



PAUL A. JOELSON AIA, CASp, CSI

Architect, General Contractor, Certified Access Specialist & Building Inspector



Mr. Joelson, a licensed architect, general contractor and certified building inspector, over the last 15 years has specialized in the Building Forensics, Failure Analysis, Reconstruction Design and Management, ADA Compliance Audits, and Quality Control Consulting.

Services have included Consulting and Expert Witness Services on the following issues—

- ADA Compliance in Civil Rights Litigation over Denial of Access;
- Building Envelope Failures and Construction Defects;
- Contract Disputes and Delay Claims over Architect, Developer, Builder and Subcontractor Performance;
- Disclosure in Real Estate Transactions;
- Plans and Engineering with Cost Estimates and Construction Management to Implement Reconstruction Programs.

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's, 80's and early 90's. Clients 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 an 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 including shopping centers, office buildings, multi-family and single family projects on behalf of Farmers, 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, as an AIA certified provider, Paul has provided Continuing Education seminars to licensed architects and construction professionals on ADA and state accessibility codes, design standards and issues of compliance raised in civil rights litigation over denial of access.

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PROFESSIONAL EXPERIENCE:

Joelson Vail Associates LLC—Architects / General Contractors / Forensic Consultants.

Since 1996, a joint-venture member of combined architectural, construction management, and forensics consulting firm specializing in Building Forensics and ADA Compliance.

P.A. Joelson & Co., Inc.—Construction & Development. President of continuously operating design and construction firm 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 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 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.

James Rodney Youngson AIA, Architect. Draftsman/designer between 1973-74 on 2-custom residential project and two ocean-front condominium projects in La Jolla, California.

John T. Sigurdson AIA and Associates. Draftsman/designer 1971-73 on new church sanctuary and multi-purpose building, professional office building and custom homes in San Diego County.

Brown and Zammitt Electrical Engineering. Draftsman between 1970-71 on assorted US Navy projects and corporate office buildings in San Diego County.

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EDUCATION:

San Diego State University— A.B. in Liberal Arts, 1971, Philosophy-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 Commercial
 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) by International Code Council (ICC)*
- *Certified Building Inspector-(0426540-01 & 10) by International Code Council (ICC)*
- *Certified Access Specialist—CASp Inspector—061 by California Division of State Architect (CA-DSA)*
- *Member-Construction Specifications Institute (CSI)*
- *Member-Forensic Consultants Association-San Diego (FCA)*
- *Member- Forensic Expert Witness Association (FEWA)—Orange County/San Diego County*



JOELSON VAIL ASSOCIATES LLC offers consulting services on ADA compliance and state building code accessibility issues, under the direction of Paul A. Joelson AIA, CASp. Mr. Joelson is uniquely qualified as a California and Arizona Licensed Architect, Certified Access Specialist (CASp) by the California Division of State Architect, and Certified Building Inspector and Accessibility Inspector and Plans Examiner by the International Code Council.

Under authority of Senate Bill 1608, as a CASp Inspector (#061), Mr. Joelson is authorized to provide certified inspection and reports accompanied by watermarked and numbered certificates of compliance upon completion of recommendations to correct observed items of non-compliance. The goal of the state sponsored program is to provide special benefits to property owners to either prevent litigation or streamline a disabled access lawsuit to contain costs by mandating a stay and directing the parties to meet in an early evaluation conference.

Joelson Vail Associates LLC offers the following Accessibility Compliance services:

- CASp Certified Accessibility Compliance Audits to Private and Public Clients;
- Property Inspections, Inspection Reports and Compliance Recommendations;
- Transition Plans for Public Entities Covered by Title II;
- Expert Witness to Attorneys on Behalf of Public Entities and Private Businesses;
- Peer Review of Architectural Plans—Consulting on Strategies for Compliance;
- Barrier Removal Design, Plans and Permit Services;
- Cost Estimating and Value Engineering for Compliance Strategies;
- Third Party Inspections of New Construction and Alterations;
- Coordination and Representation with Local Building and Planning Departments.

