



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

PROFESSIONAL EXPERIENCE:

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.

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)

EDUCATION:

- B.S. in Architecture, College of DAAP, University of Cincinnati, Ohio 1959
- Continuing Education studies in the USA, South America, Europe and the Mediterranean

CERTIFICATIONS, LICENSES & SOCIETIES:

- 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

23-Oct-11 TGA,SR CV-2010 color by Jeannie page 1

5224 W SR 46, Suite 418 - Sanford, FL 32771-8930

Cell: (321) 356-0218 Email: tgalbers.sr@cfl.rr.com Website: floridaexpertwitness.com



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

ABBREVIATED LISTING OF PAST AND CURRENT PROJECTS

Deposition/Affidavit

Testimony in Trial

Mediation/Arbitration

CLIENT/ATTORNEY

Highlands Insurance
Company

The Travelers Indemnity Co.
Wellbaum, Zook, Jones

National Bonding
Company

General Electric Co.
Dean, Ringers, Morgan

American Reinsurance
Company

Highlands Insurance
Company

City Bank of Miami

Ohio Casualty

Aetna Insurance

Bataglia, Ross, Stolba
Luis Stolba

Scott Cole Mechanical Const. Co.
Auto Owners Insurance Co.

Steve Cole,
Esquire

American Fire & Casualty

Philip Campbell,
Esquire

Randy's Electric
Stolba, Englander, Conklin

Universal Studios/MCA
Ron Sikes, Esquire

Azzarelli Construction
Shumaker, Loop, Hendrick

Robert Westman
William Clifton

Peoples Construction
Caven, Clark, Ray & Tucker

The Hardaway Co.
Shumaker, Loop, Hendrick

City of Altamonte Springs
Mike Warman

Timberleaf Associates
Honigman, Miller, Schwartz

Thomas F. Neal
Drage, DeBeaubien, Knight et al

EGP Inc.

Philip Campbell, Esquire
Shumaker, Loop, Hendrick

PROJECT

Northbrook Apartments
St. