



THE STRUCTURES GROUP, INC

STRUCTURAL ENGINEERS

CURRICULUM VITAE

Nick M. Bradford, PhD, PE SE SI LEED AP

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EDUCATION

- Pennsylvania State University
 - BS Architectural Engineering - Structures, 1992
 - MS Architectural Engineering - Structures, 1993
- University of South Florida
 - PhD Civil Engineering, 2004

PRACTICE AREAS

- Structural Failure / Collapse
- Structural design
- Structural Analysis
- Structural Inspections
- Building Code Analysis
- Construction Defects
- Forensic Engineering
- Hurricane Engineering
- Failure Analysis
- Wind Engineering
- Flood Engineering

YEARS IN PRACTICE: 29+

REGISTRATIONS

- Professional Engineer (PE) in FL, AL, GA, MS, SC, NC, AR, LA, HI
- Structural Engineering (SE) in FL
- Florida Special Inspector (SI)
- American Society of Civil Engineers
- Structural Engineering Institute
- NCEES Model Law Engineer
- LEED AP

EXPERIENCE

Dr. Bradford has been a practicing structural engineer for the past 29 years. Dr. Bradford is the president and founder of The Structures Group, located in Tampa, Florida. The Structures Group provides structural engineering for new construction projects as well as forensic investigations. Since its inception in 1999, The Structures Group has worked on over 12,000 residential, commercial and forensic projects.

New Construction

In the area of new construction, we provide structural engineering for projects in the areas of custom residential, production builder residential, multi-family residential, retail/commercial construction, churches, industrial facilities and warehouses. Dr. Bradford is a licensed Special Inspector (Threshold Inspector) in the State of Florida. He has been the Special Inspector for buildings involving a variety of structural systems.

Specialty Engineering

We provide specialty structural engineering

services such as controlled demolition and accessory structures. Our engineering projects include coastal construction projects involving high wind loading, wave loading, flooding, and scour analysis.

Forensic Engineering

In the area of forensic engineering, we provide structural engineering failure investigations, feasibility assessments, structural failure/collapse analysis reports, and Building Code assessments. Further, we provide construction documents for facilitating rehabilitation/repairs of damaged structures. We have significant experience with fire, wind, vehicular impact, subsidence, water, insects, improper design, and faulty construction.

Litigation Support

Dr. Bradford is a certified Neutral Evaluator for Sinkhole disputes in the State of Florida. Dr. Bradford has worked on approximately 250 projects involving insurance claims. He has also testified as an expert witness in court, by deposition, in mediation, and in non-binding arbitration.

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RELEVANT EXPERIENCE

New Construction – Structural Engineer of Record (Sample Projects)

- Homes by Westbay – Multiple Locations, Florida (2011 – Current)
Structural Engineer of Record for numerous single family residential new construction projects. Approximately 30-50 projects per month.
- Gulf Bay Builders – Multiple Locations, Florida (2015 – 2023)
Structural Engineer of Record for numerous multifamily 2 and 3 story residential new construction projects.
- David Weekly Townhomes – Multiple Locations, Florida (2015 – 2020)
Structural Engineer of Record for numerous multifamily 2 and 3 story residential new construction projects
- Florida Avenue Lofts – Tampa, Florida (2016 – 2019)
Structural Engineer of Record and Threshold Inspector for construction of new 5 story reinforced concrete and masonry multi-family building.
- Oleander Triplex – Osceola County, Florida (2020)
Structural Engineer of Record for multifamily 2 story residential new construction townhome project.
- First Financial Office – Tampa, Florida (2021 – 2024)
Structural Engineer of Record for 3 story new construction commercial building.
- St. Mark Coptic Church – Ft. Myers, Florida (2016 – 2019)
Structural Engineer of Record for multi-story new tilt-wall concrete church building.
- First Baptist Church – St. Petersburg, Florida (2019)
Structural Engineer of Record for multi-story pre-engineered metal building addition to existing church complex.

Forensic Engineering (Sample Projects)

- Perfecto Garcia – Wilder Architecture (2018)
Forensic Structural Assessment. Engineer of Record for Rebuild. Threshold Inspector.
Full rehabilitation of four-story cigar factory. Structural rehabilitation and development of new internal structural steel framing system to replace original internal wood framing.
- Lotus Landing – Left Coast Construction (2010 – current)
Forensic Structural Assessment. Engineer of Record for Rebuild.
Rehabilitation of multiple landings/balconies/chimneys in (20) multi-story apartment buildings
- Bay Colony Apartments – Design Collaborative (2025)
Forensic Structural Assessment. Engineer of Record for Rebuild.
Fire Damage related repairs and building code upgrades to existing 2 story apartment building.
- Treehouse Church Renovations – Aha Architecture (2023)
Forensic Structural Assessment. Engineer of Record for Rebuild. Threshold Inspector.
Rehabilitation of existing multi-story historic church exhibiting age related deterioration.

