

DAVID NEAGLEY, ARCHITECT

Architectural Design Forensic Investigation Reconstruction Construction Industry Expert
California Architect C19305 Washington Architect 7639 Nevada Architect 7029
(858) 354-8070 www.ConstructionTech.US neagley@gmail.com

CURRICULUM VITAE



Registered Architect: CA (1988), WA ('99-'24), NCARB ('11-'23), OR ('12-'23), NV (*since '13*), AZ ('02-'23), HI ('16-'22), IA ('19-'21), ID ('17-'20).

Forensic Investigator and Construction Industry Expert

Licensed General Contractor (CA B735426, 1997-2023)

Contractors State License Board Arbitrator (1999-2015)

San Diego Superior Court Construction Mediator (2006-2015)

Neutral Forensic Investigator, Industry Expert, and DRB Panelist

PROFESSIONAL EXPERTISE

David Neagley, AIA, Architect: More than forty 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 45 million square feet. Emphasizing use of durable, low maintenance materials including stainless, copper, bronze, zinc, cement-fiber, plastics, composites, specialty sealants & 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 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 that require thorough understanding and clarification of technical issues and extensive case documents. *Experience includes more than 112 complex, multi-party commercial and institutional cases with claims ranging up to \$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 LICENSING & ASSOCIATIONS:

California Architect, #C19305, licensed since 1988.

Washington Architect, #7639, licensed 1999-2024.

National Council of Architectural Registration Boards Certificate #72812, 2011-2023.

Oregon Architect, #6177, licensed 2012-2023.

Nevada Architect, #7029, licensed 2013-2024.

Arizona Architect, #37128, licensed 2002-2023.

Hawaii Architect, #AR17324, licensed 2016-2022.

Iowa Architect, #ARC07748, licensed 2019-2021.

Idaho Architect #AR986298, licensed 2017-2020.

California General Contractor, #B735426, licensed 1997-2023.

American Institute of Architects, member 1984-2023.

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, 1999-2015.

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, 2003-2015.

San Diego Superior Court, Construction Mediation Panel, mediator, 2001-2015.

Arbitration Mediation & Conciliation Center, panel member, 2002-2014.

National Conflict Resolution Center, construction mediation panel member, 2004-2015.

Association for Conflict Resolution, San Diego Chapter, President '02, Board Member '01-'03.

American Bar Association, associate member, 2004-2015.

San Diego Bar Association, associate member, 2001-2016.

Dispute Review Board Foundation, member 2004-2013.

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

CONSTRUCTION MEDIATOR & ARBITRATOR, CASE EXPERIENCE:

Mediated claims, and/or arbitrated hearings for over 165 construction cases, specializing in technical disputes related to building materials and processes:

Credentialed Construction Industry Mediator, San Diego Superior Court Civil Mediation Program and National Conflict Resolution Center (NCRC).

Certified Construction Industry Arbitrator, California Contractors State License Board (CSLB).

FORENSIC INVESTIGATION & CONSTRUCTION EXPERT EXPERIENCE:

World Headquarters: New 700,000 sf, 4-story corporate office building with claims related to industry standards, specifications, reinforcing, mockups, and concrete finish standards for Cast-in-Place, Class A, As Cast, Smooth Form, Exposed Concrete & Architectural Concrete, Beaverton, OR.

Exterior Siding: \$5.2M siding installation at a 191K sf, 6-building, 520-unit apartment project with claims regarding siding quantity, substitutions, penetrations and payment, Long Beach, CA.

Mold Contamination: New home with mold contamination & remediation issues, San Diego.

Habitability: Multiply homes on a rural property with claims re permits, habitability, San Diego.

Siding Project: New 7,230 sf luxury home with claims re siding installation, La Jolla.

Medical Clinic: 6,700 sf addition to an existing clinic & outpatient facility with mechanical system issues, San Diego.

Mixed-Use Building: Construction issues at a 42-unit residential/commercial building, Glendale.

Historic Office Building: Historic 5-story, 40,000 sf 1949 office building with water intrusion, elevator and mechanical issues, South Central Los Angeles.

Commercial Office Building: New 6-story, 57,000 sf office building including 4 floors of parking with water intrusion, mechanical piping, window and door issues, Los Angeles.

Car Dealership: Water intrusion and expansion joint claims at a new dealership, Bay Area.

Excavation Damage: Damage to a historic 1,500 sf, 2-story 1928 home due to excavation and soil compaction for a neighboring multi-unit residential structure on the beach, Oceanside.

View Access: View impairment due to new construction at a coastal community, Dana Point.

Mixed-Use Center: New 4-story complex with 30 residential units and commercial kitchen and restaurant, with elevated walkway, paint, door, window & weatherproofing claims, Chula Vista.

Casino: \$35M casino gaming hall project with multi-\$M claims re change orders and structural support of framing, utilities & finishes, with successful arbitration finding on all counts, Idaho

Hospital: New 5-story hospital with water intrusion, insulation and siding claims, Oregon.

View Obstruction: View impairment due to construction at a coastal community, Laguna Hills.

