

**BENJAMIN M. CORNELIUS, P.E., C.E., S.E., P.Eng.**

Partner

LERA Consulting Structural Engineers  
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**Profile**

Benjamin Cornelius is a structural engineer with over 30 years of experience in the design and rehabilitation of structures, including tall buildings and other complex structures. His projects include the Broad Museum in Los Angeles, the renovation and expansion of the National Baseball Hall of Fame, and the supertall TransNational Place in Boston. Mr. Cornelius leads LERA's Forensic Investigations and Expert Witness Practice and is an experienced expert witness. He has conducted over seventy forensic investigations in North America, Europe, and Asia in disputes totaling over \$3 billion. He has provided consultations in disputes involving tall buildings, residential structures, embassy complexes, medical facilities, historic buildings, sports and entertainment structures, transportation facilities, hydraulic structures, and modular construction. He has led investigations into the collapse of steel, concrete, and masonry structures and has testified in mediation, arbitration, and court proceedings. Recently, he was retained by the City of New York to lead its forensic investigation into the fatal 2023 collapse of the 57 Ann Street Parking Garage in Manhattan. Mr. Cornelius is past Chair of the Executive Committee of the Forensic Engineering Division of the American Society of Civil Engineers (ASCE), has served as an adjunct faculty member at the Rhode Island School of Design, and teaches recurring lectures at Columbia University and The Pennsylvania State University. He is author of several papers and articles on structural engineering topics and co-authored ASCE's *Guidelines for Failure Investigations* (2018) and ASCE's *Investigation of Constructed Facilities: Sampling Methodologies* (2021). He is licensed as an Engineer in several U.S. states and Canada.

**Professional Experience****LERA Consulting Structural Engineers (LERA)****2001 – Present**

Partner

2016 – Present

*Director*, LERA Investigations and Expert Witness Practice*Partner-in-charge*, LERA Partnership Communications*Project Experience*, Investigations

- *Construction Defects in a Wood-Framed Apartment Project.* Retained to investigate and provide expert services concerning defects in a 400-unit, 460,000-sf apartment project with wood stud-framed walls, floor trusses, and roof trusses. Issues included truss design and installation, roof sheathing material procurement, weatherproofing, fabrication and erection tolerances, among others.
- *Cracking in Galvanized Steel Spire.* Retained to investigate and provide expert services concerning cracks discovered in certain framing members installed in a 400-ton structural steel spire of a 1000-foot-tall office and hotel tower in the northeastern US.
- *Structural Steel Connection Fit-up Issues and Failure.* Retained to investigate the causes of fit-up problems and a failure in a long-span sports structure in the U.S. The case involved the review of structural steel connections modeled in TEKLA. Delivered presentations before a mediator and over 80 representatives of parties, attorneys, experts, and insurers at two mediation sessions.
- *Deterioration of Reinforced Concrete Condominium Towers in Coastal Environment.* Retained to investigate the scope, severity, and cause of chloride contamination and related rebar corrosion, post-tensioning tendon corrosion, and concrete cracking, spalling, and delamination, among other conditions at a 2.1 million square foot condominium and hotel complex in the southeastern U.S.

- *Settlement of Adjacent Resort Tower.* Retained to investigate settlement of a 25-story resort tower adjacent to an active construction site, evaluate the impacts of the settlement on the safety of the structure, and assess the need for shoring and repairs.
- *Construction Documents for an Airport Terminal.* Retained to evaluate the quality and completeness of construction documents for an 800,000-square foot steel-framed terminal structure modeled in TEKLA and provide expert witness services in mediation and litigation.
- *Collapse of a concrete and masonry building.* Retained to lead the forensic engineering investigation of a building collapse on behalf of a governmental authority.
- *Constructability of Composite Reinforced Concrete and Structural Steel Structure.* Retained to investigate and serve as an expert witness in the investigation into alleged constructability issues involving two-story deep steel trusses supported on composite concrete and steel columns in a hotel and conference center expansion in the southeastern U.S.
- *Deterioration of Wood-Framed Structure.* Retained to investigate deterioration to lumber, timber, and oriented strand board (OSB) structural components in a four-story condominium complex in the eastern U.S., to provide repair recommendations, and to provide expert witness services in litigation.
- *Earthquake Load Resisting System Design.* Retained to investigate alleged defects in the seismic design criteria and structural design of a condominium project in the eastern U.S. and to provide expert witness services in mediation and litigation.
- *Collapse of a Reinforced Concrete Residential Tower.* Retained to investigate and serve as an expert witness in the collapse of a reinforced concrete residential structure in the U.S.
- *Patent Infringement and Trade Secret Misappropriation.* Retained to investigate the technical aspects of a case involving steel modular construction systems.
- *Construction Logistics and Quality.* Retained to investigate the effects of changes to craneage on construction productivity and quality at a high-rise building project.
- *Design Standard of Care.* Retained to evaluate design professional standard of care issues in connection with a structural steel failure at a multi-billion-dollar transportation facility.
- *Differential Column Shortening.* Retained as an expert to evaluate the effects of differential shortening in a 50-story, reinforced concrete hotel structure.
- *Architectural Precast Concrete Cracking.* Retained to evaluate the causes of cracking in architectural precast concrete elements installed for an island park structure.
- *Steel Connection Failure.* Retained to investigate and provide expert services concerning a connection failure at a large sports and entertainment structure under construction in the U.S.
- *High-Strength Steel Fasteners.* Retained to investigate and provide expert services concerning failures of large diameter, high-strength steel bolts at a high-rise building in Europe.
- *Precast Concrete Pier Damage.* Retained to investigate and provide expert services in connection with damage to architecturally exposed precast concrete piers installed in a riverbed to support a park landscape constructed over a river.
- *Reinforced Concrete Column Failure.* Retained at the direction of the authority having jurisdiction to investigate failures of columns in a 40-story residential building under construction.
- *Collapse of Masonry Facade Construction.* Retained to investigate and provide expert services in connection with the collapse of back-up concrete masonry unit construction at a high-rise condominium tower under construction.
- *Long-span Airport Structure.* Retained to investigate and provide expert services concerning structural design revisions made to a long-span airport structure under construction in Central Asia.
- *Precast Concrete Curtainwall Collapse.* Retained to investigate and provide expert services concerning a precast concrete curtainwall collapse at a 70-story condominium building under construction.
- *Settlement Damage Due to Underpinning and Dewatering.* Retained to investigate and provide expert services concerning damage alleged to have been caused by underpinning and dewatering at an adjacent construction project.
- *Stadium Steel Connection Design.* Retained to investigate and provide expert services concerning quality of contract documents produced for a stadium in North America.
- *Water Damage to Wood Framing.* Retained to investigate and provide expert services concerning water infiltration and damage lumber and glue-laminated structural elements at a custom single family residence in Long Island, New York.
- *Flood Damage.* Retained to investigate and provide expert services concerning alleged damage to

