

**THOMAS G. ALBERS, SR., NCARB, AIA, RCI**

## **SUMMARY**

52 years experience in the Architectural and Construction industries complete architectural services plus special construction related activities including monitoring of construction for lenders, existing facility analysis and code compliance evaluations.

34 years specialized experience as a Construction Technology & Forensic Consultant to the legal profession, institutions, corporations, sureties, insurers, owners in resolving construction distress, property damage and personal injury matters. Projects involved building construction, highways, bridges, marine docks, aircraft hangars, pipelines, treatment plants, fuel depots and aerospace launch facilities, code compliance deficiencies, design errors & omissions, hurricane damage assessments, water intrusion diagnostics, roofing failures, etc..

Mr. Albers has testified in local, state & federal courts and military court of claims as expert witness. Matters included Building/Safety Code Compliance, Roofing Failures, Surety Bond Defaults, Property and Casualty Claims, Water Intrusion Causation, Stucco & EIFS Delamination, Mold Causation, Window Failures, Delay Damage Claims, Building Envelope Defects, Design Errors & Omissions.

## **EDUCATION**

B.S. in Architecture, College of DAAP, University of Cincinnati, Ohio  
Continuing Education studies in the USA, South America, Europe and the Mediterranean

## **LICENSES & MEMBERSHIPS**

National Council of Architectural Registration Boards  
Registered Architect, State of Florida 1973  
Certified General Contractor, State of Florida 1981  
Emeritus Member of American Institute of Architects (AIA)  
Past Member of Roof Consultants Institute (RCI)

## **PUBLICATIONS/AWARDS**

- Design Honor Award – “Gibson’s 4th 5th Gallery” - Cincinnati Chapter AIA, 1972
- Publication – “Selling Design to Businesses” – - The Cincinnati Enquirer, 1971, featuring Provident Bank, Springdale, Ohio
- Design-merit Award – “Kingslake Retirement Community Clubhouse”, DeBary, FL, 1990
- “Moisture and Mold in the Building Envelope” – 13th Annual NE Surety And Fidelity Claims Conference, Atlantic City, 2002

## CAREER HISTORY

**ALBERS & ASSOCIATES, Orlando, Florida - Construction Technology Consultant** to the legal institutions, corporations, insurers, and owners in resolving construction distress, property damage and personal injury matters involving building construction, highways, bridges, marine docks, hangers, pipelines, code and design deficiencies, hurricane damage assessments, water intrusion matters, roofing failures, etc.

**Practicing Architect** responsible for marketing, presentations and contract negotiations. Managed and produced design development documents, construction documents and construction related activities.

### Major Projects

- Bataglia, Ross, Stolba, et al. - Bayfront Towers, St. Petersburg, Fl. - owner/contractor delay/damage litigation on 31 story mixed use condominium tower. (\$15MM)
- Maitland West, Maitland Center, Fl. - award winning office complex for The Travelers' E.B.S. Co., Texas Instruments and Corporate Group Services, Inc. (\$15MM).
- The Travelers - International Builders of Florida, Inc. - completion of Miami Beach City Hall; Miami Edison Sr. High School; South Miami Sr. High School; and U.S. Navy Jet Engine Test Cells, Jacksonville, Fl. (\$30MM)
- American Re-insurance Co. & Allstate Reinsurance Co. - Builder's Insurance Co., San Juan, Puerto Rico - investigation, claims handling and completion management involving 40 project defaults and 150 lawsuits throughout the island (\$500MM)

**D.T. CURRY & ASSOCIATES, INC., Orlando, Florida - Independent Contract Consultant** with Surety/Contract Consulting firm resolving surety default matters throughout the Southeast and Caribbean Isles covering all types of building construction, highways, pipelines, bridges, dams, hangars, underground utilities, treatment plants, fuel depots and aerospace launch facilities. Responsible for completion estimates, financial evaluations, completion negotiations, claims handling, claims preparation, completion administration and salvage recovery.

### Major Projects

- The Travelers - International Builders of Florida, Inc. - Completion of Miami Beach City Hall; Miami Edison Sr. High School; and U.S. Navy jet engine test cells, Jacksonville, Fl. (\$30MM).
- American Re-insurance Co. & Allstate Re-insurance Co. - Builder's Insurance Co., San Juan, Puerto Rico - investigation, claims handling and completion management involving 35 project defaults and 150 lawsuits throughout the island (\$150MM).
- Highlands Insurance Co. - Marsh & Daniels, Inc., - Completion of Guntersville, Alabama Hospital; Atmore, Alabama State Prison; & Culman County, Al. civic building (\$4MM).

