

WILLIAM L. CATE, RA, CCM

Vice President



Summary

William Cate has a broad background in architectural 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

Education

- 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-present
- 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.

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

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

Construction Defects, Panama City Beach, FL. Professional engineering services on behalf of Flores Framing and Siding. Scope included forensic analysis of alleged construction defects.

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.

Residential

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.

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

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.

*Denotes work performed with previous employer.

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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.

Sworn Testimony

Deposition, 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 and located in Sunny Isles Beach, Florida. Circuit Court of the 11th Judicial Circuit in and for Miami-Dade County, Florida, August 25, 2023.

Litigation

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

400 Sunny Isles Condominium, Sunny Isles, FL. Litigation support for General Contractor.

Lake Charles Hotel Resorts, Lakeland, FL. 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 and 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.

Select Papers, Lectures and Publications

"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 and Environmental Engineering, 2001 (author)

CONTACT

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