- residential structures caused by site drainage associated with a new adjacent condominium complex.
- *Structural Masonry Defects*. Retained to investigate and provide expert services concerning defects in a structural masonry and slab-on-deck residential building.
  - *Pillowing and Cracking of Concrete Structure*. Retained to investigate and provide expert services concerning undesirable expansion and cracking of concrete floor slabs over large areas of a mid-rise building under construction.
  - *Concrete Pool and Ancillary Structures*. Retained to investigate and provide expert services concerning cracking of a 40,000-sf concrete pool, surrounding concrete decks, and masonry bathhouses.
  - *Concrete Balconies at High-rise Residential Tower*. Retained to investigate and provide expert services concerning cracking and spalling of cantilevered concrete balconies and designed repairs at a high-rise residential building in North America.
  - *Concrete Foundations*. Investigated cracking of reinforced and plain concrete foundations observed at a 100-building residential complex.
  - *Mechanically Stabilized Earth (MSE) Retaining Walls*. Retained to investigate and provide expert services concerning cracking and purported settlement of MSE retaining walls.
  - *Adaptive Reuse of Existing Structure*. Retained to investigate and provide expert services concerning deviations from contract drawings and specifications for the reinforcement of existing floors to accommodate new equipment.
  - *Effects of Temporary Construction Loading*. Retained to investigate and provide expert services concerning claims of damage due to the installation and operation of construction equipment at an existing mid-rise condominium building.
  - *Historic Building Settlements*. Retained to investigate and provide expert services concerning settlement and cracking of a 5-story historic limestone and brick structure adjacent to deep excavations for a neighboring construction project in the northeastern United States.
  - *Single-Family Home Construction*. Retained to investigate and provide expert services concerning defects in wood structural components and concrete foundations at a custom single-family home in New York.
  - *Masonry Facades and Parking Slabs*. Retained to investigate and provide expert services concerning cracking in the masonry facade, foundation walls, and garage slab of a complex of condominium buildings in North America.
  - *Party Wall Water Intrusion*. Retained to investigate and provide expert services concerning water infiltration from a building being renovated into the brick rowhome next door.

#### *Project Experience, Peer Review*

- *45 Broad Street, New York, NY*. Peer reviewed the secant pile walls and caisson foundations of this 80-story residential tower.
- *Effects of Adjacent Construction*. Reviewed project plans, specifications, filings, and license agreement requests for proposed developments and assessed potential effects on behalf of adjoining property owners.
- *138 East 50th Street, New York, NY*. Peer reviewed this 64-story condominium tower.

#### *Project Experience, Design*

- *The Campaign Against Hunger Food Hub and Distribution Center, New York, NY*. Structural Engineer-of-Record for this new building with administrative offices, training space, an indoor event space, a rooftop exterior event space and green roof, an enclosed hydroponic farm, a warehouse, and below-grade parking.
- *Trinity Tower, Seattle, WA*. Structural Engineer-of-Record for this 30-story condominium tower with 7 subgrade levels, including the performance-based design of the seismic load resisting system.
- *Yeshiva University Dental School, Manhattan, NY*. Structural Engineer-of-Record for this renovation and fit-out of an existing, 10-story, turn-of-the-century department store building to serve as Yeshiva University's new dental school.
- *Brooklyn College Science and Classroom Building Renovations, Brooklyn, NY*. Structural Engineer-of-Record for this feasibility study of major renovations of approximately 1-million square feet of space in two 1930s campus buildings to serve as Brooklyn College's new science lab and classroom buildings.
- *Hunter Campus Schools Expansion, New York, NY*. Structural Engineer-of-Record for this expansion of an existing educational building.
- *Bronx District Attorney Office Building Renovations, Bronx, NY*. Structural Engineer-of-Record for

renovations of an existing 10-story government building.

- *15 Broad Street, New York, NY.* Structural Engineer-of-Record for this 30th Floor interior and façade alteration.
- *Convention Center and Public Transit Blast Enhancements.* Prepared schematic designs of blast enhancements for a convention center design project in North America.

#### Associate Partner

2012 – 2015

*Director, LERA Investigations and Expert Witness Practice*

##### *Project Experience, Investigations*

- *Design and Construction Defects in High-rise Reinforced Concrete Condominium Building.* Retained to investigate and provide expert services in a matter involving design and construction defects discovered in a 50-story reinforced concrete hotel and condominium tower with post-tensioned concrete floors.
- *Airport Runway and Taxiway.* Investigated scaling, cracking, spalling, and other defects in a reinforced concrete runway structure in North America, measuring over 200 feet wide and 2 miles long.
- *Steel Pile Corrosion.* Investigated corrosion damage and predicted future performance of steel pile foundations at a government complex in Central Asia.
- *Structure and Building Services Coordination.* Investigated conflicts between building structure and services in a government facility in Europe.
- *Blast Design.* Investigated the adequacy of blast designs of a 90,000-sf reinforced concrete structure in Central Asia.
- *Pre-Cast Concrete Railway Structure.* Investigated cracking and spalling of pre-cast concrete deck panels supporting a 5-mile long segment of an operational commuter rail system and designed repairs.
- *Structural Drawings and Specifications Quality.* Investigated the quality of contract documents produced for a steel-framed, single-family home in North America.
- *Post-Tensioned Concrete Slabs.* Investigated the design and construction of post-tensioned slabs in a high-rise building in North America.

