

Steven R. Gleason, PE

Building Envelope and Forensics Specialist

Education

Master of Science, Civil Engineering, Georgia Institute of Technology

Bachelor of Civil Engineering, Georgia Institute of Technology

Professional Registrations

Professional Engineer (General Civil): Georgia

Distinguishing Qualifications

- Mr. Gleason has over twenty-five years experience in construction consulting including evaluation, design, project management, and expert testimony services related to moisture intrusion and building envelope failures both domestically and internationally.
- Mr. Gleason has provided consulting services related to a wide variety of construction materials and building envelope components including glazing systems, masonry, concrete, stone, stucco, EIFS, sealants, coatings, and roofing and waterproofing systems.
- Mr. Gleason has consulted on over 500 projects ranging from one-story custom residences to over 70-story high rises. These projects included commercial office buildings, hotels, resorts, multi-family and condominium complexes, educational, government and health-care facilities, sports complexes, industrial/warehouse structures, parking structures, and data centers.
- Prior to working in his current position, Mr. Gleason was a Senior Associate with a specialty building envelope consulting firm and prior to that he was a Senior Engineer with an international consulting engineering firm.
- Mr. Gleason has managed numerous building envelope remedial projects, including re-cladding of an 11-story hotel, re-glazing a 10-story historic hotel, stone and sealant repairs to a 28-story office building, reroofing a 10-story historic courthouse, and remedial waterproofing and cladding repairs to a 10-building mixed-use project.
- Mr. Gleason has provided construction phase quality assurance services on new construction projects for office buildings, condominiums, hospitals and universities.
- Mr. Gleason has extensive experience in performing Property Condition Assessments of commercial properties on behalf of prospective property owners with a focus on building envelope concerns.
- Mr. Gleason received the Master of Science degree in Civil Engineering with an emphasis on construction materials. His academic endeavors focused on the properties and performance of construction materials, including polymers, glass, concrete and cementitious products, asphalt, ferrous and non-ferrous metals, and composites. Additional areas of study included

field and laboratory testing, corrosion of metals, and the use of a variety of analytical techniques, including SEM, XRD and XRF.

- Mr. Gleason has experience in providing litigation support and expert services related to moisture intrusion problems.
- Mr. Gleason has provided services for projects in the continental United States, Canada, Puerto Rico, Singapore and China.

Representative Experience

Stucco and EIFS repairs to 10-building mixed-use project – Atlanta, GA

Litigation support, project management, evaluation, and design and construction quality assurance services during a multi-million dollar repair project to correct leakage and stucco and EIFS cladding distress to a 10-building mixed-use project in Atlanta, Georgia.

Facade restoration of a 10-story historic brick hotel – Hampton, VA

Evaluation, design and construction administration during repairs to the exterior of a 10-story historic brick masonry hotel constructed in 1928 and designed by Marcellus E. Wright. Repairs included complete repointing of brick mortar joints and repair to limestone and terra cotta elements.

Recladding of an 11-story EIFS-clad hotel - Overland Park, KS

Evaluation, design and construction administration during recladding of an 11-story hotel built in the 1980s. The repairs included replacement of the exterior wall system from the sheathing outward with a new drainage EIFS system and remediation of mold-impacted interior wallboard.

Tornado damage assessment of 52-story office building - Atlanta, Georgia

Performed evaluation of damage to the exterior curtainwall of a 52-story office building from an EF2 tornado in downtown Atlanta. The building envelope includes polished granite and glass curtainwall components.

Lower Manhattan plaza waterproofing and roof repairs - New York City

Evaluation and repair design for roof leaks and leakage occurring from an outdoor plaza into the below-grade parking structure. The structure is a 37-floor office building located in lower Manhattan that was constructed in 1987.

Curtainwall assessment of 60-story Boston office tower

Performed property condition assessment of the glass curtainwall system of a 60-story office tower constructed in the mid-1970s. The assessment was performed on behalf of a prospective buyer of the property to review the performance of the curtainwall system and status of prior repairs.

Reroofing and stone cladding repairs to historic courthouse – DeKalb County, GA

Evaluation and repair design for reroofing and addressing exterior stone cladding and sealant distress of a 9-story government office building constructed in the 1960s and designed by Eugene L. Bothwell & Associates. The remedial scope included reroofing, replacement of all sealants (including abatement of asbestos-containing existing sealants), and repairs to the marble-clad precast wall panels.