Airport Rental Car Center: New 2M sf, \$316M, 5K car facility with expansion joint claims, San Diego Lindbergh Field.

Ocean View Deck: Correction of Civil Penalty Notice & Order for non-compliant view deck constructed without permits within side setback, rear setback and slope easement, La Jolla.

New Hotel: A new four-story, 88-room hotel with delay & construction issues, Hood River.

Medical Center: Personal injury claim related to sidewalk, driveway and curb issues at a 375-bed hospital, Los Angeles.

New Hotel: A new five-story, 184-room hotel with delay & water intrusion issues, San Diego.

Bayfront Hotel: A remodeled 252-room hotel with exterior EIFS finish system issues, SF.

Commercial Garage & Loading Dock: Reconfiguration of post-tensioned concrete structural beams, fire protection, plumbing, electrical and communication utilities to provide additional clear height for truck access at a 25,000 sf garage in a \$475M shopping center complex, LA.

Residential Highrise: 23-story, 280,000 sf residential condominium complex with roofing, waterproofing, drainage, planter, canopy, swimming pool and concrete panel issues, San Diego.

Dental Clinic: 860 sf, 1-story dental surgery, lab & office suite with water intrusion, mold contamination, roof/plumbing leaks, & improper isolation of mold remediation work, San Diego.

Structural Collapse: 2-story retail store with 1,200 sf upper floor joist framing system collapse resulting from inadequate construction, water intrusion and significant live loads, San Diego.

High School: 30K sf, three-story, \$7M historic 1906 high school reconstruction project with rain intrusion, mold, dryrot & water damage from failure to protect construction work, San Francisco.

Manufacturing Facility: 500,000 sf semiconductor fabrication cleanroom with air filtration system construction material compatibility issues.

Hospital: New 500,000 sf, 5-story hospital and emergency department with water intrusion resulting from design & construction issues at roofs, windows and exterior finishes, San Diego.

Beachfront Excavation: Continuous vibration & ground movement monitoring during pile-driving, excavation & retaining wall construction at a \$35M ocean-front custom home, Del Mar.

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

National Insurance Company: 60,000 sf, two-story open-plan office building with issues related to interior partitions, mechanical ductwork insulation, & fire-ratings, Oregon.

Hospital: Construction defect issues at a new, 4-story, \$80M, 85,000 sf, 600-bed hospital expansion & remodel with new emergency department, including 300 change orders totaling \$16M, 160 RFI's, 3,000 defect issues, 30-month delay & \$6M claim, Los Angeles.

University Parking Structure: 9-floor, 250K sf oceanfront parking structure with failed channel glass cladding due to use of non-corrosion-resistant wire glass reinforcement, San Francisco.

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

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

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

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

Condo Life-Safety: 4-building, 114-unit, 3-story condominium complex with systemic omission of required fire-blocking during original construction, 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 Software Headquarters: 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, draft-stop, 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.

City College Student Center: New 68,000 sf 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 County.

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.

PERSONAL INJURY CASE & LIFE-SAFETY PROJECT EXPERIENCE

Head Injury: Retained 3/17/22 by attorney for plaintiff resident re head injury from falling portions of the concrete structure within an apartment building, Los Angeles, CA.

Motorcycle v. Trench Plate: Retained 3/11/22 by attorney for plaintiff motorcyclist estate re fatality resulting from improper trench plate installation on city street, Los Angeles, CA.

Exterior Stair Fall: Retained 3/1/22 by attorney re slip & fall injury at hotel exterior stair with improper handrail design & tread safety markings, & improper drainage onto stair. San Diego, CA.

Stair Fall: Retained 3/1/22 by attorney for defendant homeowner's insurance company re injuries resulting from a fall in an interior stair, Santa Clarita, CA.

Restroom Fall: Retained 1/18/22 by attorney for defendant Seafood City Market re fatal slip & fall injury in restroom, Chula Vista, CA.

Child Drowning: Retained 12/29/21 by attorney for plaintiff victim's family regarding inadequate pool enclosure that resulted in visiting child's drowning, Valley Center, CA.

Pedestrian Injury: Retained 12/10/21 by attorney for plaza pedestrian injured by improperly designed tree grate, Las Vegas, NV. Retained 12/xx/21 by plaintiff regarding shoulder injury due to defective tree grate and improper warning markings, Las Vegas, NV.

Pedestrian Injury: Retained 11/18/21 by attorney for defendant regarding vehicle injury at a shared apartment building driveway apron, Sherman Oaks, CA.

Eye Loss: Retained 11/18/21 by attorney for plaintiff regarding facial injury & eye loss due to improperly designed and constructed single-riser stair at a retail store, Glendale, CA.

Vehicle Fatality: Retained 8/11/21 by attorney for vehicle driver killed while entering a highway where a non-compliant 6' tall landscape hedge obscured view of oncoming traffic in a code-required Clear Sight Visibility Triangle, Gilmer, TX.

Ceiling Collapse: Retained 6/24/21 by attorney for apartment renter to address improper roof repairs that resulted in collapse of a shower ceiling collapse and significant head injuries at a 6-unit apartment building, Alhambra, CA.