##### *Project Experience, Design*

- *Bureau of Land Reclamation, Boulder City, NV.* Project manager for this 45,000-sf office building, featuring architecturally exposed steel and concrete structural components.
- *CUNY Kingsborough Community College Performing Arts Center Renovations, Brooklyn, NY.* Project manager for alterations and additions to this existing arts facility.
- *CUNY Medgar Evers College, Carroll Street Building Renovations Feasibility Study, Brooklyn, NY.* Project manager for a feasibility study of alterations and additions to three interconnected academic buildings.
- *Broad Museum, Los Angeles, CA.* Project manager for the structural design of this 80,000-sf museum in collaboration with the team's local engineer. This project featured a nearly three-quarter-acre, column-free gallery space and 30-foot cantilevered, post-tensioned slabs.
- *Center for Design Innovation, Massachusetts School of Art, Boston, MA.* Project manager for the adaptive reuse of an existing gymnasium building. The design featured a new structure housing a raised gallery and campus entry portal, a new exhibit hall, and the reconfiguration of existing spaces for classrooms and lecture halls.

#### Senior Associate

2003 – 2011

*Engineering Staffing Manager, New York Office.* Coordinated with firm partners to allocate personnel to projects, identify hiring needs, and interview engineering candidates office wide.

##### *Project Experience, Investigations*

- *Structural Drawings and Specifications Quality.* Investigated the reasons for revisions to member sizes, connection forces, and details for a 90,000-seat stadium in Europe.
- *Embassy Complex.* Investigated quality of structural bid documents for, and the effects of seismic loading on, a complex of reinforced concrete structures in North America.
- *University Library.* Investigated excessive deflections of reinforced concrete slabs and cracking and spalling of concrete members at a 125,000-sf library in North America.

##### *Project Experience, Peer Review*

- *One World Trade Center (Freedom Tower), New York, NY.* Peer reviewed this 94-story super-tall office

tower.

- *Two World Trade Center, New York, NY.* Peer reviewed this 78-story super-tall office tower.

*Project Experience, Design*

- *TransNational Place, Boston, MA.* Project manager for this supertall office building proposed for a site at 115 Winthrop Square. The project proceeded into design development phase before stopping in 2008 amid a slowing real estate market.
- *250 East 49th Street, New York, NY.* Project manager for this 24-story residential tower.
- *SUNY Stony Brook Graduate Chemistry Building Renovation, Stony Brook, NY.* Project manager for alterations and additions to this 300,000-sf classroom building.
- *773 Prospect Avenue, Bronx, NY.* Project manager for this 7-story shelter for battered women and their children.
- *Shelter Island House, Shelter Island, NY.* Project manager for this custom, 3500-sf, timber-framed home featuring 12-foot cantilevers and exposed cypress framing.
- *47 East 91st Street Condominium Building, New York, NY.* Project manager for this 9-story condominium tower built over an existing and continuously operating, one-story bank branch.
- *1281 Madison Avenue, New York, NY.* Project manager for the gut renovation of a rowhome.
- *Albert Einstein College of Medicine Comprehensive Opioid Treatment Facility, Bronx, NY.* Project manager for this new 45,000-sf healthcare building.
- *MetroGreen Condominiums, Stamford, CT.* Project manager for this 53,000-sf affordable housing building, featuring a concrete podium and four stories of wood-framed construction.
- *Stamford Ninth Grade Center, Stamford, CT.* Project manager for this 60,000-sf addition, built over the existing locker room facilities at Stamford High School. The project included a new gymnasium, entryway, classrooms, and 20-ft tall concrete retaining wall to address site slope.
- *Danbury HeadStart School, Danbury, CT.* Project manager for the gut-renovation and expansion of an existing school building.
- *Hampshire Country Club Renovation, Mamaroneck, NY.* Project manager for the renovation and expansion of the clubhouse.
- *NYC DEP West of Hudson Headquarters, Kingston, NY.* Project manager for the renovation and expansion of this 98,000-sf facility housing laboratories and the regional headquarters of the Department of Environmental Protection.

Associate

2001 – 2002

*Project Experience, Design*

- *Las Vegas Springs Preserve Visitor Center, Las Vegas, NV.* Project manager for this 90,000-sf visitor center and exhibition space, featuring architecturally exposed structure and a 20,000-sf sunshade.
- *National Baseball Hall of Fame Renovation and Expansion, Cooperstown, NY.* Project manager for this renovation and expansion, which included repairs of existing masonry structures, expanded and reorganized galleries, and a new 3-story grand stair atrium with architecturally exposed steel framing.
- *Hunts Point Youth Center, Bronx, NY.* Project manager for this 10,000-sf gymnasium and community center featuring exposed, arc-shaped steel roof girders spanning the gymnasium and indoor track.

**Lawrence Gordon Architects (LGA)**

**2000 – 2001**

Designer

*Project Experience, Design*

- *Custom Home, Larchmont, NY.* Architectural designer and detailer of this custom home.
- *Municipal Building, Larchmont, NY.* Architectural designer and detailer of this wood-framed multi-story volunteer ambulance corps building.
- *Various Renovation and Expansion Projects, Northeast U.S.* Designer and architectural detailer of several additions to single-family homes.
- *Introduced the firm to computer-aided drafting.*

**LERA Consulting Structural Engineers (LERA)****1994 – 2000**

Associate

2000

*LERA Librarian**Project Experience, Design*

- *Federal Facility Security Enhancement, North America.* Project manager for this security upgrade project, which included reinforcements to an existing high-rise building to address blast loading, a blast-resistant site wall, and vehicle impact barriers.
- *Shanghai World Financial Center, Shanghai, China.* Project manager for design of this supertall office building.

Engineering Designer

1994 – 1999

*LERA Librarian**Project Experience, Investigations*

- *Chek Lap Kok Airport, Hong Kong.* Assisted in the review of the tied-arch roof system for this airport.