**ABBREVIATED CHRONOLOGICAL LISTING OF PROJECTS  
INVOLVING SPECIAL CONSULTING SERVICES**

<u>CLIENT/ATTORNEY</u>	<u>PROJECT</u>	<u>SCOPE</u>
Highlands Insurance Company	Northbrook Apartments, St. Petersburg, Florida	<b>Surety Consultant</b> - Investigation, Analysis Claims Handling, Completion Management
The Travelers Indemnity Co. / Welbaum, Zook, Jones	Miami Beach City Hall, Miami Beach, Florida	<b>Surety Consultant</b> - Investigation, Analysis, Claims Handling, Completion Management
National Bonding Company	The Plaza Office Complex, St. Petersburg, Florida	<b>Surety Consultant</b> - Investigation and Analysis of Delay Damages
General Electric Co. / Dean Ringers, Morgan	Volusia Jai Alai Fronton, Daytona Beach, Florida	<b>Expert Witness</b> - Fire Damage/Code Violations
American Reinsurance Company	Condada Towers, San Juan, Puerto Rico	<b>Surety Consultant</b> - Investigation, Analysis, Claims Handling, Completion Management
Highlands Insurance Company	Indian River Hospital Vero Beach, Florida	<b>Surety Consultant</b> - Investigation and Analysis of Damage/Claim
City Bank of Miami	Northlake Apartments, Altamonte Springs, Florida	<b>Claim Consultant</b> - Analysis of Over Certification by A/E firm
Ohio Casualty	Shuttle Launch Pad, Cape Canaveral, Florida	<b>Surety Consultant</b> - Analysis of Shuttle Payload Hoist Damage Claims
Aetna Insurance	Shaw Air Force Base, Sumter, South Carolina	<b>Surety Consultant</b> - Investigation, Analysis Claims Handling, Completion Management
Bataggli, Ross, Stolba / Luis Stolba	Bayfront Towers, St. Petersburg, Florida	<b>Expert Witness</b> - Owner Delay/Damage Claim Against Contractor
Scott Cole Mechanical Const. Co / Auto Owners Insurance Company	Sanitary & Storm Sewers, Manatee & Hernando Counties	<b>Surety Consultant</b> - Investigation, Analysis Claims Handling, Completion Management
Steve Cole, Esquire	Cove Cay Condos, Clearwater, Florida	<b>Expert Witness</b> - Deficiencies in Drawings and Construction
American Fire & Casualty	Fuel Depot, Eglin Air Force Base, Ft. Walton Beach, Florida	<b>Surety Consultant</b> - Investigation Analysis Claims Handling, Completion Management
Philip Campbell, Esquire	City Parking Garage, Jacksonville, Florida	<b>Expert Witness</b> - Litigation between Contractor and Subcontractor
Randy's Electric-Stolba Englander, Conklin	The Promenade, Longboat Key, Florida	<b>Claim Consultant</b> - Subcontractor Damage Claim Against Contractor
Universal Studios/MCA / Ron Sikes, Esquire	Universal Studios Florida, Orlando, Florida	<b>Claim Consultant</b> - Owner/Architect Fee Litigation
Azzarelli Construction / Shumaker, Loop & Kendrick	Ehrlich Road, Tampa, Florida	<b>Claim Consultant</b> - Delay/Damage Claim Against Owner
Robert Westman / William Clifton	Schenck Residence, Cocoa, Florida	<b>Special Master</b> - Owner/Contractor Dispute Evaluation of Construction Deficiencies
Peeples Construction / Caven, Clark, Ray & Tucker	Grumman Aircraft Facilities, St. Augustine, Florida	<b>Claim Consultant - Expert Witness</b> - Contractor/Sub Delay/Damage Litigation
The Hardaway Co. / Shumaker, Loop & Kendrick	Skyway Bridge, Tampa, Florida	<b>Claim Consultant - Expert Witness</b> - Contractor/Sub Delay/Damage Litigation

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<u>CLIENT/ATTORNEY</u>	<u>PROJECT</u>	<u>SCOPE</u>
City of Altamonte Springs / Mike Warren	Public Safety Complex, Altamonte Springs, Florida	Expert Consultant - Moisture Reduction Study and Reroofing Specifications
Timberleaf Associates / Honigman, Miller, Schwartz	Timberleaf Communities, Orlando, Florida	Litigation Consultant - Demonstrative Evidences
Thomas F. Neal / Drage, DeBeaubien, Knight et al	Virginia DeAzuelo vs. Burdines, Orlando, Florida	Expert Witness - Deficiencies in Construction and Life Safety Code Violations
EGP Inc.	University of South Florida, Tampa, Florida	Claim Consultant - Water Intrusion and Microbial Contamination
Philip Campbell, Esq. / Shumaker, Loop & Kendrick	Leisure Days, Lakeland, Florida	Expert Witness - Investigation and Evaluation of Soil Settlement Damage
Amresco	Paragon Business Center, Boca Raton, Florida	Forensic Consultant - Repeat Spontaneous Explosion of Glass
Renee Stephens, Esq. / Dean, Ringers, Morgan, Lawton	Harris vs. Burger King, Lakeland, Florida	Expert Witness - Code and Design Deficiencies
Sea World / Dean, Ringers, Morgan, Lawton	Sea World vs. Tamms, Orlando, Florida	Expert Witness - Failure of Underwater Tank Linings in Whale Stadium
State Auto / Sherway / Williams, McGuire, Bragg & Williams	Sun Bank Building, Orlando, Florida	Forensic Consultant - Failure of EIFS System and Joint Sealant
Dean, Ringers, Morgan, Lawton	Cruz vs. Cucina Italian Restaurant, Miami, FL	Expert Witness - Fall from Roof, Code Compliance
Scott Sterling, Esquire	Pine Harbor Apartments, Orlando, Florida	Forensic Consultant - Code Compliance of Window Manufacturing and Installation
Northbrook Insurance Co.	Orange County Court House / Builders Risk, Orlando, Florida	Claim Consultant - Storm Damage Claim on Builders Risk Insurance
Robert Remis / Sanders, McEwan, Martinez	Ortega vs. Church Street Station, Orlando, Florida	Expert Witness - Code Compliance, Investigation of Safety Glazing
Horn Chandler Thomas	Century 21 Apartments, Orlando, Florida	Forensic Consultant - Investigation, Facility Analysis and Renovation Recommendations
Horn Chandler Thomas	Brookstone Apartments, Chapel Hill, North Carolina	Forensic Consultant - Investigation, Facility Analysis and Renovation Recommendations
Horn Chandler Thomas	Bentridge Apartments, Antioch, Tennessee	Forensic Consultant - Investigation, Facility Analysis and Renovation Recommendations
Sea World / Dean, Ringers, Morgan, Lawton	Weddle Construction vs. Sea World, Orlando, Florida	Claim Consultant - Contractor Forced Acceleration Claim against Owner.
Gaylon & Patty Black	Black Residence	Forensic Consultant - Investigation and Orlando, Florida Cures for water intrusion.
Ira & Patricia Strauss Glenn Siegel, Esquire	Strauss vs. Rick Thurkow Boca Grande, Florida	Claim Consultant - Cost to Construct Evaluation.
Dinsmore & Shohl	Encorp, Inc vs. KZF Pembroke Pines, Florida	Expert Witness - Failure of Aeration Duct System in Solid Waste Recycling Facility.
American Indemnity Williams, McGuire & Bragg	Ramshur Towers Melbourne, Florida	Surety Consultant - Contract Default and Defects in Membrane Roofing Installation.