- Isles at Millenia – Rios Architecture (2020)
 Forensic Structural Assessment. Engineer of Record for Rebuild.
 Fire damage to three-story apartment buildings
- Calais Park Apartment – Rios Architecture (2020)
 Forensic Structural Assessment. Engineer of Record for Rebuild.
 Fire damage to two-story apartment buildings
- Argos Bldg ER01 – Argos (2020)
 Forensic Structural Assessment. Engineer of Record for Rebuild.
 Rehabilitation of existing roof deck for new rooftop units
- Pro Health Clinic – Arvanitis (2020)
 Forensic Structural Assessment. Engineer of Record for Rebuild.
 Rehabilitation and renovation of existing one-story office
- 2234 E 7th Ave – Parasol Properties (2021)
 Forensic Structural Assessment. Engineer of Record for Rebuild.
 Rehabilitation and renovation of existing historic two-story brick office building with severe age related deterioration.
- Atlas Building – Wolfe Architecture (2019)
 Forensic Structural Assessment. Engineer of Record for Rebuild.
 Evaluation of construction defects in two-story office building
- Commodores Cove Condos – MW Architecture (2018)
 Forensic Structural Assessment. Engineer of Record for Rebuild.
 Rehabilitation of moisture intrusion/window replacements
- Catalent Pharma Renovations – PPT (2019)
 Forensic Structural Assessment. Engineer of Record for Rebuild.
 Renovations to existing two-story industrial facility
- 1202 N Howard Cigar Factory – DLW Architects (2019)
 Forensic Structural Assessment.
 Structural assessment of significant deterioration in existing historic four-story cigar factory
- Solid Waste Buildings – City of Tampa (2019)
 Forensic Structural Assessment.
 Evaluation and structural rehabilitation of multiple existing one-story industrial building
- Tampa Police Department – City of Tampa (2012 - 2014)
 Forensic Structural Assessment.
 Evaluation and structural rehabilitation recommendations for hurricane/flood load strengthening of 10 police stations throughout the City of Tampa.
- Tampa Fire Department – City of Tampa (2012 - 2014)
 Forensic Structural Assessment.
 Evaluation and structural rehabilitation recommendations for hurricane/flood load strengthening of 40 police stations throughout the City of Tampa.
- Tampa Police/Fire Department – City of Tampa (2021 - 2022)
 Forensic Structural Assessment. Engineer of Record for Repairs.
 Evaluation and structural rehabilitation recommendations for structural damaged 911 call center.
 Reinforced concrete and masonry building.

- Teco Boiler #6 Demolition – Kimmins Contracting (2016)
Forensic Structural Assessment. Engineer of Record for Demolition.
Development of Controlled Demolition program of existing severely deteriorated twenty-story industrial facility. Oversight of demolition process.
- Salt Warehouse, Port Tampa – Kimmins Contracting (2016)
Forensic Structural Assessment.
Controlled partial demolition of existing precast roof panels
- McFarland Park Gazebo, Tampa Parks Department – City of Tampa (2016)
Forensic Structural Assessment. Engineer of Record for Rebuild.
Evaluation and structural rehabilitation of existing 100 year old historic gazebo building in West Tampa.
- Jose Marti Park Rehabilitation, Tampa Parks Department – City of Tampa (2013)
Forensic Structural Assessment. Engineer of Record for Rebuild.
Evaluation and structural rehabilitation of existing 100 year old historic park structures in Ybor City.
- 2301 N Albany Cigar Factory – DLW Architects (2022)
Forensic Structural Assessment.
Structural assessment of significant deterioration in existing historic four-story cigar factory
- 1906 N Armenia Cigar Factory – Ellis Van Pelt (2006)
Forensic Structural Assessment.
Structural assessment of significant deterioration in existing historic four-story cigar factory
- 900 N Howard Cigar Factory – Partners Asset Management (2022)
Forensic Structural Assessment.
Structural assessment of significant deterioration in existing historic four-story cigar factory

Threshold Inspections / Special Inspections (Sample Projects)