*Project Experience, Design*

- *St. Regis Hotel, Shanghai, China.* Project manager for this 38-story hotel.
- *Neiman Marcus Flagship Store Expansion, San Francisco, CA.* Project manager for this 5-story expansion of an existing department store. The project featured new retail space, a new truck dock, and seismic enhancements serving the combined building.
- *Rock & Roll Hall of Fame Circular Exhibit, Cleveland, OH.* Project manager for the fit-out of the circular exhibit space within the museum.
- *World Trade Center Renovations and Structural Integrity Inspections.* Designer of renovations to the complex, including security enhancements for pedestrian and vehicle attacks and tenant fit-outs. Structural integrity inspector for the facades of the twin towers and low-rise buildings, and the antenna atop One World Trade Center.
- *Federal Energy Regulatory Commission, Washington, D.C.* Reviewer of shop drawings for this reinforced concrete government building.
- *PANYNJ Heliport, New York, NY.* Designer of a new vehicle security gate at the entrance to the facility.
- *5 World Trade Center Emergency Generators, New York, NY.* Designer of supplementary framing and temporary measures to accommodate the installation of new rooftop generators.

## Testimony

### **Town Westshore Apartments, Tampa, FL**

*RD New Port Tampa, LLC, Plaintiff, v. LandSouth Construction, LLC, et al., Defendants**Hillsborough County, FL Superior Courts, Case No. 2022-CA-000902*

LERA was retained by Plaintiff to investigate and provide expert services concerning defects in a large wood-framed apartment project with stud-framed walls, floor trusses, and roof trusses. Issues included truss design and installation, roof sheathing material procurement, weatherproofing, fabrication and erection tolerances, among others. Mr. Cornelius provided sworn deposition testimony in a litigation.

### **St. Regis Bal Harbour, Miami Beach, FL**

*Bal Harbour North South Condominium Association, Inc., Plaintiff, v. Al Rayyan Tourism Investment Co.; Seldar Miami Holding, LLC; Tarek El Sayed; and Gregory Polino, Defendants**The Circuit Court of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida, Complex Business Litigation*

LERA was retained by Plaintiff to investigate damage and deterioration to a 2 million square foot condominium and resort complex. Mr. Cornelius provided sworn testimony before the Circuit Court of the Eleventh Judicial Circuit in Miami-Dade County in a hearing before a judge.

### **Valley View Residence Hall Replacement Project, Utah State University, Logan, UT**

*Rimrock Construction, LLC, Plaintiff, v. Division of Facilities Construction and Management et al., Defendant***LERA**

*The Third Judicial District Court, Salt Lake County, State of Utah, Case No.: 200900161*

LERA was retained by Plaintiff to the design and construction of concrete foundations and structural members, steel framing, wood framing, brick facades and other components relevant to construction cost overruns, delays, and withheld payments on the project. Mr. Cornelius provided sworn testimony before the Third Judicial District Court of Salt Lake County, UT, in a hearing and a trial before a judge.

### **123 East 95th Street, New York, NY**

*Bryanne Aline Hamill, as trustee of the Locan Street 2021 Trust, Plaintiff, against Pamela Dickson and Christopher Thorpe, Defendants*

*Supreme Court of the State of New York, County of New York, Index No. 157476/2024*

LERA was retained by Defendants to investigate claims of damage to a party wall and interior components allegedly caused by the installation of rooftop dunnages. Mr. Cornelius provided sworn testimony before the New York State Supreme Court in a hearing before a special master.

### **The Sheffield, 322 West 57th Street, New York, NY**

*Thomas W. Matchett and Ann Marie Matchett, Plaintiffs, against The Board of Managers of the 322 West 57<sup>th</sup> Street Condominium and The Residential Board of Managers of the 322 West 57<sup>th</sup> Street Condominium, Defendants*

*Supreme Court of the State of New York, County of New York, Index No. 162103/2023*

LERA was retained by Plaintiffs to investigate vibration and noise in a 56<sup>th</sup> Floor residence emanating from a penthouse spa and health club. Mr. Cornelius provided testimony before the New York State Supreme Court in a hearing before a judge.

### **22 East 64th Street, New York, NY**

*Hemant Shah and Varsha Shah, Plaintiffs, against 20 East 64th Street LLC, Tri Star Construction Corp., Urban Foundation/Engineering, LLC, Abelow Sherman Architects LLC, and RA Consultants LLC, Defendants*

*Supreme Court of the State of New York, County of New York, Index No. 156305/2015*

LERA was retained by Plaintiffs to investigate settlement and damage to a 5-story historic limestone and brick residence adjacent to an active construction project. Mr. Cornelius provided sworn testimony before the New York State Supreme Court in a hearing before a judge and in two jury trials. Mr. Cornelius prepared an affidavit that was submitted to the Court.

### **Spears Building Condominium, New York, NY**

*Alec Stais, et al., Plaintiffs, against Board of Managers of the Spears Building Condominium and The Andrews Organization, Inc., Defendants*

*Supreme Court of the State of New York, County of New York, Index No. 152084/2015*

LERA was retained by Defendants to investigate claims by individual cooperative owners against the coop board concerning the scope of structural repairs involved in a roof replacement project. Mr. Cornelius provided sworn testimony before a special referee appointed by the New York State Supreme Court.

### **Grandview I and Grandview II at Riverwalk Port Imperial Condominium, Port Imperial, NJ**

*Grandview at Riverwalk Port Imperial Condominium Association, Inc., Plaintiff, vs. K. Hovnanian at Port Imperial Urban Renewal II, LLC, et al., Defendants.*

*Superior Court of New Jersey Law Division, Hudson County, Docket No. HUD-L-2560-13*

LERA was retained by Defendants to investigate façade cracking and other conditions purported to have resulted from foundation settlements. Mr. Cornelius provided sworn video deposition testimony in two litigations.

### **W/Element Hotel, Philadelphia, PA**

*Thomas P. Carney, Inc., v. Nelson Worldwide Holdings, Inc. and O'Donnell & Naccarato, Inc. et al.*

*First Judicial District of Pennsylvania, Court of Common Pleas of Philadelphia, Case ID 190801508*

LERA was retained by Defendants to investigate allegations of defects in the design of floor slabs and evaluation of column shortening effects in a high-rise hotel building. Mr. Cornelius provided a presentation before a mediator and was given an opportunity to question other parties' experts following their presentations.

