, insurance claim management, and dispute resolution.

Areas of Technical Expertise

- Construction Claims & Defects
- Standard of Care
- Owner/Contractor/Subcontractor Claims
- Surety Claims

Education

- MBA Coursework, 2008-2011, University of Florida
- M.S., Civil Engineering, 2001, Massachusetts Institute of Technology
- B. Architecture, 1996, University of Miami

Registrations

- Registered Architect in DC, FL, MD, and VA
- Certified Construction Manager (CMAA)
- National Council of Architectural Registration Boards (NCARB)
- OSHA 10-Hour Construction Safety and Health

Professional Activities

- Member, American Institute of Architects (AIA), 2021-2024
- Member, American Bar Association (ABA), 2023-present

Select Project Experience

Commercial

Washington REIT Portfolio, Washington, DC. Owner's Representative for the construction of multiple interior tenant and capital improvement projects.

Met 1 Pool Peer Review, Miami, FL. Waterproofing and restoration peer review.

Cultural

Glenstone, Potomac, MD*. Owner's Representative for museum expansion including 50,000 square feet of new gallery space, 30,000 square feet of art storage, office space, and a unique outdoor water feature.

Healthcare

Cameron Hospital, Cameron, LA. Code, program, and cost analysis for the hospital renovation following Hurricane Laura including review of relevant documents. Preparations assisted with report of findings and testimony as needed.

Hospitality

Aztec RV Resort, Margate, FL. Expert analysis involving alleged damages to a pool.

Mixed-Use

2525 Ponce de Leon, Coral Gables, FL*. Owner's Representative for 254,803-square-foot mediterranean-style building located one block south of Miracle Mile and part of a mixed-use development, which includes condominiums, retail, and a public garden.

Doral Corporate Center, Miami, FL*. Owner's Representative for two buildings totaling 279,098 square feet on 13.6 acres and includes a 2.8-acre developable land site. Plaza I is a 7-story 140,554-square-foot office building. Plaza Two is a 7-story 138,544-square-foot office building located at the southeast corner of the site. On-site parking consists of 958 surface spaces.

*Denotes work performed with previous employer.

WILLIAM L. CATE, RA, CCM

Residential

550 South Ocean Boulevard, Palm Beach, FL. Waterproofing consultant for the caulking and waterproofing of existing windows at the 8,100 s.f. historic, single-family residence.

The Silva, Washington, D.C.* Owner's Representative for a 10-story apartment building with rooftop infinity pool, private courtyard, fitness center, and views of the Washington Monument and the National Cathedral.

Thurston Hall, Washington, D.C.* Owner's Representative for George Washington University student residences.

D.C. Residences, Washington, D.C.* Owner's Representative for the renovation of multiple residences.

Palm Beach Residences, Palm Beach, FL.* Architect for high-end residential design.

The Addison on the Ocean, Boca Raton, FL. Architect/Cost Consultant for the renovation of a beachfront condominium property consisting of two 16-story residential high-rise buildings with an amenity deck, including two pools, over a parking deck. Renovation scope included structural repairs and the waterproofing of the elevated deck and planter areas.

Eastpointe II, Singer Island, FL. Architect for the waterproofing and window replacement project for a beachfront multifamily residential 25-story building with a pool and amenity deck located over a single-story parking garage.

The Palms, Fort Lauderdale, FL. Architect for the renovation of a beachfront condominium property consisting of two 31-story residential high-rise buildings and seven townhouses with a pool and amenity deck located over a 3-story parking garage. Renovation scope included parking garage ventilation and expansion joint replacement, elevated deck waterproofing and pavers replacement, elevated planter waterproofing, and tennis court replacement.

The Plaza of the Palm Beaches, West Palm Beach, FL. Architect/Consultant for the re-certification of existing fire-rated doors for a twin 32-story tower condominium property located along the Intracoastal Waterway.

Parque Towers, Sunny Isles Beach, FL. Architect/Consultant for the forensic analysis and proposed repair for the sauna and steam room areas located at the 26 and 29-story building waterfront condominium complex.

The Westlight, Washington, D.C.* Owner's Representative during project closeout and transition from developer to condominium association for luxury condominiums.

