



#### EDUCATION

- University of Illinois at Urbana-Champaign
  - Bachelor of Science, Architectural Studies, 1999
  - Master of Architecture, 2002
  - Master of Science, Civil Engineering, construction management specialization, 2002

#### PRACTICE AREAS

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

#### REGISTRATIONS

- Architect in FL, IL, and OH
- Construction Documents Technologist (CDT)
- LEED Accredited Professional
- National Council of Architectural Registration Boards

#### PROFESSIONAL AFFILIATIONS

- American Architectural Manufacturers Association (AAMA)
- Sealant Waterproofing and Restoration Institute (SWRI)

#### EXPERIENCE

Karen Zimnicki joined WJE in 2015 and specializes in field evaluation, testing and repair design to address nonperforming building issues, moisture problems, and associated material distress. Her experience encompasses 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.

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

#### REPRESENTATIVE PROJECTS

##### Leakage Investigation

- Seaside at Belleair III Condominium - Belleair, FL: Field investigation and water testing of stucco and EIFS facade

##### Roofing and Waterproofing

- Tate & Lyle - Hoffman Estates, IL: Roofing condition survey and investigation, development of repair recommendations, and consulting for laboratory and office\*

##### Building Enclosure Commissioning

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

##### Repair and Rehabilitation

- 1111 South Wabash Avenue Condominium - Chicago, IL: Repair design development, water testing, and construction contract administration for high-rise wall and fenestration systems\*
- Hyatt Regency Chesapeake Bay - Cambridge, MD: Field investigation, testing, analysis, and repair design development for wall and fenestration systems\*
- Clarke Memorial Fountain, University of Notre Dame - South Bend, IN: Field investigation and repair design development for reflecting pool and fountain waterproofing\*

##### Litigation Consulting

- Nova Southeastern University - Davie, FL: Litigation consultation services for architect standard of care and contractual relationships
- Fountain Square - Cincinnati, OH: Litigation consultation services, field investigation, analysis, repair design development, and construction contract administration for plaza waterproofing\*

##### Construction Administration

- Miami-Dade County Courthouse - Miami, FL: Construction contract administration for terra cotta cladding, and 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: Review exterior enclosure design 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

*\*Indicates with previous firm*

#### CONTACT

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