



PETER C. VAIL -- General & Concrete Contractor / Construction Manager

Mr. Vail is a project manager, estimator, and specialist in supervision, scheduling, quality control management and coordination of contractors. With over 33 years experience in the Southern California construction industry as a general contractor, concrete subcontractor, framing subcontractor, finish carpentry subcontractor, supervisor, carpenter, developer and expert witness. Project experience has included large single and multi-family residential developments, custom homes, apartments, industrial and a variety of commercial buildings types, such as shopping centers, offices buildings, tenant improvements and retail stores. Mr. Vail has furnished expert and forensic services to various government agencies including the Contractors State License Board for whom he sat on a committee, which developed testing procedures for the C-5 Carpentry trade classification.

PROFESSIONAL EXPERIENCE:

PRESIDENT - THE VAIL COMPANY, INC. and joint-venture partner in JOELSON VAIL ASSOCIATES—Architects, General Contractors & Forensic Consultants. Operating Continuously since being established in 1974 (The Vail Company, Inc.) as a general contracting and concrete and framing construction firm. Supervisory experience includes field activities: directing grading, excavating, site preparation and general building construction to include all pertinent trades to project completion. Skilled trade experience as a journeyman carpenter includes all forms of concrete and reinforcing steel in foundations and placement, structural wood framing, general and finish carpentry, structural steel framing and welding.

Between 1982 and 1991, was RMO and partner in Kesner Vail Concrete Construction, Inc. a separate concrete construction company which specialized in all phases of concrete construction to include production single and multi-family residential, commercial and industrial tilt-up, hillside caisson construction and building repairs, architectural flatwork and all forms of site concrete. Partner in charge of all field operations, scheduling, layout, form-setting, placement, and completion employing in excess of 400 men with annual sales exceeding \$20,000,000.

Since 1978, has been RMO in Vail Development Company, Inc., a family business involved in property management and real estate development.

CONSTRUCTION MANAGEMENT, FORENSIC & EXPERT SERVICES INCLUDE:

- 1) Project management to include cost estimating and value analysis, development of project time schedule and activity sequencing, bid coordination and material acquisitions, contract administration, site supervision and field inspections to completion.
- 2) Administration of plans, work, changes and discoveries during reconstruction between the design professionals, regulatory agencies, subcontractors, craftsman and owners.
- 3) Forensics and expert witness inspections, cost estimating and consulting regarding all phases of building and site concrete construction to include, foundations, retaining walls, post-tension and conventional slabs, curbs and gutters, general site work, tilt-up construction and concrete or masonry load bearing systems. Evaluate standards of care as rendered by concrete contractors.
- 4) Forensics and expert witness inspections pertaining to general building conditions, conformance of work to contract terms, codes and industry standards. Issuance of inspection reports with analysis of findings with recommendations, work scope, estimates and analysis. Evaluate standards of care of general contractors.

Certifications & Memberships:

- *American Concrete Institute Certified Concrete Field Testing Technician - Grade 1 ID # 918868*
- *Certified Building Inspector ID# 5050283-10 International Conference of Building Officials (ICBO/ ICC)*
- *Expert Witness for Industry Expert Program / Approved On-Site Negotiator -Contractor's State License Board*
- *Certificate in Construction Technology - Orange Coast College*
- *Certificate of Carpenters Apprenticeship Completion - CA Apprenticeship Council, Dept. of Industrial Relations*
- *President- The Vail Company, Inc. General Building (B), Concrete (C-8), & Carpentry (C-5) CSL# 293515 HIC*
- *Vice President -RMO (B) - Vail Development Inc. CSL# 532279*
- *Principal - Joelson Vail Associates - Contractors, Construction Managers & Consultants CSL# 740477*
- *Member - American Concrete Institute (ACI)*
- *Member- Forensic Consultants Association Orange County (FCAOC)*
- *Member-American Society of Professional Estimators*
- *Certified Professional Member- International Conference of Building Officials (ICBO)*
- *Certified Member- Association of Construction Inspectors*
- *Certified Construction Inspector (CCI)*
- *Certified Construction Project Manager (CCPM)*

