

DAVID NEAGLEY, AIA

California Architect C-19305 Contractor B-735426 Washington Architect 7639 Arizona Architect 37128
Architecture Reconstruction Forensic Investigation Industry Expert
(858) 456-1199 fax: (858) 456-4599 cell: (858) 354-8070
dneagley@neutralsolutions.com www.neutralsolutions.com
P.O. Box 2265 La Jolla, CA 92038-2265

CURRICULUM VITAE



Registered Architect in California ('88), Arizona ('01) and Washington ('99), with over twenty-six years of design and construction administration experience.

Forensic Expert providing building inspection, intrusive testing, construction defect analysis, repair recommendations, reconstruction plans, and industry expert services.

Licensed General Contractor ('97) experienced with foundations, framing, utilities and finishes, specializing in steep slopes, hard rock, unusual requirements, unique designs and code restricted sites.

Contractors State License Board Arbitrator, credentialed San Diego Superior Court mediator, neutral forensic investigator, and shared third-party neutral expert for construction industry cases.

PROFESSIONAL EXPERTISE:

David Neagley, AIA, Architect: Architectural experience with most building types, including educational, medical, R&D, corporate, commercial, custom residential, multi-family housing, military and industrial projects, totaling over 5.4 million square feet. Use of low maintenance, long-lasting materials such as stainless steel, copper, bronze, zinc, plastics, composites, specialty sealants and industrial paints. Recipient of the American Institute of Architects Foundation Award in 1983. *Design projects include a \$9M ocean-front home located in an active landslide in Malibu; retroactive permitting of an existing 5,000 sf nightclub in San Diego; a mixed-use Pacific Beach apartment project using archaic fire protection assemblies; and design-build expansion of a 1944 cottage in Birdrock.*

Reconstruction Specialist: Building investigation and reconstruction design, details, specifications focused on identifying construction problems and developing effective repairs. Services include waterproofing, flashing, exterior finishes, roofs, decks, windows, and remediation of mold, dryrot, corrosion and structural damage. *Reconstruction projects include flashing, waterproofing and exterior repairs at a 4-story, 85,000 sf marble-clad medical building in La Jolla; a \$75K condo retaining wall and drainage system repair in Tierra Santa; and reconstruction of balconies, roofs, bridge walkways, windows, siding, and guardrails at a 30 year-old, 4-story, 104-unit oceanfront La Jolla condominium.*

Construction Industry Expert: Visual inspection, intrusive testing, repair recommendations and industry expert services for both plaintiff and defense. Specialized knowledge of construction materials, code compliance, industry standards, waterproofing, corrosion, ventilation, mold, dryrot and structural issues. Experience includes over 1358 inspections and over 730 intrusive tests for construction defect cases, including condominiums, housing developments, individual homes and commercial and institutional structures. *Investigations include a new 68,000 sf college student center with seismic movement joint issues in San Jose; a new \$40M, 153,000 sf 5-building high school damaged by condensation and mold during construction in Santa Cruz; a 240,000 sf office building with waterproofing and corrosion issues, water intrusion at new custom homes in Mission Bay, La Jolla and Malibu; a 4-story, 250,000 sf commercial building with roof and exterior finish damage in downtown San Diego; and a \$9M, 162,000 square foot shopping center stalled during construction in Scottsdale, Arizona.*

PROFESSIONAL PHILOSOPHY:

David Neagley, AIA, Architect was founded in 1988 to provide *architectural design services based on comprehensive understanding of construction materials and practices*. Practical knowledge has been gained through “hands-on” work in many construction trades, and through forensic inspection and destructive testing of damaged buildings. This understanding of how to identify and prevent building failure has been field-tested through detailing and specification of new and reconstruction projects.

Neutral Solutions was founded by David Neagley, AIA in 1999 to provide *construction dispute resolution services with working knowledge of design and construction*, as well as a background that relates directly to the experiences of each of the parties. In addition to over 20 years of architectural work providing “*the front line of dispute resolution*” between owners, contractors, subcontractors and agency officials, David Neagley is also familiar with each of the roles involved in the construction process through experience as a property developer, owner/builder, and general contractor.

Unique among construction professionals, David Neagley, AIA works as forensic investigator, design architect, industry expert and dispute resolution professional, with each area of expertise benefiting from knowledge gained in the others. Retained by developers, property owners, homeowner associations, architects, engineers, business owners, general contractors, subcontractors, and both plaintiff and defense counsel, he is familiar with legal cases ranging from small disputes to large multi-party cases.

EDUCATION & TRAINING:

Master of Architecture, *University of Oregon*, '84.

Bachelor of Arts: Literature, Minor: Architecture, *Revelle College, UC San Diego*, '80.

Mold Remediation Certification, *Environmental Testing & Technology*, '00.

Home Improvement Certification, *California Contractors State License Board*, '97.

Environmental Control Systems Teaching Fellowship, *University of Oregon*, '84.

Mediator Credential, *National Conflict Resolution Center*, '01.

Construction Defect Mediation, *Straus Institute for Dispute Resolution, Pepperdine School of Law*, '01.

Dispute Review Board Administration, *Dispute Resolution Board Foundation*, '03.

Dispute Review Board Chairing, *Dispute Resolution Board Foundation*, '03'

Legal Process for Construction Industry, *Institute of Conflict Management*, '00.

Construction Mediation Certification, *Institute of Conflict Management*, '99.

Construction Arbitration Certification, *Institute of Conflict Management*, '99.

Construction Dispute Review Board Certification, *Institute of Conflict Management*, '99.

