

# DAVID NEAGLEY, AIA, ARCHITECT

Architectural Design      Forensic Investigation      Reconstruction      Dispute Resolution  
CA Architect C-19305      NCARB Architect 72812      CA Contractor B735426  
WA Architect 7639      AZ Architect 37128      OR Architect 6177      NV Architect 7029  
858 456-1199      (fax: 858 456-4599)      [neagley@gmail.com](mailto:neagley@gmail.com)  
P.O. Box 2265      La Jolla, CA      92038-2265

## CURRICULUM VITAE

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Registered Architect (CA '88, WA '99, AZ '02, OR '12, NV '13, NCARB '12)

Forensic Investigator and Construction Industry Expert

Licensed General Contractor (CA, B735426, since 1997)

Contractors State License Board Arbitrator (since 1999)

San Diego Superior Court Construction Mediator (since 2001)

Neutral Forensic Investigator, Industry Expert, and DRB Panelist

## PROFESSIONAL EXPERTISE

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**David Neagley, AIA, Architect:** Over thirty years of architectural design and construction administration experience with all building types, including educational, medical, R&D, corporate, commercial, custom residential, multi-family housing, military and industrial projects, totaling over 9.2 million square feet. Specializing in use of durable, low maintenance materials such as stainless, copper, bronze, zinc, cement-fiber, plastics, composites, specialty sealants and industrial paints. *Recipient of the American Institute of Architects Foundation Award in 1983.*

**Building Reconstruction Specialist:** Reconstruction design, details and specifications focused on solving complex construction problems and developing effective repairs for commercial and institutional buildings. *Services include design for waterproofing, flashing, exterior finishes, roofs, decks, windows, and remediation of mold, wood rot, corrosion and structural damage.*

**Construction Industry Expert:** Visual inspection, intrusive testing, defect analysis, repair recommendations and forensic expert services for both plaintiff and defense parties. Specialized knowledge of construction materials, industry standards, code compliance, waterproofing, vapor transmission, exterior finishes, corrosion, condensation, ventilation, mold, wood rot, suspended ceilings, interior partitions, and structural issues. *Experience includes thousands of visual inspections and hundreds of intrusive tests for construction defect cases, including institutional, commercial and retail structures, housing developments and private homes.*

**Arbitrator, Mediator, Neutral Forensic Investigator, Third Party Expert:** Third-party neutral construction expert serving mediators, arbitrators and courts, and retained jointly by both plaintiff and defense parties. Specializing in complex construction disputes where resolution can be facilitated through clarification of technical issues and extensive case documents. *Experience includes complex, multi-party commercial and institutional cases with claims ranging from \$20M-\$150M.*

## **EDUCATION & TRAINING:**

Master of Architecture, University of Oregon, 1984.

Bachelor of Arts: Literature, Minor: Architecture, Revelle College, UC San Diego, 1980.

Mold Remediation Certification, Environmental Testing & Technology, 2000.

Home Improvement Certification, California Contractors State License Board, 1997.

Environmental Control Systems Teaching Fellowship, University of Oregon, 1983-84.

Solar Energy Center, Eugene, Oregon, Director, 1982-84

Mediator Credential, National Conflict Resolution Center, 2001.

Construction Defect Mediation, Straus Institute for ADR, Pepperdine School of Law, 2001.

Legal Process for Construction Industry, Institute of Conflict Management, 2000.

Construction Mediation Certification, Institute of Conflict Management, 1999.

Construction Arbitration Certification, Institute of Conflict Management, 1999.

Dispute Review Board Chairing, Dispute Resolution Board Foundation, 2003.

Dispute Review Board Administration, Dispute Resolution Board Foundation, 2003.

Construction Dispute Review Board Certification, Institute of Conflict Management, 1999.

## **CONSTRUCTION PROFESSIONAL ASSOCIATIONS:**

California Architect, #C19305, licensed since 1988.

Washington Architect, #7639, licensed since 1999.