JOELSON VAIL ASSOCIATES is a consulting and construction management firm directed by two principals with over sixty 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 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 in matters of litigation, disputes and insurance claims. Project types include single family, multi-family, industrial and commercial projects where the owners have experienced construction failures and defects; building envelope leaks and mold; conditions not in compliance with building codes or building standards; and/or performance problems with architects and/or the contractor(s). Services provided by the firm include site inspections; condition assessments of projects, either completed or in progress; and advise how to mitigate problems, complete projects and/or repair defective conditions. Below is an overview of the services offered and issues on which the firm consults:

CONSULTING SERVICES:

- Property Inspections and Condition Assessments
- 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—Reconstruction and New Construction
- Permit Coordination with Public Agencies, i.e., Planning, Coastal, Zoning, Building, etc.
- Project Scheduling and Maintenance
- 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, retaining walls, etc.

FIRM PRINCIPALS:

Peter Vail, a licensed contractor, concrete, and framing contractor, has a proven track record as a construction manager, director of construction and forensics consultant. Peter has completed numerous major projects for leading developers and retailers over the past twenty-five years as a general, concrete, and framing contractor. Mr. Vail's special trade and contracting experience includes site development and grading; all phases of concrete work, i.e., foundations, slabs, post-tension systems and off-site; structural steel framing systems; and all phases of carpentry—rough framing and finish. Client testimonials confirm his project's have been technically sound and properly built and according to plans, code, standards and their expectations. Projects completed include the foundations for over 20,000 living-units, both single and multi-family, and numerous custom homes and commercial projects throughout southern California. Mr. Vail regularly

consults to the California Contractor's State License Board and the Attorney General's office regarding contractor and industry quality control and standards of care issues as a member of the Industry Expert Program. In addition, he was a member of the committee that wrote the exam for the C-5 / Carpentry and Framing Contractor's license. His expertise in property assessments, cost estimating, project planning, and implementation are an essential asset to the JOELSON VAIL ASSOCIATES expert, consulting and assessment team.

Paul Joelson AIA, a licensed architect and general contractor, has specialized in the restoration design and reconstruction management for over twenty years. With proven skills in forensic investigations and implementing solutions to problems, Mr. Joelson provides condition assessments of distressed properties, development of repair plans, and management of the selected programs to meet the program needs and budget of the client. Mr. Joelson's expertise was gained first hand as designer, 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 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 issues and experiences on radio talk shows, interviews with media representatives, and 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 provides seminars on these topics to members of the legal, insurance and construction professions on a regular basis. Please call for more information.

JOELSON VAIL ASSOCIATES' successfully completed construction projects include reconstruction of industrial facilities, shopping centers, tenant improvements, sport facilities, and commercial and residential reconstruction and/or retrofit projects. Clients have included Boeing Aircraft Corporation; Paramount Pictures Corporation; Los Angeles Clippers Basketball Team; Los Angeles Kings Hockey Team; Fullerton Joint Union High School District; Specticor Management Group (SMG); commercial and residential property managers; and condominium homeowner's associations.

On construction claims as expert witnesses, client insurance companies have included Safeco, Farmer's Insurance Group, CNA, Liberty Mutual, Golden Eagle, Reliance, and Allstate Insurance companies. Successfully completed reconstruction and retrofit projects include major hillside and earthquake damage repairs to the Witt Residence in Bel Air, CA; reconstruction of the Flower Hill Mall in Del Mar, CA; the 10,000 s.f. Salcedo Residence in La Jolla Shores; and the Barstow Dental Office Building in San Diego. The firm recently completed, as the architect of record, the reroof, fire separation and exterior repairs to the 176-unit condominium project, Cardiff Cove in Cardiff, CA. Other recently completed assignments include due diligence inspections on behalf of Merit Property Management and the HOA at the 25-story Horizons-Twin Towers project in downtown San Diego during the transition of control from the developer, Bosa Development. In addition, for the developers of Turnberry Place in Las Vegas, the firm recently completed due diligence, quality control reviews, and condition assessments to facilitate the transfer of the first of four 40-story towers in the project to the control of the property manager and homeowner's association. For Ashbrook Communities of Carlsbad, CA, the firm recently

completed a contract to provide peer review and course of construction inspections during the development of a 100-unit project of single-family residences at Pasadera—PGA West in the Palm Springs area.

