PERSONNEL QUALIFICATIONS

Karen K. Zimnicki | Associate Principal

EDUCATION

- University of Illinois at Urbana-Champaign
  - Bachelor of Science, Architectural Studies, 1999
- Master of Architecture, 2002
  - Master of Science, Civil Engineering, Construction Management

PRACTICE AREAS

- Leakage Investigation
- Roofing and Waterproofing
- Building Enclosure Commissioning
- Repair and Rehabilitation
- Litigation Consulting
- Construction Documents and Specifications
- Construction Administration
- Peer Review
- Condition Assessment

REGISTRATIONS

- Architect in FL and IL
- Construction Documents Technologist
- LEED Accredited Professional
- National Council of Architectural Registration Boards

PROFESSIONAL AFFILIATIONS

- Sealant, Waterproofing, and Restoration Institute

CONTACT

kzimnicki@wje.com
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EXPERIENCE

Karen Zimnicki specializes in field evaluation, testing, and repair design to address nonperforming building issues, moisture problems, and associated materials distress. Her experience includes investigation of water leakage and deteriorating building materials, repair design, construction contract administration, and litigation consulting.

Ms. Zimnicki has investigated many construction systems and materials, such as curtain walls, concrete, masonry, steel, waterproofing, roofing, wood cladding, and EIFS systems. Her expertise includes standardized and diagnostic field and laboratory testing, with an emphasis on air and water infiltration, exterior wall materials, roofing, and waterproofing systems.

Before joining WJE, Ms. Zimnicki was an associate and consulting architect at Raths, Raths & Johnson, Inc., and worked as a private contractor for the US Army Corps of Engineers Construction Engineering Research Laboratory.

REPRESENTATIVE PROJECTS

Leakage Investigation

- Seaside at Belleair III Condominium - FL: Field investigation, water testing, and repair recommendations for stucco and EIFS facade
- Fort Lauderdale Airport, Terminal 4 - FL: Field investigation, water testing, and repair recommendations for terminal's metal panel facade
- Miami Beach Convention Center - FL: Field investigation, water testing, and repair recommendations for roof, parking garage, and exterior walls

Building Enclosure Commissioning

- Baptist Medical Center - Jacksonville, FL: Building enclosure commissioning services for hospital tower with precast concrete panel, curtain wall, and low- and steep-slope roofing systems

Repair and Rehabilitation

- The W Fort Lauderdale - FL: Investigation and stucco facade repairs
- Broward Financial Centre - Fort Lauderdale, FL: Water leakage investigation and curtain wall, metal panel, and glass panel facade repairs

Litigation Consulting

- Nova Southeastern University - Davie, FL: Litigation consultation services for architect's standard of care and contractual relationships
- Brickell City Centre - Miami, FL: Stucco consulting services for construction defect claim

Construction Administration

- Miami-Dade County Courthouse - FL: Construction contract administration for terra cotta cladding; window and plaza waterproofing repairs
- The Ritz-Carlton Grand Cayman - Cayman Islands: Construction observations for stucco, waterproofing, and window and flashing repairs

Peer Review

- Raymond James Stadium - Tampa, FL: Exterior enclosure design review, including EIFS, window, and door systems
- Norton Museum of Art - West Palm Beach, FL: Review exterior enclosure design, including stucco, curtain wall, roofing, and waterproofing systems

Condition Assessment

- Alfred I. DuPont Building - Miami, FL: Condition assessment and preparation of long-term repair and maintenance plan for twenty-story, Art-Deco-style building with limestone facade
- Solitair Brickell Apartments - Miami, FL: Condition assessment and building enclosure repair recommendations for prepurchase due diligence