Arizona Architect, #37128, licensed since 2002.

National Council of Architectural Registration Boards Certificate #72812, since 2011.

Oregon Architect, #6177, licensed since 2012.

Nevada Architect, #7029, licensed since 2013.

California General Contractor, #B735426, licensed since 1997 (inactive).

American Institute of Architects, member since 1984.

Forensic Expert Witness Association, member, 2008-10 Board Member, 2009-10 Secretary

Forensic Expert Witness Association, San Diego Chapter, member, 2008-10 Vice President

Forensic Consultants Association, member

American Architectural Manufacturers Association (AAMA), member 2009-10.

Building Industry Association, Construction Defect Litigation Reform Task Force, 2002-03.

Building Industry Association, Best Management Practices Committee, member 2003.

Precast Concrete Institute, member 2010-11.

## **DISPUTE RESOLUTION PROFESSIONAL ASSOCIATIONS:**

California Contractors State License Board, Arbitrator since 2003.

Association for Conflict Resolution, San Diego Chapter, President 2002, Bd Member 2001-03.

Arbitration Mediation & Conciliation Center, panel member.

National Conflict Resolution Center, construction mediation panel member.

American Bar Association, associate member.

San Diego Bar Association, associate member.

Dispute Review Board Foundation, member.

2009 DRBF Annual Conference Presenter: "Widespread Use of DRBs in Vertical Construction".

### **ARBITRATOR, CASE EXPERIENCE:**

Certified arbitrator for the construction industry, specializing in technical disputes related to building materials and processes. Arbitrated hearings and wrote binding awards for over 144 construction cases for private clients and the California Contractors State License Board (CSLB).

### **MEDIATOR, CASE EXPERIENCE:**

Credentialed mediator for the construction industry, handling over 22 construction cases for private clients, National Conflict Resolution Center, and the San Diego Superior Court Civil Mediation Program.

### **FORENSIC INVESTIGATION & CONSTRUCTION EXPERT EXPERIENCE:**

High School: New 30,000 sf, \$60M school with construction defect & delay issues, San Diego.

Agency Discrimination: Custom home with construction permit civil rights claim, Beverly Hills.

National Insurance Company Call Center: 60,000 sf, two-story open-plan office building with missing gypsum board, uninsulated mechanical ductwork, & fire-rating issues, Oregon.

Emergency Hospital: Construction defect & delay issues at a new \$80M, 86,000 sf expansion, with 315 change orders costing \$16M, 165 RFI's, 30 months of delay & \$5.5M in claims, LA.

University Recreation Center: Personal injury at a new \$60M, 104K sf basketball gymnasium.

Electric Substation Explosion: Shockwave & projectile damage to commercial bldgs, Las Vegas.

University Parking Structure: 9-floor, 250K sf parking structure w failed channel glass cladding.

Retail Kiosks: National consumer electronics company class-action vs. national retail company.

Premises Liability: Personal injury from construction-related sinkhole at a national hotel chain.

Elementary School: Seven building project with water vapor emission, concrete slab admixture, vapor barrier, grading, water table, resilient flooring & carpeting issues, Sacramento.

Condo Life-Safety: 3-story, 4-bldg, 114-unit condo complex with fire blocking removed, LA.

Public Library & Community Center: Four-building, 56,000 sf, \$48M LEED gold project with exterior finish, window, sliding door, water intrusion, delay and submittal issues, Bay Area.

Beach Condominiums: 9-building mixed-use project including 139 residential units, retail storefronts and elevated wood walkways with water intrusion, mold & corrosion issues, La Jolla.

Emergency Hospital: 172,000 sf medical facility with water leaks, flashing, stucco & window issues, \$400K/day loss of use, and full containments in active emergency rooms, Sacramento.

National Computer Software Call Center: 400,000 sf, two-story open-plan office building with suspended ceiling, soffit, lateral bracing, and interior partition issues, Springfield, Oregon.