Insurance/Property Loss Consulting

Heritage Oaks of Englewood, Englewood, FL. Building envelope assessment due to Hurricane Ian, including site visit and photo documentation.

Ocean East Condominium, Ormond Beach, FL. Post-hurricane damage assessment for a four-story timeshare building following Hurricane Milton.

Bluegreen Casa Del Mar, Ormond Beach, FL. Post-hurricane damage assessment for a seven-story hotel building following Hurricane Milton.

Daytona Beach Regency, Daytona Beach, FL. Post-hurricane damage assessment for an eleven-story hotel building following Hurricane Milton.

Breakwater Commons, Naples, FL. Post-hurricane damage assessment for a 28-building condominium property following Hurricane Irma.

Sworn Testimony

Deposition Experience

1010 Brickell Condo. Ass'n, Inc. v. 1010 Brickell Holdings, LLC, et al., regarding alleged construction deficiencies at the newly-completed 49-story condominium. Circuit Court, 11th Judicial Circuit, Miami-Dade County, FL, August 1, 2025.

Ironside Homeowner's Ass'n, Inc. v. Thrive Constr., LLC, Thrive Homes, LLC, BFS Operations, LLC, regarding alleged door supplier/installer manufacturer defects at a new townhome community. Superior Court, Fulton County, GA, July 28, 2025.

Adagio Fort Lauderdale Beach Condo. Ass'n, Inc. v. Moss & Assoc., LLC, et al., regarding alleged planter and insulation defects on a condominium project completed in 2019. Circuit Court, 17th Judicial Circuit, Broward County, FL, July 8, 2025.

Geoff Swerdlin and Samantha Swerdlin v. YL Wood, LLC & Oxford Universal Corp., regarding alleged punch list items and construction deficiencies at the new 7,500 square foot high-end residence. Circuit Court, 11th Judicial Circuit, Miami-Dade County, FL, June 11, 2025, July 18, 2025.

Postallogic, LLC v. Marina Mile Bus. Park Com. Condo. Ass'n IV, Inc., regarding the lack of roof drainage and associated damage that occurred during the April 13, 2023 1-in-1,000-year rainfall event. Circuit Court, 17th Judicial Circuit, Broward County, FL, June 6, 2025.

Spirited Gifts, LLC v. R. Miller Builders Corp., regarding alleged construction deficiencies on the 6,000 square foot renovation of warehouse, office, and industrial space. Circuit Court, 11th Judicial Circuit, Miami-Dade County, FL, May 14, 2025.

WILLIAM L. CATE, RA, CCM

Deposition Experience Continued

Lodging Concepts Mfg., LLC v. Prime Inv. & Dev., LLC and Aventura Hosp., LLC regarding the discoloration of case goods in a new hotel. Circuit Court, 17th Judicial Circuit, Broward County, FL, March 28, 2025.

400 Sunny Isles Master Ass'n, Inc., 400 Sunny Isles Condo. W. Ass'n, Inc., and 400 Sunny Isles Condo. E. Ass'n, Inc., v. 400 Sunny Isles, LLC, Moss & Assoc., LLC, Kobi Karp Architecture and Interior Design, Inc., B & J Consulting Engineers, Inc., and VSN Engineering, Inc., regarding alleged construction defects on a condominium project completed in 2014. Circuit Court, 11th Judicial Circuit, Miami-Dade County, FL, August 25, 2023.

Alternative Dispute Resolution

National Institute of Health, Bethesda, MD. Supported obligee in connection with the payment and performance bond issued by the surety company as surety for the sub-subcontractor that defaulted on a design-build project to install solar power generation on top of three existing parking decks. Participated in mediation on March 18, 2025.

Riva Residences, Fort Lauderdale, FL. Supported the General Contractor in defense of alleged construction deficiencies listed in the Property Condition Assessment 558 Report regarding curbless showers installed at the 15-story high-rise waterfront building containing 100 residential units.

Merrick Manor, Coral Gables, FL. Supported all insureds in defense of alleged construction deficiencies listed in the Property Condition Assessment 558 Report issued for the 10-story mixed use building containing 180 residential units.

Treasure Coast Classical Academy, Stuart, FL. Prepared expert report regarding roofing deficiencies at the two-story, 65,303 square feet educational building.