Window and roof replacement of historic brick masonry hotel – Richmond, VA

Evaluation, design and construction administration during repairs to the exterior of a 15-story historic brick masonry hotel constructed in 1929. Repairs included replacement of all guestroom windows and replacement of the roofing.

Foundation wall water infiltration repairs to mixed-use development – Shanghai, China

Performed evaluation and repair recommendations to correct leakage occurring through the foundation slurry walls of a high-end mixed-use/residential development in Shanghai.

EIFS cladding and mold damage assessment of hotel – Atlanta, GA

Leakage and mold damage assessment of a 1980s era, EIFS-clad hotel in Atlanta, Georgia.

Stone cladding repairs to high-rise office tower – Atlanta, GA

Evaluation, design and construction administration during exterior stone cladding and sealant repairs to a 28-story, 1960s marble-over-precast office building designed by Lamberson, Plunkett, Shirley and Wooddall.

Multiple-structure masonry restoration at educational facility – North Georgia

Performed evaluation, design and construction administration during repairs to masonry flashings, corbels and crenellations at six dormitories and classroom buildings on a North Georgia school campus.

Masonry repairs to historic brick education facility – Tuskegee, AL

Evaluation and construction quality assurance during window replacement and masonry repairs to a historic university structure designed by renowned black architect Robert R. Taylor and constructed in 1910.

Stucco failure evaluation high-rise condominium – Gulf Shores, AL

Field evaluation and laboratory testing to identify cause and recommend repairs to stucco cracking and delamination failures at two high-rise condominiums on the Gulf Coast.

Peer review and construction QA for new Hotel and Convention Center – Schaumburg, IL

Peer design review and construction quality assurance services for a new hotel and convention center incorporating unitized curtainwall and composite metal panels. The \$156 million facility

was designed by John Portman & Associates and includes a 16-story, 500-room hotel, 100,000 SF exhibition hall, 48,000 SF meeting room space, and a 28,000 SF ballroom.

Evaluation of spontaneous glass breakage, retail facility – Atlanta, GA

Evaluation and laboratory analysis of the cause of failure of spontaneous breakage of window glass at a commercial retail facility.

Publications and Presentations

Publications

With Richard Scott, AIA and Charles Allen, AIA. “Stucco Myths and Facts”, *The Construction Specifier*, May 2016.

With George H. DuBose. “Waterproofing: Fact vs. Fiction”, *Architectural Roofing and Waterproofing/WC Architect*, Winter 2016.

With George H. DuBose. “The Top Six Myths of Building Commissioning”, *RCI Interface*, February 2014.

Presentations

“Design and Construction Defects in Cladding, Window and Door Systems”, presented to The John Hardy Group, April 8, 2016.

Co-presenter, “Windows and Doors: How to Do It Right and Still Get It Wrong”, RCI 31st International Convention 2016 – Orlando, Florida, March 15, 2016.

“Glazing Construction Claims And How To Prepare For Them”, presented to Smith, Currie & Hancock LLP, June 9, 2015.

Co-presenter, “High-Performance, Low-Risk Building Envelopes: Avoiding Water Intrusion Related Mold Problems”, WPL Publishing Co., May 28, 2015

Affiliations

- ASTM International
- RCI International

Legal Testimony

Mr. Gleason has provided consulting services in litigation cases and has assisted in alternative forms of construction dispute resolution.

- Tull Brothers, Inc. v. Elkins Constructors, Inc., 2014 – Expert Report
- Phillip Clark Custom Builders, Inc. v. Homeowner, 2014 – Arbitration Deposition
- Rosewood at Providence HOA v. Batson-Cook Company 2012 - Deposition
- Atlantic Town Center, LLC v. Vratsinas Construction Company, 2010 – Deposition
- Ritz Camera Centers, Inc. v. Atlantic Town Center, LLC, et al., 2008 - Deposition
- The Swan Center for Plastic Surgery v. General Contractor, 2005 – Mediation
- John W. Rooker and Associates claim v. DAP/Durabond Inc., 2001 – Expert Report
- R.T. Construction Co., Inc. v. Parson Environmental Products, Inc., 1997 - Deposition
- Classic Cadillac v. Seaco Construction Co., 1997 – Arbitration Assistance