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American Reliable Williams, McGuire & Bragg	S. Federal Hwy Water Main Pompano Beach, Florida	<b>Claim Consultant</b> - Cost to Complete Evaluation and Counterclaim after Default.
Great Western Bank	Eaglewood Condominiums Hobe Sound, Florida	<b>Forensic Consultant</b> - Investigation and Analysis of FRT Failure.
CNA Williams, McGuire & Bragg	Lake City Community College Lake City, Florida	<b>Surety Consultant</b> - Leaks in completed Standing Seam Metal Roofing.
Francisco Vincente Richard Whitaker	Ventura Apartments Orlando, Florida	<b>Forensic Consultant</b> - Investigation of Mildew Problem - Code Compliance
Sea World Dean, Ringers, Morgan, Lawton	Sea World of Florida Orlando, Florida	<b>Forensic Consultant</b> - Defective Walk Surface Code Compliance Evaluation
Walt Disney World	Emporium Office Orlando, Florida	<b>Forensic Consultant</b> -Moisture/Mildew Evaluation
United Dominion Realty Trust	Vineyard Apartments Kissimmee, Florida	<b>Forensic Consultant</b> - Water Intrusion/Mildew Growth Investigation
CNA Brown, Hudgens, P.C.	Ocean House Condominium Gulf Shores, Florida	<b>Forensic Consultant</b> - Defects in Membrane Roofing and Building Walls
CNA Brown, Hudgens, P.C.	Sands Condominium Orange Beach, Alabama	<b>Forensic Consultant</b> - Defects in EIFS, Sheathing and Metal Framing
CNA Brown, Hudgens, P.C.	Cotton Creek Condos Gulf Shores, Alabama	<b>Forensic Consultant</b> - Defects in EIFS, Sheathing, Windows and Wood Framing
Amerisure Insurance Co. Mattson & Associates, P.A.	Richey Medical Center New Port Richey, Florida	<b>Forensic Consultant/Expert Witness</b> - Leaks in Standing Seam Metal Roofing.
Orange County Schools 3D/I – John J. Christie Assocs.	OCPS Facility Assessment Project Orange County, Florida	<b>Special Consultant</b> – Assessment of Deficiencies in 25 local School Facilities.
CIGNA Insurance Co.	Atlanta Penta Hotel Orlando, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Fall in Bath Tub
American International Adjustment Co.	Orlando Care Center Orlando, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Blistered Membrane Roof
Auto Owners Insurance	Rodriguez Residence Geneva, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Water Intrusion through Roof
State Farm Insurance	Skor Residence Miami, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Hurricane Damage to Structure
State Farm Insurance	Marcus Residence Miami, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Hurricane Damage to Structure
State Farm Insurance	Levin Residence Miami, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Hurricane Damage to Structure
State Farm Insurance	Pariser Residence Miami, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Hurricane Damage to Structure
GAB Business Services The London Agency	Brickell Bay Condo Assoc. Miami, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Hurricane Damage to Roof Membrane
USF & G	Hillard Residence Miami, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Hurricane Damage to Structure

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CIGNA Insurance Co.	<b>Winward East Condominiums</b> Cocoa Beach, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Water Intrusion Damage to Interiors
CIGNA Insurance Co.	<b>Ponderosa Steak House</b> Orlando, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Cause for Fallen Ceiling Tile
State Farm Insurance	<b>Wong Residence</b> Miami, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Hurricane Damage to Structure
State Farm Insurance	<b>Garcia Residence</b> Miami, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Hurricane Damage to Structure
State Farm Insurance	<b>Hoffer Residence</b> Miami, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Hurricane Damage to Structure
Crum & Forster	<b>The Grand</b> Miami, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Hurricane Damage to High Rise Structure
USF & G	<b>McKay Auditorium</b> Univ. of Tampa, Tampa, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Fire Damage to Structure
GAB Business Services The Prudential Group	<b>Howard Johnson Motel</b> Ft. Pierce, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Storm Damage to Roof Membrane
CIGNA Insurance Co.	<b>Food Services</b> Deerfield, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Fall on Wooden Steps
Gay & Taylor	<b>Island Yacht Club</b> Boca Raton, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Storm Damage to Harbor Facilities
Wausau Insurance Co.	<b>Atrium Doors &amp; Windows</b> Jacksonville, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Leaking Doors and Windows
GAB Business Services The London Agency	<b>Dade National Office Building</b> Miami, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Hurricane Damage to Roof Membrane
AETNA	<b>West Bird Shopping Center</b> Miami, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Hurricane Damage to Roof Membrane
GAB Business Services	<b>Sheika Residence</b> Indian Island, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Hurricane Damage to Roof & Interiors
Bunnell, Woulfe & Keller	<b>Boca West Condominiums</b> Boca Raton, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Water Intrusion through Windows
CIGNA Insurance Co.	<b>Bartow Mall</b> Bartow, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Structural Roof Collapse
USF & G	<b>Huntsville Technical College</b> Huntsville, Alabama	<b>Surety Consultant</b> - Analysis and Evaluation of Deficiencies in Membrane Roofing System
USF & G	<b>Hamilton A&amp;I Correctional</b> Hamilton, Alabama	<b>Surety Consultant</b> - Analysis and Evaluation of Deficiencies in Membrane Roofing System
CIGNA Insurance Co.	<b>Medieval Times</b> Kissimmee, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Trip and Fall in Restaurant - Code Compliance
CIGNA Insurance Co.	<b>Oliver Residence</b> Homossasa Springs, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Sinking Floor in Residence
CIGNA Insurance Co.	<b>Holiday Inn</b> Orlando, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Trip and Fall in Lounge - Code Compliance