Hand Laceration: Retained 6/23/21 by attorney for apartment renter with severe hand lacerations from a casement window that had been improperly screwed closed by maintenance personnel when installing window screens, La Brea, CA.

Construction Collapse: Retained 3/17/20 by attorney for defendant School District re injuries sustained by construction worker in a temporary classroom collapse during relocation, Newhall, CA.

Residential Premises Liability: Retained 1/18/20 by attorney for plaintiff renter re personal injuries sustained due to improper exterior stair design and construction, San Francisco, CA.

Community Premises Liability: Retained 1/17/20 by attorney for defendant resident re neighbor's personal injury sustained in fall due to construction materials in path of travel, Clark County, NV.

Commercial Premises Liability: Retained 12/5/19 by attorney for defendant construction materials

supplier re personal injuries sustained in a fall at a concrete washout facility, Los Angeles, CA.

Wall Collapse: Retained 9/5/19 by attorney for double personal injury case due to collapse of a classroom wall while under construction, San Francisco, CA.

Street Drainage Grate: Retained 8/7/19 by attorney for defendant City re injuries sustained when a bicyclist crashed due to wheel lodging in a street drainage grate, Inglewood, CA.

Residential Community Crosswalk: Retained 3/23/19 by attorney for defendant HOA of residential community where a young child was struck and killed in a crosswalk, California.

Roof Access Ladder: Retained 3/18/19 by attorney for retail center contractor re building repair person injury from a 1-story fall through a roof hatch from top of roof access ladder, Tucson, AZ.

Vehicle Collision with Store: Retained 1/28/19 by attorney for defendant architect of Big Box retail store re vehicle crash through safety bollards resulting in 3 deaths & multiple injuries, Pella, Iowa.

Fall From Window: Retained 1/18/19 by attorney for defendant maintenance company that modified 6th floor condominium window where a child subsequently fell & died, Los Angeles.

Hospital Entry Stair: Retained 10/22/18 by attorney for plaintiff building user injured in a fall on a non-compliant grand staircase in a new hospital lobby, Portland, Oregon.

Parking Lot Sinkhole: Retained 11/21/17 by attorney for plaintiff customer injured by stepping into a small sinkhole in the parking lot of a Big Box retail store, Carmel Ranch.

Glass Wall: Retained 9/6/17 by attorney for plaintiff customer with severe eye injuries from impact with unmarked full-height glass wall, Tustin.

Bicycle Lane: 8/11/17 by attorney for plaintiff cyclist injured at bike lane asphalt disrupted by a series of invasive tree roots, Aliso Viejo.

Hospital Emergency Entrance Curb: Retained 4/27/17 by attorney for defendant (County of LA) regarding injury from stepping from high curb into ambulance turnaround area.

Shopping Center: Retained 11/3/16 re injury & death from 4-story multi-person fall due to guardrail corrosion & improper repair at 4,000-space parking garage in 2M sf shopping mall, Honolulu.

Hotel Entry Stairs: Retained 4-6-15 by attorney for plaintiff re injuries resulting from improper exterior door, stairway & exit path design at a national hotel chain assembly hall, Newport Beach.

Rental Property Porch: Retained 5/9/14 by attorney for plaintiff with extensive head injuries from fall from a residential rental property front porch with inadequate guardrail height, San Diego.

University Basketball Court: Retained 8/20/13 by attorney for top 50 national architecture firm defendant re personal injuries at an indoor university gymnasium basketball court, Los Angeles.

Hotel Sinkhole: Retained 7/24/13 by attorney for plaintiff injured by falling into a sinkhole resulting from improper construction at national hotel chain property, Twentynine Palms.

Elementary School Window: Retained 12/14/11 by attorney for school district defendant regarding student injuries resulting from impact & breakage of a non-tempered classroom window, La Mesa.

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.

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

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

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

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

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

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

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

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

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.

ARCHITECTURAL DESIGN EXPERIENCE:

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

College Bookstore & Classrooms: 11,000 sf, two-story expansion of existing bookstore, plus a 7-bldg, 31,000 sf, \$530K classroom & lab remodel, San Marcos.

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

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

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.

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

Patient Family Care Center: 1,600 sf Children's Hospital residence facility expansion, San Diego.

National Automotive Chain: 5,000 sf site-adapt T.I.'s, Apple Valley, Redlands, Huntington Park.

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

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.

R&D Headquarters: 60,000 sf, \$3M tilt-up office & manufacturing facility, plus a 65,000 sf, \$1M tilt-up research & development facility, both in Sorrento Mesa.

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.

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.

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.

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

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

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.

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

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

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.

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

Condo Site Wall: \$75K retaining wall waterproofing & drainage repair, Los Penasquitos.

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.

Architecture projects includes work done with Kaplan/McLaughlin/Diaz; Bradshaw Bundy & Assoc; Austin Hansen Fehlman Group; Turpit & Partners Architects; AV Builder; Jim Hernandez & Assoc, Anthony-Taylor Consultants. 9-pg CV, 12/18/23.