Highrise Condominiums: Two 20-story residential towers (320 units total) with precast concrete cladding, vapor retarder, condensation, draftstop, drywall and water intrusion issues, Seattle.

Casino: 225,000 sf gaming facility with suspended ceiling, stucco, flashing, EIFS, exiting, framing, water intrusion, lateral bracing & potential \$650M loss of use issues, North California.

Medical Clinic: 2-story, 12,000 sf Veterans Administration cancer treatment center with flashing, window, roof, slab, stucco, water intrusion, mold and asbestos issues, Sacramento.

Nanotechnology Facility: 3-story, \$27M university research building with stucco, stone cladding, window flashing and water intrusion issues, Santa Barbara.

College Sports Facility: \$20M, 5-bldg athletic facility with delay & technical issues, San Diego

National Insurance Call Center: 250,000 sf office bldg with coating & corrosion issues, Poway.

Student Center: New 68,000 sf city college student center with seismic joint issues, San Jose.

High School: \$40-million, 153,000 sf, five-building high school stalled during construction with framing, ventilation, condensation, mold damage and delay issues, Santa Cruz.

Shopping Center: \$9M, 162,000 sf shopping center stalled during construction, Scottsdale, AZ.

Housing Class-Action: Siding & weather barrier issues at a 123 home development, Merced.

### **RECONSTRUCTION DESIGN EXPERIENCE:**

High School: 2,100 sf exterior walkway repair of water intrusion & wood rot issues, Escondido.

Office Building: 4-story, 250,000 sf office building repair of exterior insulation finish system (EIFS), window flashing, roofing, roof decks, parapets, flashing and sealants, San Diego.

Medical Offices: 4-story, 85,000 sf medical/dental/eye surgery building, reconstruction of marble tile cladding, weather barrier, stainless steel flashing, parapet, windows & walls, La Jolla.

Nightclub: Retroactive permit & ADA repairs at a 5,000 sf club cited by City Atty, San Diego.

Curtainwall Glazing: 15,000 sf glazing system sealant repair & replacement, Carmel Mountain.

Condos: Reconstruction of roofs, stairs, balconies, carports at 78 units in 14 bldgs, San Diego.

Seismic Retrofit: 1,660 sf addition & seismic retrofit at a 2-story tilt industrial bldg, Escondido.

Accessory Dwelling Unit: Retroactive permit for two 9-year old unpermitted units, Oceanside.

Beach Condominiums: \$2M reconstruction of balconies, roofs, guardrails, elevated walkways, windows, siding, mold & structural repairs at a 4-story, 106-unit oceanfront condo, La Jolla.

Beach Condominiums: \$70K emergency shoring and structural repairs at a 4-story ocean-front condo stair tower, with new vestibules, shear panels, flashing and dryrot repairs, Oceanside.

Condominiums: \$734K reconstruction of roofs, windows, balconies at 72 condos, Chino Hills.

Townhomes: 11 bldg, 120-unit reconstruction of roofs, skylights, stairs, balconies, Santee.

## **ARCHITECTURAL DESIGN EXPERIENCE:**

Price Student Center: New 160,000 sf, \$19M complex, w bookstore, theater & ballroom, UCSD.

Palomar College Bookstore: 11,000 sf, two-story expansion of existing bookstore, San Marcos.

Palomar College Classrooms: 7-bldg, 31,000 sf, \$530K classroom & lab remodel, San Marcos.

North Park Community Library: 5,000 sf addition w/ 1950's imagery & daylighting, San Diego.

Whittier Diabetes Institute: 20,000 sf, \$2.6M, 4-story Scripps Hospital research facility, La Jolla.

Chicano Community Health Center: 9,000 sf, 4-phase medical facility expansion, Barrio Logan.

Medical Testing Corporation: 45,000 sf, 2-story tilt-up & curtainwall R&D bldg, La Jolla.

Engineering R&D: 65,000 sf, 2-story tilt-up facility with 10,000 sf highbay, Sorrento Mesa.

County Social Services Department: 39,000 sf office in converted bowling alley, Lemon Grove.

Corporate Headquarters: 80,000 sf, three-story corporate office building project, Carlsbad Oaks.

Technology Headquarters: 160,000 sf, 1-story tilt-up light manufacturing facility, Sabre Springs.

Childcare Center: 7,000 sf, 12-bdrm residential crisis shelter project for abused children, Oregon.

Ronald McDonald House: 1,600 sf residential facility expansion, Childrens Hospital, San Diego.

Retail Center: Retroactive permit for a 1960's bldg using archaic fire assemblies, Pacific Beach.

Autozone: 5,000 sf site-adapted tenant improvements, Apple Valley, Redlands, Huntington Park.

Mission Creek Shopping Center: 64,000 sf, 1-story, grocery-anchored retail shell bldg, Santee.

Village Court: 92,600 sf, \$5M mixed-use earthquake reconstruction zone competition project, w retail, bank & motel uses around a 3-story parking structure capped with a public plaza, Whittier.

Beach House: \$9M, 4-lot ocean-front home cantilevered above the waves on retrofitted 160'-deep concrete caissons in an active landslide, with a break-away concrete seawall, Malibu.

East of Delight: 1,800 sf restaurant and commercial kitchen tenant improvement, San Diego.

Condominiums: \$75K retaining wall waterproofing & drainage reconstruction, Los Penasquitos.

R&D Headquarters: 60,000 sf, \$3M tilt-up office & manufacturing facility, Sorrento Mesa.

R&D Headquarters: 65,000 sf, \$1M tilt-up research & development facility, Sorrento Mesa.

View House: Three-story, 3,600 sf design-build expansion of 800 sf 1944-era cottage, La Jolla.

Apartment Conversion: 6-unit remodel, adding cantilevered balconies & french doors, La Jolla.

Blufftop Condominiums: Four 3,000 sf luxury homes on a 100'x100' beachfront lot, Oceanside.

Desert Hotel: Roof, balcony, railing, fire wall & EIFS finish reconstruction, Desert Hot Springs.

Hotel Expansion & Renovation: 16,000 sf, \$1.2-million, 2-story addition of lobby, porte-cochere, main entry, dining room, kitchen and 11 guestroom suites, Carlsbad.

Residential Pavilion: 1,005 sf guest house project with inverted scissor truss roof, concealed roof beams, curved interior walls, 18' high inclined glass exterior wall & 20' native boulders, Poway.

Bridge House: 1,350 sf design-build custom home w main living spaces spanning 36' clear over natural ravine & seasonal stream, w wood floor trusses & 11' stepped footings, Cougar Canyon.

Luxury Ranch: 6500 sf addition project, with master bedroom suite, theater, wine cellar, equestrian stable, heliport and 150' trellis extension on 30 rural acres, Daley Ranch.

Jewelbox: 1,560 sf renovation project, with new construction enclosing and supporting a dilapidated but historically significant pioneer home at the foot of Palomar Mountain.

Historic Adaptive Re-use: Renovation of historic three-story ocean-view brick residence as new corporate office space, with new windows, french doors and balconies, Prospect Street, La Jolla.

Daycare Facility: 400 sf addition to existing daycare center, with trellised outdoor activity area.

History Museum: 1865 pioneer farmhouse and river-front orchard restored and adapted as regional history museum, Eugene, Oregon.

Civic Master Plan: City-wide reorganization of seven elementary, middle and high school campuses, community center, police and fire department facilities, Coronado.

Senior Care Facility: 38,000 sf intermediate care and skilled nursing facility project, Encinitas.

Church of the Nativity: 500-seat church, 2,500 sf administration hall, secondary school, dining commons, gymnasium, parish hall and chapel, Rancho Santa Fe.

Convention & Visitors Bureau: New 650 sf tenant improvement at Horton Plaza, San Diego.