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Westfield Insurance Co. Haas, Austin, Lay, et al	Virginia Burton St. James, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Trip and Fall on Steps - Code Compliance
Fischer Development Kirk-Pinkerton	Sarasota Mall Sarasota, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Water Intrusion through Standing Seam Metal Roof
Merchants Bonding NSM	Albertson's Distribution Center Plant City, Florida	<b>Surety Consultant</b> - Analysis of Re-roofing Performance Bond Default & Completion Admin.
Yale Properties Kirk-Pinkerton	Sanctuary II Longboat Key, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Membrane Roof Failure & Stucco Deficiencies
CIGNA Insurance Co.	Florida Distillers Auburndale, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Truck Dock Design - Code Compliance
USF & G SPACE, Inc.	Repairs to Production Hoistway Weeks Island, Louisiana	<b>Surety Consultant</b> - Analysis and Evaluation of Contractor Ability to Complete Contract
Shofi, Smith, Hennen, et al	Vantage vs. Hric Sarasota, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Actual Construction Costs
CIGNA Insurance Co.	Brevard Community College Coconut Creek, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Stairway - Code Compliance
Crum & Forster TIC	University of Florida Gainesville, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Fire Damage to Membrane Roofing System
USF & G Mardell Enterprises	Guntersville Primary School Guntersville, Alabama	<b>Surety Consultant</b> - Analysis of Performance Bond Default & Completion of BUR roofing
USF&G Mardell Enterprises	Arab Jr. High School Arab, Alabama	<b>Surety Consultant</b> - Analysis of Performance Bond Default & Completion of BUR Roofing
USF&G Booth Contractors	Tuscalosa Housing Authority Tuscalosa, Alabama	<b>Surety Consultant</b> - Analysis and Evaluation of Defective Doors and Payment Bond Claims
USF&G Harvill Construction	Gorgas Community Center Mobile, Alabama	<b>Surety Consultant</b> - Analysis and Evaluation of Water Intrusion through Walls of Building
Wausau Insurance Co.	Everglades National Park Homestead, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Storm Damage to Re-roofing Project
Great American Insurance	Lee Arrendale Correctional Alto, Georgia	<b>Surety Consultant</b> - Completion Management, Delay Damage Analysis and Preparation
North American Muzzin Construction	Specialties Our Lady of Lourdes Church Melbourne, Florida	<b>Surety Consultant</b> - Analysis and Evaluation of Water Intrusion through Roof and EIFS system
USF&G Starnes & Atkinson	Loundes County Court House Hayneville, Alabama	<b>Surety Consultant</b> - Analysis and Evaluation of Leak in Metal Roofing System
AETNA	Thurston vs. Jones Tampa, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Balcony Railing Failure in Apartment Project
Malcolm Cunningham Cunningham & Self	Deerfield Beach Housing Author. Deerfield, Florida	<b>Surety Consultant</b> - Analysis and Evaluation of Cabinetry Performance & Payment Bond Claim
American States Insurance Harcar	St. Marissa Condominiums Naples, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Window and Door - Code Compliance



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American States Insurance	<b>Hanifen Plastering &amp; Drywall</b> Naples, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Acid Damage to Condominium Interior
Wausau Insurance Co. Anderson Windows	<b>Penn Residence</b> Destin, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Water Intrusion through EIFS and Windows
USF&G Mardell	<b>N.E. Alabama Community College</b> Rainesville, Alabama	<b>Surety Consultant</b> - Analysis and Completion Bids of Defects in Single Ply Roofing
Auto Owners Insurance	<b>Karoutas Residence</b> New Port Richey, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Sinkhole Grouting.
Bowen & Hubbard	<b>Riverwalk</b> City of Ft. Meyers, Florida	<b>Surety Consultant</b> - Analysis and Evaluation of Brick Paving in Riverfront Park
Auto Owners Insurance	<b>AAA Pool &amp; Patio</b> Clearwater, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Pool Deck Delamination
CIGNA Insurance Co.	<b>The Pointe</b> Rocky Pointe Island, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Slip and Fall/Code Compliance
Crum & Forster	<b>Bayfront Medical</b> St. Petersburg, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Water Intrusion Damage to Roof Membrane
Crum & Forster	<b>Sarasota Generator Building</b> Sarasota, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Generator Explosion and Structural Damage
CJ&W	<b>Days Inn</b> Satellite Beach, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Storm Moisture Damage to Interiors
Fidelity & Deposit Atlantic Waterproofing	<b>Connemara Condominium</b> Singer Island, Georgia	<b>Surety Consultant</b> - Analysis and Evaluation of Defective Deck Waterproofing Membrane
Royal Insurance	<b>Rubenstein Residence</b> Lake Worth, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Floor Tile Delamination
North American Specialties Walrus Construction	<b>Weeks Air Museum</b> Miami, Florida	<b>Surety Consultant</b> - Analysis and Evaluation of Leaking Metal Roof System
USF&G	<b>Dixie Roof Deck</b> Hoover, Alabama	<b>Surety Consultant</b> - Analysis and Evaluation of Defects in Single Ply Roofing
Crum & Forster	<b>Palm Beach County Court House</b> West Palm Beach, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Defective Workmanship in Curtain Wall System
USF&G Avanti Construction	<b>Greenville Library</b> Greenville, Alabama	<b>Surety Consultant</b> - Analysis and Evaluation of Leaking Roofing System and Accessories
Fidelity & Deposit Acousti	<b>Hidden Dunes</b> San Destin, Florida	<b>Surety Consultant</b> - Analysis , Evaluation and Completion Management of EIFS System
Wausau Insurance Co.	<b>Everglades National Park</b> Homestead, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Storm Damage.
North American Specialties Lodge Construction	<b>South Florida Citrus Center</b> Avon Park, Florida	<b>Surety Consultant</b> - Analysis and Evaluation of Adequacy of Bid prior to Bonding
Ohio Casualty G.R.I.	<b>Our Lady of the Rosary Church</b> Miami, Florida	<b>Surety Consultant</b> - Analysis and Evaluation of in Standing Seam Metal Roof
CJ&W	<b>Bowman Residence</b> Cocoa Beach, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Wind Damage to Roof and Structure



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Maryland Casualty Mays Construction	<b>Juergeson Residence</b> Seaside, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Leaking in Metal Roofing and Exterior Doors
Fidelity & Deposit Acousti	<b>RSA Union Office Building</b> Montgomery, Alabama	<b>Surety Consultant</b> - Analysis and Evaluation of Performance Bond Claim
Ohio Casualty Facciobene Construction	<b>St. Joseph Catholic Church</b> Melbourne, Florida	<b>Surety Consultant</b> - Analysis and Evaluation of Moisture Intrusion through Roof and EIFS
Continental Insurance Preservation Services	<b>Edgewater Condominiums</b> Destin, Florida	<b>Surety Consultant</b> - Analysis and Evaluation of Performance Bond Dispute/Building Restoration
USF&G	<b>Miller Dreams Town Homes</b> Miami, Florida	<b>Surety Consultant</b> - Analysis and Evaluation of Leaking Clay Tile Roofing
Robert Baumann	<b>Kennedy Residence</b> Tampa, Florida	<b>Surety Consultant</b> - Analysis and Evaluation of Construction Defects
Ohio Casualty Ivey Construction	<b>Horizon Elementary School</b> Port Orange, Florida	<b>Surety Consultant</b> - Analysis and Evaluation of Leaking Standing Seam Metal Roof
North American Specialties Reyco Construction Co.	<b>Adams House</b> Tampa, Florida	<b>Surety Consultant</b> - Analysis and Evaluation of Performance Bond Claim
Vincent Insurance Agency Massey Services	<b>Versailles Apartments</b> Longwood, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Wood Decay/Code Compliance
Fidelity & Deposit Acousti	<b>Eden Condominiums</b> Perdido Key, Florida	<b>Surety Consultant</b> - Analysis and Evaluation of Delamination of Stucco
Ohio Casualty	<b>Wendy's</b> Orlando, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Trip and Fall/Code Compliance
Fidelity & Deposit Acousti	<b>Jackson County Hospital</b> Scotsboro, Alabama	<b>Surety Consultant</b> - Analysis and Evaluation of Performance Bond Default/EIFS and Drywall
Ohio Casualty H & H Properties	<b>Country Lane Apartments</b> Orlando, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Termite Damage and Code Compliance
Zurich America, Inc.	<b>Segall Properties</b> Hallendale, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Trip and Fall/Code Compliance
North American Specialties Sun State Steel	<b>High School "CCC"</b> Orange County, Florida	<b>Claim Consultant</b> - Analysis and Evaluation of Oblige damage claim against Subcontractor/Surety.
Merchants Bonding NSM	<b>Flagler County Schools</b> Palm Coast, Florida	<b>Surety Consultant</b> - Analysis and Evaluation of Leaking Roofing System and Accessories
Anthem Casualty	<b>Kobe Japanese Steakhouse</b> Orlando, Florida	<b>Claim Consultant</b> - Trip & Fall on Landscape Bridge - Code Compliance
Maryland Casualty Curtis Group	<b>Collins Residence</b> Seaside, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Leaking in Tile Roofing and Exterior Walls
Nationwide Insurance Cafaro Construction	<b>Sundy House</b> Deerfield Beach, Florida	<b>Claim Consultant</b> - Trip and Fall on Stairs Code Compliance
CNA	<b>Knudsen Residence</b> Winter Park, Florida	<b>Forensic Consultant</b> - Water Intrusion in Building Envelope
GAB	<b>Schafer Residence</b> Vero Beach, Florida	Claim Consultant - Analysis and Evaluation of Fire and Smoke Damage to Contents

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USF&G Wallace Roofing	<b>Allen Memorial Home</b> Mobile, Alabama	<b>Surety Consultant</b> - Analysis and Evaluation of Leaks in Membrane Roofing System
Ohio Casualty	<b>Smith Motors Building</b> Merritt Island, Florida	<b>Claim Consultant</b> - Analysis and Evaluation of Wind Storm Damage to Membrane Roofing
USF&G Fulton Roofing	<b>Perimeter Church</b> Duluth, Georgia	<b>Surety Consultant</b> - Analysis and Evaluation of Cost to Complete after Contract Default
Fowler White Berkshire Realty	<b>Carrollwood Condos</b>	<b>Forensic Consultant</b> - Analysis and Evaluation of Tampa, Florida Leaking in Roofing and Exterior Walls
All Risk Claims Glen Siegel, Esquire	<b>Tison Residence</b> Osprey, Florida	<b>Claim Consultant</b> - Golf Ball Damage to Roof of Residence from nearby Driving Range
Reliance Andrew Brown	<b>Ormond Beach City Hall</b> Ormond Beach, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Leaking in Tile Roofing
International Fidelity Technology Construction	<b>Heritage Village</b> Homestead, Florida	<b>Surety Consultant</b> - Analysis and Evaluation of Completion Percentage after Default
CNA	<b>Shapiro Residence</b> Miami, Florida	<b>Forensic Consultant</b> - Analysis and Evaluation of Wood Decay in Roof Structure
Kirk Pinkerton	<b>Marriott Biscayne</b> Miami, Florida	<b>Forensic Consultant</b> - Code Compliance - Fall from Balcony
Kirk Pinkerton John Creech	<b>Backstage Lounge</b> St. Petersburg, Florida	<b>Forensic Consultant</b> - Code Compliance - Trip and Fall
Ohio Casualty Cooper Construction	<b>Mt. Dora Community Center</b> Mt. Dora, Florida	<b>Claim Consultant</b> - Roof Leaks and Defects - Damage to Interiors
CNA	<b>Glazebrook Residence</b> Winter Park, Florida	<b>Claim Consultant</b> - Roof Leaks and Defects Wood Decay in Structure
Anthem Casualty Inez Hollingsworth	<b>Club Continental</b> Orange Park, Florida	<b>Claim Consultant</b> - Trip & Fall on Pavement - Code Compliance
ASU Gene Robinson	<b>Robinson Residence</b> Holiday, Florida	<b>Claim Consultant</b> - Roof Leaks and Defects Wood Decay in Structure
Ohio Casualty Dixie Masonry	<b>Pest Ban Building</b> Sanford, Florida	<b>Claim Consultant</b> - Cracks in Concrete Masonry - Water Intrusion
American States Insurance Custom Brushing	<b>Bays Residence</b> Naples, Florida	<b>Claim Consultant</b> - Scratch Damage to Windows
Ohio Casualty Jennings Framing	<b>Cypress Springs School</b> Orlando, Florida	<b>Claim Consultant</b> - Deficiencies in Carpentry Work - Uncompleted Work
Ohio Casualty Strickland Construction	<b>Orange County Civic Center</b> Orlando, Florida	<b>Surety Consultant</b> - Failure of Resilient Hi-Tech Flooring
American Indemnity James King	<b>King Residence</b> Winter Park, Florida	<b>Claim Consultant</b> - Lightning Damage to Copper Plumbing
Scottsdale Insurance Killingsworth Chemical	<b>Purvis Residence</b> Molina, Florida	<b>Forensic Consultant</b> - Termite and Wood Decay Damage to Structure
North American Specialties Nolan Construction	<b>Winn Dixie Store</b> Miami, Florida	<b>Surety Consultant</b> - Leakage in Exterior Walls - Obligee Claim against Principal.

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### CLIENT/ATTORNEY

### PROJECT

### SCOPE

**United Fire  
Applied Technology**

**VMS/FT. Bragg**  
Fayetteville, North Carolina

**Surety Consultant** - Bond Default & Termination - Re-let to Completion Contractor & Coordination.

**North American Specialties  
Southridge Construction**

**Wilton Manors School**  
Ft. Lauderdale, Florida

**Surety Consultant** - Bond Default & Termination - Re-let to Completion Contractor & Coordination.

**North American Specialties  
Quality Roofing Systems**

**Regency Oaks**  
Clearwater, Florida

**Surety Consultant** - Defects in Roofing and Uncompleted Work.

**North American Specialties  
Southridge Construction**

**Royal Green School**  
Miami, Florida

**Surety Consultant** - Bond Default & Termination - Relet to Completion Contractor & Coordination.

**Fowler, White**

**Helnan Riverside Hotel**  
Tampa, Florida

**Claim Consultant** - Analysis and Evaluation of Deterioration in Building and Facilities.

**CNA  
HBS Contractors**

**Cumberland School**  
Fayetteville, North Carolina

**Surety Consultant** - Cost to Complete Evaluation.

**CBIC  
Protdec**

**Carbonic Industries**  
Jacksonville, Florida

**Surety Consultant** - Defects in Roofing and Uncompleted Work.

**Fidelity & Deposit**

**The Aurora Group**  
Miami, Florida

**Insurance Appraiser** - Leaks in Roof and Interior Damage to Premises

**Ohio Casualty  
Aetna Roofing**

**Coronada Springs**  
Walt Disney World, Florida

**Claim Consultant** - Defects in Roofing Work - Damage to Other Trades.

**Old Republic  
Artistic Painting**

**Edisto Lakes Apartments**  
Ft. Meyers, Florida

**Surety Consultant** - Bond Default & Termination - Evaluation of Obligees Claim.

**Atlantic Alliance  
Potura Coatings**

**Cameron Timberlin Apts.**  
Jacksonville, Florida

**Surety Consultant** - Bond Default & Termination - Evaluation of Obligees Claim.

**Atlantic Alliance  
Potura Coatings**

**Cameron Deerwood Apts.**  
Jacksonville, Florida

**Surety Consultant** - Bond Default & Termination - Evaluation of Obligees Claim.

**Safeco  
DiMare Construction**

**UCF School**  
Orlando, Florida

**Surety Consultant** - Evaluation of Cost to Complete Principal in Financial Duress

**Safeco  
DiMare Construction**

**Celebration School**  
Orlando, Florida

**Surety Consultant** - Evaluation of Cost to Complete Principal in Financial Duress

**Bankers Insurance**

**Betty's Beauty Salon**  
Punta Gorda, Florida

**Claim Consultant** - Roof Leaks and Failing Roof Structure - Wood Decay & Termite Damage

**North American Specialties  
Morris Law Firm**

**Sovran Construction v. NAS**  
Orlando, Florida

**Surety Consultant** - Bond Default & Termination - Cost to Complete & Damages.

**Peerless  
Azarelli Construction**

**Pinellas County Court**  
St. Petersburg, Florida

**Surety Consultant** - Evaluation of Obligees Claim - Principal in Financial duress

**Nationwide  
Figueroa Assoc.**

**Royal Palm Apts.**  
Coral Springs, Florida

**Forensic Consultant** - Code Compliance - Slip and Fall

**Colonial  
Perri Construction**

**Orlando Expressway Authority**  
Orlando, Florida

**Surety Consultant** - Bond Default & Termination - Evaluation of Obligees Claim.

**Ohio Casualty  
Cooper Construction**

**Parking Structures, Inc.**  
Orlando, Florida

**Claim Consultant** - Collapse of Underground Infiltration System.

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<u>CLIENT/ATTORNEY</u>	<u>PROJECT</u>	<u>SCOPE</u>
Atlantic Alliance Reliance Associates	<b>South Chase Elementary School</b> Orlando, Florida	<b>Surety Consultant</b> - Bond Default & Termination - Evaluation of Obligees Claim.
SICS/Americclaim Daniel & Jones	<b>FDOT Office</b> Tampa, Florida	<b>Surety Consultant</b> - Leaks in Standing Seam Metal Roofing
Maryland Casualty	<b>Florida Brewers</b> Auburndale, Florida	<b>Forensic Consultant</b> - Storm Damage to Membrane Roofing
Atlantic Alliance Reliance Associates	<b>Animal Kingdom/Disney World</b> Orlando, Florida	<b>Surety Consultant</b> - Completion Cost Evaluation Negotiate Completion of Mechanical work by Obligees
Atlantic Alliance Reliance Associates	<b>Animal Kingdom/Disney World</b> Orlando, Florida	<b>Surety Consultant</b> - Completion Cost Evaluation Negotiate Completion of Electrical work by Obligees
Auto Owners B. County , AC & Heating	<b>Hunters Green</b> Tampa, Florida	<b>Forensic Consultant</b> - Truss Collapse during Erection
Tudor Insurance Co. Webber Engineering	<b>Siesta Estates</b> Sarasota, Florida	<b>Surety Consultant</b> - Surveying Errors - Evaluation of Cost Impacts
York Claims	<b>Ronald Lapan Residence</b> Melbourne, Florida	<b>Forensic Consultant</b> - Pool Floating Out of Ground Cause and Origin
CNA	<b>Daniel Logue Residence</b> Palm Harbor, Florida	<b>Forensic Consultant</b> - Kitchen Floor Popping Up Cause and Cost to Correct
American Reliable RDSI Environmental, Inc.	<b>MacDill Air Force Base</b> MacDill AFB, Florida	<b>Surety Consultant</b> - Performance Bond Default Relet to New Contractor
Federated Insurance Co.	<b>Danny &amp; Laura Cannon Residence</b> Lakeland, Florida	<b>Forensic Consultant</b> - Delaminated Floor Tile Cause and Origin
Maryland Casualty	<b>Coto's Marble &amp; Granite</b> Miami, Florida	<b>Forensic Consultant</b> - Wind Storm Damage to Marble Slabs
Safeco	<b>Diamond Construction</b> Bryan, Texas	<b>Surety Consultant</b> - Contractor Default on Eleven Projects - Cost to Complete
Ohio Casualty	<b>Rollins Business Rental</b> Orlando, Florida	<b>Forensic Consultant</b> - Fire Damage - Cost to Repair
Atlantic Alliance Reliance Associates	<b>Gulf Bay - Disney Safari Village</b> Orlando, Florida	<b>Surety Consultant</b> - Completion Cost Evaluation Monitor Completion by Obligees
Crawford & Company	<b>Stones Throw Condominium</b> St. Petersburg, Florida	<b>Forensic Consultant</b> - Water Intrusion/Verify Cause
Fidelity & Deposit McKell Construction	<b>Dayton-Superior, Etc.</b> Birmingham, Alabama	<b>Surety Consultant</b> - Delaminating Topping & Water Intrusion
Shumaker, Loop & Kendrick	<b>Sun Contracting/Pinellas Park</b> St. Petersburg, Florida	<b>Surety Consultant</b> - Leaking Metal Roof -Overpayment Claim Against Owner
State Farm Fire & Casualty	<b>Rita Simmons Residence</b> St. Petersburg, Florida	<b>Forensic Consultant</b> - Roof/Hail Damage to Asphalt Shingles
Star Insurance Envirotech Contractors, Inc.	<b>John F. Kennedy Middle School</b> Miami, Florida	<b>Surety Consultant</b> - Contract Default - Relet to New Contractor
Washington International VISPA Corporation	<b>Schools K-91, Q-91, S-91</b> Broward County, Florida	<b>Surety Consultant</b> - Default on Roofing Contract - Relet to New Contractor

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**NAS  
Preservation, Inc.**

**Washington International  
VISPA Corporation**

**Crum & Forster  
Armen Company**

**Clarendon National Insurance**

**COP  
C & H Contracting Prof.**

**Safeco  
Banyan Bay Club, Inc.**

**NAS  
Freeman Darling Const. Co.**

**NAS  
Freeman Darling Const. Co.**

**Reliance  
Simanco, III, Inc.**

**Star Insurance  
Envirotech Contractors, Inc.**

**Nationwide  
Golden Terrace Condo. Assn.**

**AMICA**

**Maryland Casualty  
Corcoran Construction Co.**

**Morris Law Firm  
Emily Hall**

### PROJECT

**Pinnacle Port Condominiums**  
Panama City, Florida

**Miami Edison Middle School**  
Miami, Florida

**Armen Company**  
Miami, Florida

**Matthew Daniels Residence**  
Dunedin, Florida

**Ringling Museum**  
Sarasota, Florida

**Banyan Bay Club**  
Longboat Key, Florida

**Lowe's Home Center Inc.**  
Orange City, Florida

**Florida Detroit Diesel-Allison Co.**  
Hollywood, Florida

**Simanco, III, Inc.**  
Tampa, Florida

**Fire Station**  
Miami, Florida

**Golden Terrace Condominiums**  
Miami, Florida

**Barry/ Rebecca Havener Res**  
Sarasota, Florida

**Mabey vs Corcoran**  
Maitland, Florida

**Certified Fleet Building**  
Tampa, Florida

### SCOPE

**Surety Consultant** - Defective EIFS System and Concrete Failed Sealant Joints

**Surety Consultant** - Contract Default on Membrane Roofing - Relet to New Contractor

**Forensic Consultant** - Storm Damage to Built-up Roof - Cost to Repair

**Forensic Consultant** - Damage to Tile Roof - Cause and Origin

**Surety Consultant** - Defective Tile Roof and Underlayment - Overpayment Claim Against Obligee

**Forensic Consultant** - Water & Moisture Intrusion

**Surety Consultant** - Investigation/Evaluation of Lien Bond

**Surety Consultant** - Investigation/Evaluation of Lien Bond

**Forensic Consultant** - Trip & Fall at Exterior Door - Code Compliance

**Surety Consultant** - Payment Bond Claim

**Forensic Consultant** - Roof Leaks - Cost to Repair Interior Damage and Re-roof

**Forensic Consultant** - Water Intrusion – Mildew Growth Cause and Origin

**Forensic Consultant** - Sick Building Syndrome - Cause and Origin

**Forensic Consultant** - Cost to Repair Building

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**LIST OF FORENSIC/CONSULTING COMMISSIONS FOR THOMAS G. ALBERS, SR, AIA, NCARB, RCI NOT INCLUDED IN PUBLISHED CV OR ON WEBSITE**

CASE	COUNSEL	CLIENT/INS CO	PROJECT/MATTER
Jupiter Ocean Grande One Association, Inc. vs. Jupiter Ocean Grande, LLC, et al. Case No. 50 2006 CA 000243 Testified in Deposition	Richard S. Zaifert, Esq. 8000 Peters Road, Suite 201 Plantation, FL 33324	George Parker Masonry ASI Underwriters	Stucco Defects Moisture Intrusion Architectural Deficiencies GC missing Weather Barrier
Walbridge Aldinger Company, vs. SPC Developers, LLC, a Florida limited liability Company, and Charles S McCoy, Architect Trial scheduled for Jan 2012	James S. Lupino, Esq. Hershoff, Lupino & Yagel, LLP 90130 Old Highway Tavenier, FL 33070	Walbridge Aldinger Co. Seaboard Surety Company American Home Ins. Co.	Stucco Defects Moisture Intrusion Architectural Deficiencies Owner Usurping Architect
Villas at Quantum Lakes, Inc. a Florida Corporation, vs Charlan Brock & Associates, Inc. a Florida corporation; etc., et al. CASE NO. 502006CA 001510MB AO	Mark Hektner, Esq. Law Office of Peter J. Delahunty 14241 U. S. Highway 1 Juno Beach, FL 33408	Zurich American Ins Co. Silver Perry Masonry	Villas at Quantum Lakes Moisture Intrusion Architectural Deficiencies
Scerenscko v. Davis Brothers Const. Co. et al Claim #:926-0072432-001	Mark Hektner, Esq. Law Office of Peter J. Delahunty 14241 U. S. Highway 1 Juno Beach, FL 33408	Zurich American Ins Co.	Foundation Water Leakage Construction Deficiencies
Florida Polysteel Unlimited v. First Commercial SLS, Inc. and Sandy Crawford Orange County case No.: 2009-CA-009829-O	Terrence J. McGuire, Esquire Fassett, Anthony & Taylor, P.A. 1325 W. Colonial Drive Orlando, FL 32804	Terrence J. McGuire, Esq	Breach of Contract Contract Cost Overrun Construction Deficiencies
Stairs Investments, Inc. v. Gomez Const Co. et al Case No. 10-CA-2633-11-G Trial Pending	Richard Colegrove, Esquire 101 W 1st Street, Suite C. Sanford, FL 32771-1201	Karl Stairs	Building Settlement Damage After City Street Improvements
Grand Reserve Condominium Assoc vs. Winter Park Construction Case No.: 16-20006-CA-3908; Division CV-A, Duval County, Florida A,	Mr. Todd Norman, Esq. Stump, Dietrich, Spears & Norman, P.A. 37 North Orange Avenue, Suite 200 Orlando, Florida 32801	The Travelers Zurich American Ins Co. Amerisure One Beacon	Construction Defects Moisture Intrusion/Decay Architectural Deficiencies

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<p>The Reserve at James Island vs Hardaway Construction vs Jackson's Painting Case No.: 2008-CA-016703; div No. CV-C Duval County, Florida</p>	<p>Scott A. Tackitt, Esq. The Unger Law Group, P. L. Amherst Building 3203 Lawton Road, Suite 200 Orlando, FL 32803</p>	<p>The Hartford Ins Co.</p>	<p>Construction Defects Moisture Intrusion/Decay Architectural Deficiencies</p>
<p>Robert Snyder vs OCPS Orlando , Florida</p>	<p>Jeffrey B. Sexton, P.A. Attorney &amp; Counsellor at Law 32 North Kirkman Road Orlando, FL 32811</p>	<p>Jeffrey B. Sexton, P.A. Robert Snyder CJW Associates</p>	<p>Slip &amp; Fall at Edgewater HS Code Violations</p>
<p>Pamela Griffin vs Brinker Florida, Inc d/b/a Chili's Grill &amp; Bar Fifth Judicial Court for Marion County, Florida</p>	<p>Danielle M. Pollack, Esq. Fisher, Butts, Sechrest &amp; Warner, P.A. 5200 SW 91st Terrace, Suite 101 Gainesville, FL 32608</p>	<p>Fisher, Butts, Sechrest &amp; Warner, P.A.</p>	<p>Slip &amp; Fall Code Violations</p>
<p>Esplanade Grande Condominium vs. Suffolk Const vs. Westport Stucco of So. Fl Case No.: 50-2007-CA 01043 XXXX-MB Palm Beach County, Florida</p>	<p>Mark Hektner, Esq. Law Office of Peter J. Delahunty 14241 U. S. Highway 1 Juno Beach, FL 33408</p>	<p>Zurich American Ins Co. The Hartford Ins Co.</p>	<p>Construction Defects Moisture Intrusion/Decay Architectural Deficiencies Code Violations</p>