#### **751 2nd Avenue, New York, NY**

*Remote Diagnostic Imaging, PLLC v. Vikatos Architect, P.C.*

*Supreme Court of the State of New York, County of New York, Index No. 651866/2017*

LERA was retained by Plaintiff to investigate design and construction defects in the renovation of a high-rise building in Midtown Manhattan. Mr. Cornelius provided testimony in an arbitration.

#### **Four Seasons at Great Notch Condominium, Woodland Park, NJ**

*Four Seasons at Great Notch Condominium Association, Inc., Plaintiffs, v. K. Hovnanian at Great Notch, LLC, et al., Defendants*

*Superior Court of New Jersey, Law Division, Passaic County, Docket No. PAS-L-3184-15*

LERA was retained by Defendants to investigate cracking and other conditions claimed to be the result of foundation settlements. Mr. Cornelius provided sworn video deposition testimony in one litigation.

#### **Goyard Flagship Store, New York, NY**

*Goyard NY, LLC, Plaintiff, -against- Friedland Properties, Inc., 706 Madison LLC, JRM Construction Management LLC, United Drilling & Cutting Corp. and Scalpel Construction Inc., Defendants*

*Supreme Court of the State of New York, County of New York, Index No. 652171/2018*

LERA was retained by Plaintiff to investigate settlement and damage to a 5-story historic mixed-use building adjacent to an active construction project. Mr. Cornelius prepared an affidavit that was submitted to the Court.

#### **Champlain Towers South Collapse, Miami, FL**

*Circuit Court of the Eleventh Judicial Circuit, Miami-Dade County, Florida, Case No. 2021-015089-CA-01, Section CA*

LERA was retained by a Defendant to investigate the collapse of a reinforced concrete condominium building in North America. Mr. Cornelius prepared an affidavit that was submitted to the Court regarding the need for sampling and testing of the collapsed structure.

#### **Cooperative Residential Building, New York, NY**

*Rebecca Alford, Plaintiff, - against – 72nd Tenants Corporation, Brown Harris Stevens Residential Management, LLC, and Board of Directors of 72nd Tenants Corporation, Defendants*

*Supreme Court of the State of New York, County of New York, Index No. 653335/2018*

LERA was retained by a Defendant to investigate the handling of structural damage to a retail area and its effects on occupancy of a certain unit in the building. Mr. Cornelius prepared two affidavits that were submitted to the Court.

#### **40 Prince Street, New York, NY**

*D.K. Property, Inc., Plaintiff, v. 34 Prince Equities, LLC, Time Equities, Inc., Carrickmore/PG LLC, and Gortlee Tile & Marble, Inc., Defendants*

*Supreme Court of the State of New York, County of New York, Index No. 150920/2016*

LERA was retained by a Defendant to investigate damage to a condominium building allegedly caused by a construction project on an adjoining site. Mr. Cornelius prepared an affidavit that was submitted to the Court.

**1059 3rd Avenue, New York, NY**

*Steven Jones, Plaintiff, -against- Hudson Meridian Construction Group LLC, 63rd & 3rd Development LLC, Rising Sun Construction LLC d/b/a RSC Construction, Real Estate Inverlad Development, LLC, Real Estate Inverlad USA Management, LLC, Third Palm LLC a/k/a Third Palm Capital, Domani Inspection Services, Inc., Manuel Glas AIA, WSP USA Buildings Inc., 63 Company LLC, Digby Management Company LLC and John Does 1 through 10, Defendants.*

*Supreme Court of the State of New York, County of New York, Index No. 152534/2019*

LERA was retained by a Defendant to investigate the failure of a masonry pier at the 25th floor of a high-rise building that fell onto an adjacent 6-story building. Mr. Cornelius prepared four affidavits that were submitted to the Court.

**94-124 9th Street, Brooklyn, NY**

*Mad Scientists Brewing Partners LLC, and Craft Revolution, LLC d/b/a Artisinal Brewing Ventures, Plaintiff, v. CH Gowanus LLC, SBLM Architects P.C., and Robert Silman Associates Structural Engineers, D.P.C., Defendants.*

*Supreme Court of the State of New York, County of Kings, Index No. 512286/2020*

LERA was retained by Plaintiff to investigate delays and defective construction related to renovation of an existing building to serve as a brewery and restaurant. Mr. Cornelius prepared an affidavit that was submitted to the Court.

**Massapequa Water District Iron Removal Plant, Massapequa Park, NY**

*Massapequa Water District, Plaintiff, -against- LiRO Engineers, Inc. a/k/a The LiRO Group, and Sidney Bowne & Son, LLP, Defendants.*

*Supreme Court of the State of New York, County of Nassau, Index No. 600539/2021*

LERA was retained by a Defendant to investigate delays and cost overruns associated with construction of an iron removal plant. Mr. Cornelius prepared an affidavit that was submitted to the Court.

**Hope Artiste Village Lofts, Pawtucket, MA**

*Jose Rosa Velez, Plaintiff, v. Metric Construction of Boston Corp., Defendant/Third-Party Plaintiff v. Northeast Engineers & Consultants, Inc., AD Contracting Services Corp., and Blackboard Specialty Ins. Co. f/k/a Hamilton Specialty Ins. Co., Third-Party Defendants, Defendants.*

*Superior Court, Commonwealth of Massachusetts, Suffolk, Case No. 1984CV01626*

LERA was retained to investigate the collapse of a timber beam in a commercial building being renovated to serve as a condominium. Mr. Cornelius prepared an affidavit that was submitted to the Court.

**Settlement Presentations****Champlain Towers South Collapse, Miami, FL**

*Circuit Court of the Eleventh Judicial Circuit, Miami-Dade County, Florida, Case No. 2021-015089-CA-01, Section CA*

LERA was retained by a Defendant to investigate the collapse of a reinforced concrete condominium building in North America. Mr. Cornelius prepared a presentation for mediation.