Our motto is, “stay on top of the assignment, stay on top of the schedule of events, have command of the issues, and communicate with and understand the goals of the client.” You can expect to receive a “real world” view from Joelson Vail Associates on the issues for a sensible cost.

We appreciate your consideration, and look forward to an opportunity where we may assist your firm and clients on their projects. Thank-you.

Disabled Access (ADA) Design, Consulting and Property Inspections

Joelson Vail Associates provides consulting services and property assessments on disabled access design, barrier removal strategies and code compliance under the direction of Paul A. Joelson AIA, CSI, ICC, an architect, and ICC certified building and accessibility inspector. Clients have included public agencies and property owners interested in providing self-assessments and/or those served with lawsuits by plaintiffs who claim discrimination due to an element(s) on their property is not in compliance with the California Building Code—Title 24 (Cal ADA), and/or the Americans with Disabilities Act of 1990 (ADA).

Commercial clients have included the following—Retail chains such as Ralph’s Supermarkets, Bed Bath and Beyond, Verizon Wireless, PG Auto Parts, and Frye’s Electronics; Restaurant chains, such as Pizza Hut, the Red Oak, Pizza Hut, Subway Sandwiches, Jack-in-the-Box, and Del Taco; Shopping centers including Grossmont Center in La Mesa and various Wal-Mart centers throughout San Diego County; and numerous property management companies and building owners who operate neighborhood commercial centers and professional office buildings throughout southern California. Insurance companies who have defended such claims on behalf of private property owners include Royal, Chubb, Hartford, Liberty Mutual, Golden Eagle, Century and Farmers.

Public works and government agencies represented have included, the San Diego Unified Port District, Fullerton Joint Unified High School District, and the City of San Clemente. Recently, the firm represented the consulting architects involved in the lawsuit regarding seating ratio’s and accessibility design compliance pertaining to the City of San Diego’s 1997 expansion of Qualcomm Stadium.

Current assignments include site assessments and code consultation with the San Diego Padres Baseball Club and City of San Diego on issues regarding the new Petco Park facility in downtown San Diego. In addition, the firm is currently providing plan review services and site assessments of proposed and recently constructed San Diego Workforce Partnership offices, a non-profit publicly funded organization, who provide job training and placement services in conjunction with the state Employment Development Department (EDD). Mr. Joelson is qualified and approved to inspect the State of California’s properties, owned and leased, as a ICC certified accessibility inspector and plans examiner.

In addition to litigation support, the firm provides architectural services which include compliance assessments, barrier removal design, and permit coordination services. Projects have included team stores, corporate facilities, coach’s offices and locker rooms for the Los Angeles Clippers, and similar team stores for the Los Angeles Kings. For the Fullerton Joint Union School District, the firm designed remodels and compliance retrofits of two football stadiums, conversion of an industrial arts building into mainstream classrooms, and modernization of gymnasiums including retractable seating at various school sites. Additional projects have included the design and/or retrofit of shopping centers, retail stores, restaurants and office tenant improvements to achieve access as required by law and for the public’s safety and convenience.

Typically, the issues entail the location and design of parking stalls and the loading zone, plus the count and mix; access from the parking and the public right-of-way to the building entrances including features such as walkways, ramps, stairs, handrails, and entry-exit door systems; in retail establishments, access to check stands, points of sale and transaction counters and aisle widths; access to and throughout restaurants and seating; access to and the design of public bathrooms and the associated fixtures; and access to a variety of elements and conveniences such as, public telephones; ATM machines; drinking fountains; elevators; condiment, sales and serving counters, etc.

Services may be offered on a two-fold basis—as consultants during litigation, and as architects providing design solutions and coordination of building permits to bring projects into compliance. Initial services include an evaluation of the project to assess the conditions as outlined in the plaintiff's complaint with general advice provided to the client of our preliminary findings. Post inspection services include a written report with photographs and CADD drawings which document existing conditions. Reports also include an analysis of the plaintiff's allegations, and an assessment whether or not the project is in compliance, and recommendations how compliance may be achieved. The firm's proposed design solutions are often incorporated into the terms of settlement between parties and the basis for any reconstruction deemed necessary.

If you have question, please do not hesitate to call. Thank-you for your inquiry.

Paul A. Joelson AIA, CSI
Architect
General Contractor
ICC Certified Building Inspector
ICC Certified Accessibility Inspector and Plans Examiner