ARCHITECTURE PROFESSIONAL ASSOCIATIONS:

American Institute of Architects, *member*

Forensic Consultants Association, *member*

Forensic Expert Witness Association, *member*

Building Industry Association, *Construction Defect Litigation Reform Task Force, member*, '02-'03.

Building Industry Association, *Best Management Practices Committee, member*, '03.

DISPUTE RESOLUTION PROFESSIONAL ASSOCIATIONS:

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

California Contractors State License Board, *arbitrator*, '03-'07.

Arbitration Mediation & Conciliation Center, *panel member*

National Conflict Resolution Center, *construction mediation panel member*

La Jolla Center for Dispute Resolution, *panel member*

Dispute Review Board Foundation, *member*

San Diego Bar Association, *associate member*

American Bar Association, *associate member*

EXPERT WITNESS CASE EXPERIENCE:

Construction industry expert for 26 cases involving 304 units (205 homes, 78 condos and 21 commercial buildings). These cases include 3 shared neutral cases, 11 defense cases and 12 plaintiff cases.

FORENSIC INVESTIGATION CASE EXPERIENCE:

Visual inspection, intrusive testing, reports, case preparation and litigation assistance for 22 additional cases involving 959 units (498 homes and 461 condos). *Combined experience includes 48 cases involving 1,240 living units total, with deposition and/or hearing testimony provided for 10 cases.*

ARBITRATION CASE EXPERIENCE:

Certified arbitrator for 69 construction cases for Contractors State License Board and private disputes.

MEDIATION CASE EXPERIENCE:

Credentialed mediator for 21 construction cases for San Diego Superior Court and private disputes.

RECONSTRUCTION PROJECT EXPERIENCE:

Paladion: Repair plans for a 4-story, 250,000 sf office building, including repair of exterior insulation finish system, roofing, roof decks, parapets, flashing, sealants and water intrusion remediation, downtown San Diego.

Pacific Center: Reconstruction of a 4-story, 85,000 sf marble-clad medical/dental building in La Jolla, including marble cladding, stainless steel flashing, and waterproofing at parapets, windows, and wall base.

Clubdominiums: \$2M phased reconstruction of balconies, roofs, guardrails, elevated walkways, windows, siding, mold & structural repairs at a 20 year-old, 4-story, 106-unit oceanfront La Jolla condo.

Coast Village: \$70K emergency shoring and repairs for a structurally damaged 4-story ocean-front condo stair tower, including new egress vestibules, smoke doors, shear panels, flashing and dryrot repairs, Oceanside.

Rolling Ridge: \$734K reconstruction of roofs, windows and balconies at 72 condo units, Chino Hills.

Colina: 120-unit, 11 bldg reconstruction of roofs, skylights, chimneys, stairs, walkways & balconies, Santee.

Mirasol: Reconstruction of roofs, stairs, balconies, walkways and carports for 78 units in 14 buildings, San Diego.

Canyon Villas: \$75K retaining wall waterproofing and drainage reconstruction project, Los Penasquitos.

Caliente Hotel: Reconstruction of roofs, balconies, railings, fire walls, and EIFS finish, Desert Hot Springs.

Iomega: Sealant replacement and repairs for an existing 15,000 sf curtainwall glazing system, Carmel Mountain.

Chlorco: 1660 sf addition and seismic retrofit to an existing 2-story tilt-up concrete industrial building, Escondido.

ARCHITECTURAL DESIGN PROJECT EXPERIENCE:

UCSD Price Student Center: 160,000 sf, \$19-million mixed-use project, including bookstore, theater and ballroom.

Palomar College Bookstore: 11,000 sf, two-story expansion of an existing facility, Cal State University San Marcos.

Seven Building Project: 31,000 sf, \$530,000 remodel of classrooms and labs, Cal State University San Marcos.

North Park Library: 5000 sf addition to a 1950's facility, adding daylight, security and flying roof forms.

Chicano Community Health Center: 9000 sf medical facility expansion in four phases, Barrio Logan, San Diego.

Whittier Institute: 20,000 sf, \$2.6 million, four-story diabetes research facility, Scripps Hospital, La Jolla.

Jasper Mountain Childcare Center: 7000 sf, 12-bedroom crisis shelter for abused children, with a 2500 sf atrium.

Ronald McDonald House: 1600 sf expansion of a residential care facility at Children's Hospital, San Diego.

Autozone: 5000 sf site-adapt conversion & tenant improvement, Apple Valley, Redlands and Huntington Park.

San Diego County Department of Social Services: 39,000 sf admin bldg in a former bowling alley, Lemon Grove.

Royal Scot Inn: 16,000 sf, \$1.2M, two-story addition of lobby, dining room, kitchen and 11 guest suites, Oceanside.

Ball Systems Engineering: 65,000 sf, two-story R&D facility, w/10,000 sf highbay & rolling cranes, Sorrento Mesa.

Vanderbilt Corporation: 80,000 sf, three-story corporate headquarters with central atrium, Carlsbad Oaks.

Sparta, Inc.: 45,000 sf, two-story tilt-up and curtainwall corporate headquarters and R&D facility, La Jolla.

Prospect Manor: Six-unit condominium remodeled with new windows, french doors, tile-roofed balconies, La Jolla.

North Pacific Condominiums: Four 3000 sf luxury homes on a terraced 100' x 100' beachfront lot, Oceanside.

Architecture and Reconstruction projects includes work done in assoc. w/ Kaplan/McLaughlin/Diaz; Bradshaw Bundy & Assoc; Austin Hansen Fehlman Group; Turpit & Partners Architects; AV Bldr; Jim Hernandez & Assoc, Anthony-Taylor Consultants. 3-pg Expert CV, 9/24/07