McDermott Residence, Fort Lauderdale, FL. Assisted the owner in the resolution of punch list items and construction deficiencies resulting from the renovation of a single-family townhome residence.

River Landing Shops & Residences, Miami, FL. Supported the landlord in response to an alleged trip and fall incident in the parking garage at the mixed-use property.

Plaza South Tower Commercial Condominium, 189 South Orange Avenue, Orlando, FL. Litigation support for Dietel Investments. Scope included forensic analysis of paver failure.

Litigation Support

Hovsite II Casa Del Mar, LLC v. K. Hovnanian T&C Homes at FL, LLC, Boynton Beach, FL. Defendant expert witness in response to alleged construction deficiencies associated with the thirteen townhouse buildings at the Casa Del Mar property.

Ramindesign, LLC v. Jacek Skarzyski & Olga Skarzyski, Miami, FL. Plaintiff expert witness in response to alleged construction deficiencies associated with the high-end, single-family residence.

Parque Towers Dev., LLC v. Parque Towers Condo. Ass'n, Inc., Sunny Isles Beach, FL. Performed parking analysis on behalf of the condominium association to resolve a parking dispute with the developer.

Olive Grove Apartment Ltd. P'ship v. Core Constr. Services of Florida, LLC, Ormond Beach, FL. Prepared expert rebuttal report on behalf of the gypsum and lightweight concrete floor topping subcontractor in response to alleged construction deficiencies at the 88-unit complex, including the community center clubhouse.

The Pointe at Middle River Homeowner's Ass'n, Inc. v. K. Hovnanian T&C Homes at Florida, LLC, Oakland Park, FL. Supported the painting subcontractor in response to alleged construction deficiencies at the 40-unit townhome complex.

33 Intracoastal Condo. Ass'n, Inc. v. Glenewinkel Constr. Co., LLC, Fort Lauderdale, FL. Prepared expert rebuttal report on behalf of the concrete subcontractor in response to alleged construction deficiencies at the 5-story, 11-unit waterfront condominium complex.

RJR Realty, LLC v. Fables Miami, LLLP, Miami, FL. Supported the landlord in response to alleged construction deficiencies at a retail space leased by a restaurant tenant.

Lake Charles Hotel Resorts, Lake Charles, LA. Litigation support, professional consulting services, and expert architectural services to review documentation for Lake Charles Hotel Resorts Grp., LLC v. Diversified Constr. Serv., Inc. et al Prien Lake Hosp., LLC v. Diversified Constr. Serv., Inc. et al. Included destructive testing to determine construction defects that caused significant water damage at the property.

949 Cleveland-David Knight Stucco, Clearwater, FL. Litigation support including completed report for lead engineer's deposition preparation.

Dedham Town Hall & Senior Center, Dedham, MA. Architect and CM expert regarding alleged breach of contract and negligence claim against a General Contractor on a public construction project. GC alleged deficient drawings and specifications and lack of approved change orders promulgated by Owner, Architect, and Owner's Representative as the cause of significant project delay.

WILLIAM L. CATE, RA, CCM**Standard of Care**

SOFA I, LLLP v. Richard Jones Architecture, Inc., Delray Beach, FL. Prepared Defendant's expert witness rebuttal report in response to alleged breaches in the Architect's Standard of Care on a new 5-story residential condominium project.

Select Papers, Lectures and Publications

"What is the Architect's Standard of Care? Owner - Architect vs. Owner - Architect with Construction Manager (CM)/Owner's Representative," American Bar Association, Division 12, March 12, 2025 (presenter)

"What is the Architect's Standard of Care? Owner - Architect vs. Owner - Architect with Construction Manager (CM)/Owner's Representative," Florida Bar CLE Course Number 409063N, 2024 (author)

"The Owner's Role in Inter-firm Collaboration for Innovation Development and Implementation in Building Construction," Thesis (S.M.)—Massachusetts Institute of Technology, Department of Civil & Environmental Engineering, 2001 (author)

CONTACT

William L. Cate
101 NE Third Avenue, Suite 1170
Fort Lauderdale, FL 33301
D: 954.903.9304
WCate@ThorntonTomasetti.com
www.ThorntonTomasetti.com