- Tampa Police Department Headquarters – Tampa (2026)
Threshold Inspector. Retrofit installation and repair of existing building skin panels on 10 story commercial office building.
- Danube Townhomes – Tampa (2026)
Threshold Inspector. New construction of a 4 story structural steel and CMU masonry residential multi-family building.
- Solid Waste Buildings – Tampa (2025)
Threshold Inspector. New construction of a 3 story structural steel and CMU masonry office building and connected 5 story precast concrete parking garage.
- Perfecto Garcia – Tampa (2023)
Threshold Inspector. Full rehabilitation of four-story cigar factory. Structural rehabilitation and development of new internal structural steel framing system to replace original internal wood framing.
- Treehouse Church Renovations – St Petersburg (2023)
Threshold Inspector. Full rehabilitation of large existing church building exhibiting severe deterioration of wood framing and brick masonry. Structural rehabilitation and development of new internal structural steel framing system to replace original internal wood framing.
- Florida Avenue Lofts – Tampa (2019)
Threshold Inspector. New construction of a 5 story structural steel, precast concrete and CMU masonry residential multi-family building.

- Vicente de Ybor, Jesuit HS – Tampa (2016)
Threshold Inspector. New construction of a large structural steel, reinforced concrete and CMU masonry church.

Litigation Support – Depositions, Expert Witness, Etc.

- Grace v. Frostproof Chamber of Commerce: Polk County, Florida (2026)
Expert Witness for Plaintiff
Building Code analysis of curb heights at public gazebo
- Walker v. Gulfcoast Marina: Pinellas County, Florida (2026)
Expert Witness for Defendant
Reverse engineering for collapse of chair in restaurant
- Indovina v. Royal Seafood: Jefferson Parish, LA (2025)
Expert Witness for Defendant
Flood related building collapse structural assessment
- Latif v. Don C Hughes, Contractor: Hillsborough County, Florida (2024)
Expert Witness for Plaintiff
Structural Damage Assessment – Seawall cap change violation of building code
- Four Mile Cove, LLC v. Studioplus LLC: Lee County, Florida (2023)
Expert Witness for Defendant
Structural Damage Assessment - Explore the causality of the issues present within the building
- Ruilova v. American Integrity Insurance: Hillsborough County, Florida (2022)
Expert Witness for Defendant
Structural Damage Assessment - Reviewed construction documents and performed an on-site assessment
- Urban Oaks Builders v. Gemini Insurance: Southern District of Texas, Houston Division (2021)
Expert Witness for Defendant
Structural evaluation of existing deteriorated conditions at 306 unit apartment building complex
- Kandola v. Homeowners Choice Insurance: Collier County, Florida (2020)
Expert Witness for Defendant
Structural Damage Assessment for Residence – Windstorm & Flood Damage
- Jimenez v. Citizens Insurance: Miami-Dade County, Florida (2017)
Expert Witness for Plaintiff
Neutral Evaluation Assessment for Residence – Sinkhole Damage
- Chaves v. Florida Peninsula Insurance: Hillsborough County, Florida (2016)
Expert Witness for Plaintiff
Assess the conditions of the existing buildings with reference to sinkhole statutes regarding structural damage.
- Huber v. Lake Palms Condo: Pinellas County, Florida (2016)
Expert Witness for Defendant
Assessment of existing non-compliant condo renovations:
- Miller Residence: Tampa, Florida (2025)
Expert Witness for Plaintiff
Structural Assessment - Hurricane related building collapse.

- Parrish Residence: Crystal Beach, Florida (2017)
Expert Witness for Plaintiff
Structural Assessment - Construction defects regarding renovations to single family residence

Insurance Claim Investigation Support

- State Farm Insurance: Multiple Claims, Multiple locations, Florida (2004 – 2025)
Forensic Structural Engineering Assessment Services related to wind damage claims (roof, cladding, structural), flood damage claims and deterioration/collapse claims.
- Mills Mehr & Associates Inc: Multiple locations, Florida (2019 – 2020)
 - Vasquez Metals, Tampa (2020)
Structural Damage Assessment for Commercial Building - Potential Collapse
 - Jankauskas Residence, Sanibel Island, Florida (2019)
Structural Damage Assessment for Residence - Windstorm Damage
 - 1913 W MLK Jr Street, Tampa, Florida (2019)
Structural Damage Assessment for Office Building- Windstorm Damage
- Florida Farm Bureau: Mt. Dora, Florida (2020)
Faria Residence
Structural Damage Assessment for Residence – Tree Impact Damage
- Curry Law Group, PA : St. Petersburg, Florida (2021)
Dormet Gourmet, Restaurant
Investigation of structural failure of metal awning that separated from a building, resulting in injury.

