



PAUL A. JOELSON AIA, CSI--Architect and General Contractor

Paul Joelson AIA, a licensed architect, general contractor and certified building inspector, has specialized in the restoration design, reconstruction management and quality control consulting over the course of a 36 year career in the design profession and construction industry. With proven skills in forensic investigations and implementing solutions to problems, Mr. Joelson provides quality management and inspection services during new construction and rehabilitation of existing project. In addition, he provides condition assessments of distressed properties, development of repair plans, and construction management to implement repair and reconstruction to meet the requirements and budget of the client.

Mr. Joelson's expertise was gained first hand as a designer and draftsman, construction supervisor and craftsman building school and educational projects, retail stores, office buildings and tenant improvements and custom homes in the 70', 80's and early 90's. Clients have included the University of California, San Diego; the State of California, Department of Parks and Recreation; the U.S. Navy; the City of San Diego; major national retailers and shopping center owners; real estate developers; and condominium owners associations.

After the 1994 Northridge Earthquake, Mr. Joelson was a architect and team leader directing damage assessments, engineering studies, reconstruction planning and cost estimates on behalf of insurance companies and owners of severely damaged properties. The scope of the program included the assessment and reconstruction design to over 150 projects on behalf of Farmers, State Farm, Liberty Mutual, Continental, CNA, Prudential, TransAmerica, and AIG Insurance Companies between 1994 and 2002.

Mr. Joelson has discussed these experiences on radio talk shows, during interviews with media representatives, in educational seminars and industry sponsored forums pertaining to numerous architectural and construction topics, building forensics and causes of building envelope failures. In addition, he has provided seminars on these topics to members of the legal, insurance and construction professions.

PROFESSIONAL EXPERIENCE:

Joelson Vail Associates LLC—Architects / General Contractors / Forensic Consultants. Joint-venture member of combined architectural, construction management, and forensics consulting firm since 1996. In addition, President of P.A. Joelson & Co., Inc.—Construction & Development, continuously since 1984. Projects have included repairs to construction defects, building restoration, and construction of new shopping centers, retail stores, office buildings, multi-use complexes, public works, and residential projects.

Archimatics - Planning and Architecture. Project manager between 1983-84 provided client coordination, working drawings and specifications, administered project budgets and directed construction administration. Projects included multi-family residential, restaurants, retail stores and office interiors.

Michael Paul Construction Inc. Managing general partner between 1980-83, directed design/build and construction firm. Projects included retail stores, specialized military and

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educational projects including classrooms, university laboratories, medical and dental offices, hospital interiors, and computer rooms.

Paul W. McKim, AIA, Architect & Associates. Project manager between 1978-80 providing design, document production, structural detailing, and construction administration on major medical and health care facilities, city redevelopment projects, and office buildings. Coordinated consultants and development teams during construction document production and construction administration.

C and C Services Inc., Cucamonga, CA. Architectural and construction project manager with real estate developer and restaurant operations company between 1974-77. Assisted in site selection, budgeting, planning, building design, cost estimating, and production of construction documents for commercial, retail and restaurant sites. Scope included investigations and drawings for on and off-site improvements, buildings, restaurant interiors, and kitchen facilities. Projects were located throughout southern California.

Draftsman/designer for two San Diego architectural firms and an electrical engineering firm between 1970-74. Provided workings drawings on churches, military projects, multi-family, and office buildings.

EDUCATION:

San Diego State University—A.B. in Liberal Arts, 1971, Philosophy and English
Newschool of Architecture and Design, San Diego—Bachelor of Architecture, 2001

Additional Studies:

University of California, San Diego – Extension Studies in Architecture and Construction - 1973-74
San Diego State University – Extension Studies in Construction Practices and Technology - 1976-77
San Diego Community Colleges— Studies in Computers, Architecture, AutoCAD and Photography – 1989-94

CERTIFICATIONS AND MEMBERSHIPS:

