

JOSEPH W. SIMEO, R.A.

Vice President



Summary

Joe Simeo joined Thornton Tomasetti in 2011 with a diverse background in technical architecture that involves the development and project management for a variety of commercial building types. His portfolio includes new architectural design and renovations. He focuses his expertise on forensic and investigative architecture, restorations and renovations, standard of care and building assessments. Joe has served as an expert witness related to cause and origin investigations, water infiltration, and building envelope and construction failures.

Areas of Technical Expertise

- Technical Architecture
- Forensic Architecture
- Building Envelope Investigation and Repair
- Standard of Care

Education

- M. Arch., 1987, University of Illinois at Urbana-Champaign
- B.S., Architectural Studies, 1984, University of Illinois at Urbana-Champaign

Registrations

- Registered Architect in IL, MO, and WI
- NCARB Certificate Holder

Professional Activities

- Member, Association of Licensed Architects, IL Chapter
- Member, Building Enclosure Council (BEC-Chicago)

Select Project Experience

Technical Architecture

Riverwalk North, Buffalo Grove, IL.* 8-story, 160,000-square-foot apartment building containing 90 apartments & interior parking spaces. Project management from design through construction.

Room & Board, Chicago, IL.* Façade renovation and interior rehabilitation of an existing 5-story structure into a 107,000-square-foot retail & office space. Technical development of building envelope & project management.

Candlewood Hotels, multiple locations.* Modifications of 160-room prototype extended stay hotels to fit sites across the Chicago area. Project management for all projects.

O'Hare Consolidated Rental Car Facility, Chicago, IL.

Waterproofing consulting for new 3,000,000-square-foot precast concrete & curtain wall clad parking garage, train station & ancillary buildings.

Forensic Architecture

Western Mall, Sioux Falls, SD. Assessment of multiple buildings totaling over 400,000 square feet following an EF-2 tornado. Investigation of architectural, structural, mechanical & electrical systems.

1900 Winnetka Avenue, Northfield, IL. Investigation into the cause of water infiltration in slate, copper, and single ply membrane roofs.

Lambert St. Louis International Airport, St. Louis, MO.

Evaluation of two hangar buildings following an EF1 tornado. Investigation of architectural and structural systems.

Building Envelope Investigation and Repair

Metro IV, Dublin, OH. Façade reconstruction of EIFS wall cladding on a 6-story office building.

Metro North Condominiums, 3948 N. Ravenswood, Chicago, IL. Façade and roof reconstruction and fireproofing restoration.

Standard of Care

Simon Corporate Headquarters Building, Indianapolis, IN.

Newly constructed 13-story metal panel and precast panel clad office building.

Mariano's Grocery Store, Chicago, IL. Newly constructed 1-story precast concrete grocery store with rooftop parking.

Lighthouse Point, St. Joseph, MI. Newly constructed 7-story masonry clad, precast concrete condominium building, townhouses and club house.

Jefferson Elementary School, Jefferson, OH. Newly constructed 2-story masonry school building with sloped vented roof deck.

*Denotes work performed with previous employer.

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Sworn Testimony

Mediation, Zero Coupon LLC v. Kremer & Davis, et al, regarding alleged construction defects resulting in water infiltration within the interior of a newly constructed mixed use facility. February 27, 2026.

Deposition, Wing v. 166 Superior Hotel LLC, regarding a slip and fall on stairs with alleged building code violations. April 28, 2025.

Deposition, Wise Design Builders, LLC v. Jhawn and Kelsey Newman, regarding alleged design & construction defects resulting in water and frost within the interior of a newly constructed private residence. November 27, 2023.

Deposition, CityDeck Landing, LLC, v. Smet Constr. Serv. Corp., et al, regarding alleged design and construction defects resulting in water infiltration within the exterior walls of a newly constructed apartment building. September 14, 2022.

Deposition, Demarco v. Kulnig, Chicago, IL. regarding a slip & fall from an exterior stair with alleged protective railing deficiencies. June 3, 2021.

Arb. and Deposition, Chicago Ashland Webster, LLC v. Antunovich Assoc., regarding alleged breaches in the architect's SOC involving water intrusion from the building roof details. March 2021, February 2021.

Deposition, Rock and Run Brewery, LLC v. Illinois Casualty Co., and Downtown Liberty Investments, LLC, regarding alleged breaches in the architect's SOC involving a building collapse. June 18, 2019.

Deposition, Evangelical Retirement Homes of Greater Chicago d/b/a Friendship Village of Schaumburg v. Bovis Lend Lease, Inc., regarding alleged design & construction defects at a newly constructed, large-scale senior living facility. August 29, 2018.

Deposition, Village of Pleasant Prairie v. Partners in Design Architects, Inc., et al, regarding alleged design & construction defects resulting in water infiltration & ice formation within the exterior soffits & walls of a newly constructed swimming pool addition. February 8, 2017.

Litigation

Oak Place Apartment Building, Kansas City, MO. Dispute among an owner, general contractor, and architect of record regarding alleged design and construction defects resulting in water intrusion in a newly constructed multiple unit residence.

Writers Theatre, Glencoe, IL. Dispute among an owner, architect, general contractor & subcontractor regarding alleged stucco design and construction defects. Scope included an investigation phase to determine the cause of stucco deterioration at the exterior wall. Services included the preparation of a report documents & repair documents.

G-Pack Cold Storage Facility, Wisconsin. Litig. support services on behalf of the general contractor regarding alleged construction defects resulting in water infiltration into the newly constructed cold storage facility. the preparation of a report documents & repair documents.

CAW v. Novak, Chicago, IL. Litig. support services on behalf of the general contractor regarding alleged design & construction defects resulting in water infiltration in a newly constructed grocery store.

Geneva High School, Geneva, OH. Dispute among an owner, general contractor, & architect of record regarding alleged design & construction defects resulting in water infiltration.

Lakeside High School, Ashtabula, OH. Litig. support services on behalf of the general contractor regarding alleged construction defects.

Jefferson Junior/Senior High School, Jefferson, OH. Dispute among owner, general contractor and architect of record regarding alleged design and construction defects that resulted in water intrusion and premature deterioration of building components.

Confidential Apartment Building, Minneapolis, MN. Dispute between the owner, general contractor, and architect regarding alleged design & construction defects resulting in water and air infiltration.

Senior Living Housing, Fond Du Lac, WI. Dispute between the owner & Window Subcontractor regarding alleged construction defects resulting in water infiltration & facade replacement.

Rock Creek Elementary School, Rock Creek, OH. Dispute among owner, general contractor and architect of record regarding alleged design & construction defects in the vented roof deck that resulted in water intrusion into a new school.

Hospital, WI. Litig. support services on behalf of a Subcontractor regarding alleged design & construction defects in the batt insulation, vapor retarder and gypsum wallboard of the GFRC-clad exterior wall assembly.

Village of Hodgkins v. R and T Mgmt., et al, dispute between the village and property owner related to outstanding code violations and order of demolition.

CONTACT

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