**215 West 28th Street, New York, NY**

*215 West 28th Street Property Owner LLC, et al v. IBK Construction Group LLC, et al.*

*Supreme Court of the State of New York, County of New York, Index No. 652382/2020*

LERA was retained to investigate the impacts of limitations placed on a contractor's means and methods in the construction of a 20-story, 300,000-sf residential structure and provide expert witness services for the legal team representing a contractor. Mr. Cornelius provided a presentation and assisted in the questioning of opposing experts at a mediation.

**Allegiant Stadium, Las Vegas, NV**

LERA was retained to investigate the causes of a connection failure at a \$1.9 billion structure and provide expert witness services for the legal team representing a contractor. Mr. Cornelius provided over 3 hours of presentations over 3 days of mediation proceedings before more than 80 attorneys, insurers, and representatives of various parties.

**Wembley Stadium, London, UK**

Wembley Stadium is a soccer stadium and concert venue in London, England. It opened in 2007 and serves as England's national stadium. With a capacity for 90,000 seated spectators and another 15,000 standing, Wembley is the second largest stadium in Europe. The stadium has a retractable roof that is partially supported by cables suspended from a signature steel arch that spans the entire stadium. LERA was retained by counsel for the builder (plaintiff) to accomplish investigations and provide expert testimony in a matter involving design defects and delay to the construction of the stadium. Mr. Cornelius made a presentation at mediation.

**Maimonides Medical Center, Brooklyn, NY**

LERA was retained to investigate and provide expert services concerning a failure at an 8-story structural steel and reinforced concrete medical building under construction. Mr. Cornelius made a presentation at a settlement meeting.

**Long-span Airport Structure, Middle East**

LERA was retained to investigate structural design revisions made to a long-span airport structure under construction in Central Asia. Mr. Cornelius led technical discussions during settlement meetings with other parties to the dispute.

**Apartment Tower, Manhattan, NY**

Concrete balconies on a residential apartment tower in New York City were observed to be deteriorating and claims were made by the condominium board against the developer. LERA was retained by counsel for the developer (defendant) to investigate the source of the deterioration and present findings to the condominium board and their engineer. Mr. Cornelius made presentations at settlement meetings.

**Apartment Tower, Brooklyn, NY**

Concrete balconies on a residential apartment tower in New York City were observed to be deteriorating and claims were made by the condominium board against the developer. LERA was retained by counsel for the developer (defendant) to investigate the source of the deterioration and present findings to the condominium board and their engineer. Mr. Cornelius made presentations at settlement meetings.

**McCarren Park Pool and Bathhouse Complex, Brooklyn, NY**

LERA was retained to investigate and provide expert services concerning cracking of a 40,000-sf concrete pool, surrounding concrete decks, and masonry bathhouses. Mr. Cornelius made a presentation at a settlement meeting that led to successful settlement of the claim for a small fraction of the original claim value.

**31-09 28th Avenue, Brooklyn, NY**

LERA was retained to investigate a recently constructed 7-story residential building for defects reported by Owner. Mr. Cornelius assembled and led a multi-disciplinary team in the condition assessment of the building and delivered a presentation at a mediation.

## Teaching Experience

<b>The Pennsylvania State University</b>	<b>2024 – Present</b>
Guest Lecturer, Department of Architectural Engineering	
<b>Columbia University</b>	<b>2022 – Present</b>
Guest Lecturer, Fu Foundation School of Engineering and Applied Science	
<b>Rhode Island School of Design (RISD)</b>	<b>2011 – 2021</b>
Adjunct Faculty and Structural Advisor, Department of Interior Architecture, Adaptive Reuse Program	
<b>American Institute of Architects, Continuing Education System</b>	<b>2014 – 2019</b>
Presenter, "Adaptive Reuse – Structural Concepts and Approaches," delivered at various architectural firms.	
<b>Pleasantville High School Graduating Senior Internship Program</b>	<b>Spring 2023</b>
Company Liaison and Team Leader, mock forensic engineering investigation into the collapse of the Hard Rock Hotel, New Orleans, LA, by four science-oriented high school interns	
<b>Science Olympiad, Pleasantville Middle School</b>	<b>2015 – 2019</b>
Coach, Mission Possible Team	
<b>Boston Society of Architects</b>	<b>2013 – 2014</b>
Structural Mentor for "Duck-Work Wood Landscape Concept," Competition Finalist, <i>Urban Timber: From Seed to City</i>	

## Professional Licenses and Designations

Benjamin Cornelius is licensed as an Engineer in several U.S. states and Canada.

<b>Licensed Professional Engineer, New York</b>	1999 – Present
<b>Licensed Professional Engineer, New Jersey</b>	2015 – Present
<b>Licensed Professional Engineer, Rhode Island</b>	2016 – Present
<b>Licensed Professional Engineer, Pennsylvania</b>	2017 – Present
<b>Licensed Professional Engineer, Maryland</b>	2017 – Present
<b>Licensed Professional Engineer, Connecticut</b>	2017 – Present
<b>Licensed Professional Engineer, District of Columbia</b>	2017 – Present
<b>Licensed Professional Engineer, Florida</b>	2018 – Present
<b>Licensed Professional Engineer, Georgia</b>	2018 – Present
<b>Licensed Professional Engineer, Texas</b>	2018 – Present
<b>Licensed Professional Engineer, Indiana</b>	2019 – Present
<b>Licensed Professional Engineer, Louisiana</b>	2019 – Present
<b>Licensed Professional Engineer, Nevada</b>	2020 – Present
<b>Licensed Professional Engineer, Utah</b>	2022 – Present
<b>Licensed Professional Engineer, Alabama</b>	2022 - Present
<b>Licensed Professional Engineer, Colorado</b>	2023 - Present
<b>Licensed Professional Engineer, Idaho</b>	2024 - Present

