

PHILLIP QUINN, P.E., S.I.,_L

Associate Principal



Summary

Phillip Quinn is a Professional Engineer specializing in building envelope consulting and existing building restoration. He has investigated many 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

- Building Restoration
- Building Envelope

Education

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

Registrations

- Licensed Professional Engineer in FL and GA
- Licensed Special Inspector (Limited) in FL
- FAA Part 107 Unmanned Aerial System (UAS) Commercial Drone Pilot License
- Professional Association of Diving Instructors (PADI) Open Water Diver

Select Project Experience

Building Envelope

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.

Knott Building, Tallahassee, FL. Building envelope consultant for replacement of glazing throughout the building and waterproofing replacement. New systems included blast and ballistic rated punch windows, curtainwall, storefront and entry doors as well as above and below grade waterproofing

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.

CONTACT

Phillip Quinn
400 N Ashley Drive, Suite 2125
Tampa, FL 33602
954.551.2123
PQuinn@ThorntonTomasetti.com
www.ThorntonTomasetti.com

PHILLIP QUINN, P.E., S.I.,

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.

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.

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.

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.

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.

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.

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.

Building Restoration

South Seas West Towers 1 & 2, Marco Island FL. Restoration of two 18 and 19 story high rise residential towers with 430 units and attached parking garage. Work included concrete and stucco restoration, railing repairs, replacement of stucco and sealants, and evaluation of window systems.

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, gutter waterproofing, window sealants and repairs to concrete and stucco. Restoration of a 5 floor parking garage. Work included carbon fiber strengthening, beam enlargement, post tensioned concrete slab and beam restoration, post tension tendon replacement, stucco and painting.

Hawk's Cay, Duck Key FL. Restoration of three low rise hotel buildings. Scope of work included repair to reinforced concrete slabs, footings and columns.

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.

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.

Aragon Condominium, Boca Raton FL. Restoration of 3 10-story towers on a parking garage podium. Work included structural analysis and post tension repairs to a heavily post tensioned transfer slab; structural and waterproofing repairs at the front entry drive and entrance; Investigation of tower and garage envelope and structure for creation of comprehensive restoration plans.

Litigation Support

Water's Edge Neighborhood Ass'n v. DBSS, regarding alleged building envelope design defects in a 164 unit townhouse community.

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

Lake Burden Townhomes, regarding alleged structural construction defects in a 128 unit townhouse community.

Swallows Golf, DeBary, FL. Evaluation of defects and repairs in a 27 unit townhouse community. Assisted client with dispute resolution for roofing and exterior wall construction issues.

Belmont Reserve, regarding alleged structural construction defects in a 78 unit townhouse community.

PHILLIP QUINN, P.E., S.I.,**Litigation Support Continued**

Bridgepoint Com. Ctr., regarding alleged premature deterioration of metal gutters. Scope of work included observation of sample removal and direction of testing work.

Sworn Testimony

Deposition, Daytona River House v. RL James, regarding alleged structural repair construction defects in a 180 unit residential community, Volusia County, FL. December 2025

Deposition, Walker's Grove v. K Hovnanian, regarding alleged structural construction defects in a 164 unit townhouse community, Orange County, FL. January 14, 2025.

WEBSITE SAMPLE