Neutral Evaluation – Structural Assessment for Sinkhole Claims

Certified Neutral Evaluator for the State of Florida (2011 – current)

- Conducted 3rd Party Sinkhole Assessments for the Court System to resolve ongoing disputes related to sinkhole claims
- Performed structural evaluation of existing sinkhole damaged buildings
- Reviewed Plaintiff and Defendant engineering documentation.
- American Security Insurance
 - Hernandez Residence: Pompano Beach, Florida (2015)
 - Smith Residence: Pompano Beach, Florida (2012)
 - Lopez Residence: Tampa, Florida (2012)
- Ark Royal Insurance
 - Miedema Residence: Cape Coral, Florida (2014-2015)
- ASI Assurance Corp
 - Diaz Residence: Cape Coral, Florida (2019)
- Balboa Insurance
 - Mon Residence: Miam, Florida (2012)
- Castle Key Insurance
 - Riley Residence: Tampa, Florida (2014)
 - Goenaga Residence: Tampa, Florida (2013)
 - Lockett Residence: Green Cove Springs, Florida (2013)

- Citizen Property Insurance
 - Alonso Residence: Tampa, Florida (2022)
 - Tsiouklas Residence: New Port Richey, Florida (2021)
 - Fernandez Residence: Lutz, Florida (2017)
 - Baum Residence: Hudson, Florida (2017)
 - Jimenez Residence: Miami, Florida (2016)
 - Williams Residence: Tampa, Florida (2015)
 - Roman Residence: Brandon, Florida (2014)
 - Marrero Residence: Spring Hill, Florida (2014)
 - King Residence: Tarpon Springs, Florida (2014)
 - Cortez Residence: Ft Lauderdale, Florida (2014)
 - Ramos Residence: Spring Hill, Florida (2013)
 - Neice Residence: New Port Richey, Florida (2013-2015)
 - Ramey Residence: Spring Hill, Florida (2013)
 - Szabo Residence: Spring Hill, Florida (2013)
 - Symonette Residence: Spring Hill, Florida (2013)
 - Drouin Residence: Spring Hill, Florida (2013)
 - King-Audette Residence: Spring Hill, Florida (2013)
 - Witt Residence: Spring Hill, Florida (2013)
 - Klein Residence: New Port Richey, Florida (2013)
 - Colello Residence: Hudson, Florida (2012)
 - Deluca Residence: Spring Hill, Florida (2012)
 - Tapscott Residence: St. Petersburg, Florida (2012)

- Federation National Insurance
 - Nardino Residence: Ocala, Florida (2015)
 - Gautreau Residence: Clearwater, Florida (2014)

- Florida Insurance Guaranty Assoc.
 - Smith Residence: Plantation, Florida (2015)
 - Pierre Residence: Ocala, Florida (2014)
 - Owen Residence: Valrico, Florida (2014)
 - Valachovic Residence: New Port Richey, Florida (2013)
 - Magrey Residence: Plant City, Florida (2013)
 - Jiminez Residence: Tampa, Florida (2012)

- Florida Family Insurance
 - Hynes Residence: Ocala, Florida (2014)

- Florida Peninsula Insurance
 - Rivera Residence: Tampa, Florida (2014)
 - Geada Residence: Tampa Florida (2012)

- Homeowners Choice Insurance
 - Coules Residence: Dunedin, Florida (2014)

- Liberty Mutual Insurance
 - Salerno Residence: Tarpon Springs, Florida (2013)
 - Geada Residence: Tampa Florida (2012)

- Nationwide Insurance
 - Hartjes Residence: Gainesville, Florida (2013)
 - Walke Residence: New Port Richey, Florida (2012)

- Prepared Insurance
 - Santiago Residence: Lakeland, Florida (2014-2015)

- St. John's Insurance
 - Murugappan Residence: Tampa, Florida (2013)
- Scottsdale Insurance
 - Neptune Enterprises: New Port Richey, Florida (2014-2015)
- Southern Fidelity Insurance
 - Rodriguez Residence: Tampa, Florida (2014)
 - Reyes Residence: Tampa, Florida (2017)
 - Franklin Residence: Tampa, Florida (2012)
 - Tinley Residence: Tampa, Florida (2012)
- State Farm
 - Lassi Residence: Winter Haven, Florida (2016)
 - Heimann Residence: New Port Richey, Florida (2013)
 - Burdick Residence: Spring Hill, Florida (2013)
 - Ramirez Residence: Kissimmee, Florida (2013)
 - Goetzke Residence: Longwood, Florida (2013)
 - Findlay Residence: Oviedo, Florida (2012)
 - Suchini Residence: Tampa, Florida (2012)
 - Fischbach Residence: Spring Hill, Florida (2012)
- Teachers Insurance
 - Dalton Residence: Spring Hill, Florida (2012)
- Tower Hill Insurance
 - Rivera Residence: Plant City, Florida (2013)