<b>Licensed Professional Engineer, North Dakota</b>	2024 – Present
<b>Licensed Professional Engineer, South Carolina</b>	2025 – Present
<b>Licensed Civil Engineer, California</b>	2014 – Present
<b>Licensed Civil Engineer, Washington State</b>	2014 – Present
<b>Licensed Professional Civil Engineer, Massachusetts</b>	2017 – Present
<b>Licensed Structural Engineer, Illinois</b>	2022 – Present
<b>Licensed Structural Engineer, Washington State</b>	2014 – Present
<b>Designated Model Law Structural Engineer</b> <i>National Council of Examiners for Engineering and Surveying (NCEES)</i>	2014 – Present
<b>Licensed Professional Engineer, Alberta, Canada</b>	2023 – Present

## Education

<b>Bachelor of Architectural Engineering, The Pennsylvania State University</b>	<b>1994</b>
Phi Alpha Epsilon Architectural Engineering Honor Society	1994 – Present
Tau Beta Pi Engineering Honor Society	1992 – Present
Professional Practice Activities Award <i>Professional Engineers in Private Practice of Pennsylvania</i>	1994
Gladys M. Baird Memorial Scholarship Award	1993

## Publications

Author, <b>“Aging Structures and the Risks They Present”</b>	2025
International Association of Defense Counsel, 2025 Professional Liability Roundtable, New York, NY	
Co-Author, <b>“The Collapse of Champlain Towers South – Review of a Forensic Engineering Investigation”</b>	2024
American Society of Civil Engineers, 10th Congress on Forensic Engineering, Seattle, WA	
Co-Author, <b>“Averting Disaster – Investigating and Repairing Column Failures at a High-Rise Building Under Construction”</b>	2024
American Society of Civil Engineers, 10th Congress on Forensic Engineering, Seattle, WA	
Co-Author, <b>“Assessing and Addressing Spontaneous Window Shatter in a Converted Industrial Building”</b>	2024
American Society of Civil Engineers, 10th Congress on Forensic Engineering, Seattle, WA	
Co-Author, <b>“FIU Pedestrian Bridge Collapse and Design Peer Review Liability”</b>	2022
The Forum on Construction Law, American Bar Association, 2022 Fall Program, Memphis, TN	
Editor and Co-Author, <b>“Investigation of Constructed Facilities – Sampling Methodologies”</b>	2021
American Society of Civil Engineers	
Co-Author, <b>“Chapter 6: Forensic Engineering Reports”</b>	2018
<i>Guidelines for Failure Investigation: Second Edition</i> , American Society of Civil Engineers, Forensic Engineering Division, Committee on Forensic Investigations	
Author, <b>“Five Key Steps Project Teams Can Take to Manage Risk in Property Line Construction Projects”</b>	2016
<i>The Critical Path</i> , Defense Research Institute, Construction Law Committee Newsletter, Volume 20, Issue 4	
Author, <b>“LERA Assists Property Owners Adjacent to Construction Projects”</b>	2016
LERA Summer 2016 Newsletter	
Author, <b>“Designing Structures for the Effects of Extreme Events”</b>	2016
Construction Law Seminar, Defense Research Institute, New Orleans, LA	

- Author, **“Getting Back to Nature...in Las Vegas”** August 2008  
*Modern Steel Construction*
- Author, **“Exposed Structural Systems Enhance Sustainability”** April 2008  
*STRUCTURE Magazine*

## Presentations

- Invited Speaker, **“Aging Structures and the Risks They Present”** May 2025  
 The International Association of Defense Counsel, 2025 Professional Liability Roundtable, New York, NY
- Co-Presenter, **“The Collapse of Champlain Towers South – Review of a Forensic Engineering Investigation”** 2024  
 American Society of Civil Engineers, 10th Congress on Forensic Engineering, Seattle, WA
- Co-Presenter, **“Averting Disaster – Investigating and Repairing Column Failures at a High-Rise Building Under Construction”** 2024  
 American Society of Civil Engineers, 10th Congress on Forensic Engineering, Seattle, WA
- Co-Presenter, **“Assessing and Addressing Spontaneous Window Shatter in a Converted Industrial Building”** 2024  
 American Society of Civil Engineers, 10th Congress on Forensic Engineering, Seattle, WA
- Invited Co-Speaker with Kriton A. Pantelidis, Esq., **“Building Around Your Neighbors – Risks and Ethical Obligations for Design Professionals in Adjoining Lot Line Construction”** September 2024  
 American Council of Engineering Companies, 2024 Fall Conference, Cooperstown, NY
- Invited Speaker with David Suchar, Esq., and Eric Singer, Esq., **“FIU Pedestrian Bridge Collapse and Design Peer Review Liability”** September 2022  
 The Forum on Construction Law, American Bar Association, 2022 Fall Program, Memphis, TN
- Moderator, Session F1, **“Forensic Investigations and Remediations”** April 2022  
 American Society of Civil Engineers, Structural Engineering Institute, Structures Congress 2022, Atlanta, GA
- Invited Speaker, **“Innovation and the Design Professional’s Standard of Care”** November 2021  
 Division 3 of The Forum on Construction Law, American Bar Association
- Invited Speaker, **“Forensic Strategies that Illuminate the Root Causes of Problems on Construction Projects”** September 2021  
 The New York State Bar Association, New York, NY
- Speaker, **“Enhancing Forensic Engineering through Custom Software Development”** April 2019  
 American Society of Civil Engineers, Metropolitan Section, Forensic Engineering Group, Continuing Education Lecture, New York, NY
- Moderator, **“Qualitative and Quantitative Sampling for Construction Defect Investigations”** November 2018  
 American Society of Civil Engineers, 8th Congress on Forensic Engineering, Austin, TX
- Speaker, **“Techniques and Protocols for Pre-Construction Surveys”** November 2018  
 American Society of Civil Engineers, 8th Congress on Forensic Engineering, Austin, TX
- Invited Speaker, **“Forensic Strategies that Illuminate the Root Causes of Problems on Construction Projects”** November 2018  
 American Society of Civil Engineers, Structural Engineering Institute, Geo-Structures Confluence 2018, St. Charles, MO
- Invited Speaker, **“Construction Dispute Resolution Through Forensic Engineering”** April 2018  
 American Society of Civil Engineers, Structural Engineering Institute, Structures Congress 2018, Fort Worth, TX