Joelson Vail Associates LLC consults on the following Accessibility Codes & Standards:

- California Building Code—Title 24, (CBC 95, 98, 2001 and 2007);
- Uniform Building Code—Legacy Codes through 1997;
- Americans with Disabilities Act Of 1990 (ADA) and ADAAG-94, Supplements (1998—2002), and ADA/ABA Guidelines—2004;
- Federal Fair Housing Act (FHA);
- ICC/ANSI A-117.1-1998 and 2003;
- International Building Code-2000, 2003 and 2006 (IBC).

Accessibility Compliance Services (Continued)

Partial Client List:

- State of California Employment Development Department;
- San Diego Work Force Partnership;
- City of San Marcos, CA;
- City of San Clemente, CA;
- San Diego Unified Port District;
- Helix Water District, La Mesa California;
- 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;
- Public Schools and Grounds;
- City Parks and Recreation Facilities;
- Park and School Playgrounds;
- Public Campgrounds;
- Swimming Pools;
- Health Clubs and Gyms;
- Lakes—Boating and Fishing Facilities;
- Shopping Centers--Retail Stores and Food Courts;
- Restaurants and Bars;
- Medical Buildings and Suites;
- General Office Buildings and Suites;
- Hotels and Casino Facilities;
- Multiple Family—Apartment Buildings;
- Mixed-Use and Condominiums;
- Sports Arenas and Public Sports Stadiums.



JOELSON VAIL ASSOCIATES is a forensic consulting and construction management firm directed by two principals with over seventy-five 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., curtain walls, roofs, sheet metal, windows, doors, exterior finishes, decks, waterproofing, drainage systems, foundations, retaining walls, etc.



PARTIAL LIST OF CLIENT LAW FIRMS

Yunker & Schneider
San Diego, CA.

Kring & Chung
San Diego and Irvine, CA

Morris, Polich, & Purdy
Los Angeles & Orange County, Ca

Prenovost, Normandin, Bergh & Dawe
Santa Ana, CA

Rockwood & Noziska
San Diego, CA

Berger Kahn
Irvine & Los Angeles

Borton, Petrini & Conron
Los Angeles, Newport Beach & San Bernardino

Gordon & Rees
San Diego, CA

Gray, Cary, Ware & Freidenrich
San Diego, CA

Kolodny & Pressman
San Diego, CA

Law Office of D. Reid Garrey
Scottsdale, AZ

Schreck Brignon
Las Vegas, NV

Laskero and Associates
San Diego & Santa Ana, CA

Murchison & Cumming
Los Angeles, CA

Law Office of Ron Stormoen
San Diego, CA

Law Office of Vivian Schwartz
San Diego, CA

Endeman, Lincoln Turek & Heater
San Diego, CA

Law Office of Richard Wianecki
Orange, CA

Law Office of James Greer
Del Mar, CA

Smith, Larson & Wixom
Las Vegas, NV

Lewis, D'Amato, Brisbois & Bisgaard
San Diego & San Bernardino, CA

Gordon & Holmes
San Diego, CA

Law Office of James Zurawski
Orange, CA

Simpson, Delmore & Greene
San Diego, CA

Shifflet, Walters, Kane & Konoske
San Diego, CA

Hollins & Schechter
Santa Ana, CA

Ault, Deuprey, Jones & Gorman
San Diego, CA

Wilson, Elser, Moskowitz, Edelman & Dicker
Los Angeles, CA

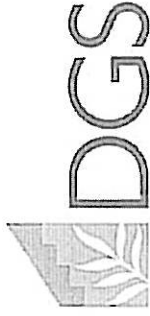
Neil, Dymott, Perkins, Brown & Frank
San Diego, CA

Wingert, Grebing, Brubaker & Ryan
San Diego, CA



STATE OF CALIFORNIA • DEPARTMENT OF GENERAL SERVICES

DIVISION OF THE STATE ARCHITECT



This is to verify that

Paul Joelson

Having given satisfactory demonstration of competence of the laws and regulations mandating non-discriminating access to the built environment by persons with disabilities, is hereby granted status as a

Certified Access Specialist

Certification No: CASp-061

David F. Thorman, AIA
STATE ARCHITECT



Certification Date: April 28, 2009
Expiration Date: April 28, 2012