- *Licensed Architect - States of California (C-23998) and Arizona (27627)*
- *Member-American Institute of Architects (AIA)*
- *Licensed General Building Contractor – P.A. Joelson, Inc. (B-454727-- California)*
- *Licensed General Building Contractor - Joelson/Vail Associates (B-740477-- California)*
- *Certified Accessibility Inspector and Plans Examiner-(0426540-21) International Code Council (ICC)*
- *Certified Building Inspector-(0426540-01 & 10) International Code Council (ICC)*
- *Member-Construction Specifications Institute (CSI)*
- *Member-Forensic Consultants Association-San Diego (FCA)*
- *Member- Forensic Expert Witness Association—Orange County/San Diego County*

JOELSON VAIL ASSOCIATES is a forensic consulting and construction management firm directed by two principals with over seventy years of combined experience managing projects throughout California and the southwest. The partners, Paul A. Joelson AIA and Peter C. Vail, each a recognized expert in his area of expertise, have combined their talents over fifteen years to build a team with proven technical and leadership skills that has gained the respect of its clients and peers.

The firm specializes in providing investigative and forensic services to attorneys, developers, contractors, architects and insurance companies. Services are provided during construction in the form of quality control inspections and during litigation in such matters as construction defect claims, contract disputes, personal injury claims and real estate disclosure. Project types include single family dwellings, industrial buildings, and mid-rise / high-rise multi-family and commercial projects. Issues investigated include construction failures and defects; building envelope leaks and mold; conditions not in compliance with building codes or building standards; disabled access; or performance and work product issues with architects or contractors. Below is an overview of the services offered and issues on which the firm consults:

CONSULTING AND FORENSIC SERVICES:

- Condition Assessments of Distressed Properties and Failed Systems
- During Real Estate Transactions—Due Diligence Investigations
- Building Code Analysis and Compliance Inspections
- Accessibility (ADA) Compliance Assessments
- Cost Estimating and Value Analysis for Repairs and New Construction
- Architectural Design and Project Specifications
- Permit Coordination with Public Agencies, i.e., Planning, Coastal, Zoning, Building, etc.
- Project Scheduling and Construction Management
- Personal Injury Claims and Safety Consulting
- Quality Control—Peer Reviews of Construction Documents and Work in Progress
- Project Close-out Inspections, Punch Lists and Warranty Surveillance
- Inspection and Assessment of Building Envelope Failures, i.e., roofs, sheet metal, windows, exterior finishes, decks, waterproofing, drainage systems, foundations, retaining walls, etc.

JOELSON VAIL ASSOCIATES consults on accessibility issues, under the direction of Paul A. Joelson AIA, Architect and ICBO/ICC Certified Building Inspector and Accessibility Inspector and Plans Examiner, as follows:

- Expert Witness to Attorneys, Insurance Companies and Property Owners;
- Property Inspections and Compliance Audits;
- Barrier Removal Analysis and Architectural Design, Plans And Permit Services;
- Cost Estimating and Value Engineering for Compliance Strategies;
- Inspection and Evaluation of Contractor's New Construction and Repairs;
- Coordination and Representation with Local Building and Planning Departments.

Design and Property Assessments are Performed in Terms of Compliance with the Following Codes and Standards:

- California Building Code—Title 24, (CBC 95, 98, 2001 and 2007);
- Americans with Disabilities Act Of 1990 (ADA);
- Federal Fair Housing Act (FHA);
- ICC/ANSI A-117.1-1998;
- International Building Code-2000, 2003 and 2006 (IBC).

Partial Client List:

- State of California Employment Development Department;
- San Diego Work Force Partnership;
- City of San Clemente, CA;
- San Diego Unified Port District;
- Fullerton Joint Union High School District, Fullerton, CA;
- San Diego Padres Baseball Club;
- Los Angeles Clippers;
- City of San Diego;
- Mandalay Bay Hotel & Casino, Las Vegas;
- Monte Carlo Hotel & Casino, Las Vegas;
- Ralph's Supermarkets, Southern California;
- Del Taco Restaurants, Southern California;
- Pizza Hut Restaurants, San Diego And Imperial Counties, CA;
- Subway Restaurants, Southern California;
- Frye's Electronics, Southern California;
- Grossmont Shopping Center, La Mesa, CA.

Building Types Include:

- Public Buildings and Schools;
- Shopping Centers, Retail Stores and Restaurants;
- Medical Buildings and Offices;
- Hotels, Multiple Family, Mixed-Use and Condominiums;
- Sports Arenas and Stadiums.