Invited Co-Speaker with Kriton A. Pantelidis, Esq., <b>“Managing Design Professionals’ Risk in the Design and Construction of Property Line Building Structures”</b> American Society of Civil Engineers, Structural Engineering Institute, Structures Congress 2018, Fort Worth, TX	April 2018
Invited Co-Speaker with Kriton A. Pantelidis, Esq., <b>“Managing Risk in the Design and Construction of Property Line Building Structures”</b> American Council of Engineering Companies, 2017 Fall Conference, Orlando, FL	October 2017
Invited Speaker, <b>“Four Strategies Forensic Engineers Use to Unravel Construction Disputes”</b> Council of American Structural Engineers Risk Management Seminar, Chicago, IL	August 2017
Co-Speaker with Kriton A. Pantelidis, Esq., <b>“Risks of Property Line Construction for Design Professionals”</b> Defense Research Institute Construction Law Committee Webinar	2017
Invited Speaker, <b>“Four Key Strategies for Unraveling Construction Disputes”</b> Structural Engineers Coalition of Connecticut, New Haven, CT	2016
Invited Panelist, <b>“Engineering and Construction Issues in Catastrophic Loss”</b> Defense Research Institute Construction Law Seminar, New Orleans, LA	2016
Invited Speaker, <b>“Enhancing the Viability of Urban Housing Projects through Structural Buildover and Reuse”</b> Residential Building Design and Construction Conference, University Park, PA	2016
Co-Speaker with Doug Gonzalez, P.E., <b>“Adaptive Reuse: Structural Concepts and Approaches”</b> Various Architectural Firms	2014 – Present
Panel Discussion Moderator, <b>“The Fog of Failures: Understanding and Explaining Complex Engineering Issues”</b> Construction Law SuperConference, San Francisco, CA	2013
Invited Speaker, <b>“The Art of Structural Design”</b> Rotary Club, Pleasantville, NY Rotary Club, Briarcliff, NY	2010
Invited Speaker, <b>“The World Trade Center”</b> Architectural Engineering Department, The Pennsylvania State University, University Park, PA	May 2002
Speaker, <b>“Comparison of Masonry Provisions: NYC Building Code versus IBC 2000”</b> Structural Engineers Association of New York, New York, NY	2002

## Project Honors and Awards

<b>MassArt Design and Media Center</b> , Boston, MA American Architecture Award The Chicago Athenaeum Museum of Architecture and Design/The European Centre for Architecture Art Design and Urban Studies	2017
Design Award – Education Facilities Design Boston Society of Architects (BSA)	2016
<b>The Broad</b> , Los Angeles, CA Project of the Year, Southern California <i>Engineering News-Record (ENR)</i> Regional Best Projects	2016
Best Project, Southern California – Cultural/Worship <i>Engineering News-Record (ENR)</i> Regional Best Projects	2016
Grand Prize 46 <sup>th</sup> Annual Los Angeles Business Council (LABC) Architectural Awards	2016

Finalist – Architecture + Engineering Architizer A+ Awards	2016
Design Award of Honor American Institute of Architects New York (AIA NY)	2016
Architecture Award The Chicago Athenaeum Museum of Architecture and Design	2015
Design Award of Honor American Institute of Architects Los Angeles (AIA LA)	2014
<b>Las Vegas Springs Preserve Visitor Center, Las Vegas, NV</b>	
Platinum Award for Engineering Excellence American Council of Engineering Companies New York (ACEC NY)	2008
Award of Merit American Institute of Steel Construction, IDEAS Award	2008
AIA Nevada Citation Award	2007
City of Las Vegas Mayor’s Urban Design Award	2007
AIA Nevada Honor Award, Unbuilt Project	2003

## Professional Honors and Awards

<b>Certificate of Appreciation, Distinguished Service to the Society</b> <i>American Society of Civil Engineers</i>	2022
<b>Certificate of Recognition, Public Service in Response to September 11, 2001 Terrorist Attack</b> <i>American Society of Civil Engineers, New Jersey Section</i>	2002
<b>Certificate of Appreciation, World Trade Center Rescue and Recovery Effort</b> <i>City of New York</i>	2001

## Professional Affiliations

<b>Steering Committee Member</b> <i>American Society of Civil Engineers (ASCE) 11th Congress on Forensic Engineering</i>	2025 – Present
<b>Chair</b> <i>American Society of Civil Engineers (ASCE) Metropolitan Section, Forensic Engineering Group</i>	2024 – Present
<b>Chair, Executive Committee</b> <i>ASCE Forensic Engineering Division</i>	2020
<b>Vice-Chair</b> <i>ASCE Metropolitan Section, Forensic Engineering Group</i>	2019 – 2024
<b>Member, Executive Committee</b> <i>ASCE Forensic Engineering Division</i>	2017 – 2019
<b>Chair, Committee on Forensic Investigations</b> <i>ASCE Forensic Engineering Division</i>	2016 – 2018
<b>Member</b> <i>Structural Engineers Association of New York (SEAoNY)</i>	2016 – Present
<b>Member</b> <i>ASCE Forensic Engineering Division</i>	2015 – Present

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<b>Chair, Professional Practice, Forensic Investigations Track</b> <i>ASCE Forensic Engineering 7th Congress, Miami, Florida</i>	November 2015
<b>Member</b> <i>ASCE Metropolitan Section, Forensic Engineering Group</i>	2014 – Present
<b>Member</b> <i>ASCE 2015 Forensic Congress Steering Committee</i>	2014 – 2015
<b>Volunteer</b> <i>Schoharie Area Long-Term (SALT) Relief Organization</i>	2013 – 2014
<b>Affiliate Member, Forum on Construction Law, Design Division</b> <i>American Bar Association</i>	2012 – Present
<b>Member</b> <i>American Society of Civil Engineers (ASCE)</i>	1998 – Present
<b>Chair, Masonry Committee</b> <i>Structural Engineers Association of New York (SEAoNY)</i>	2002

Updated 28 February 2026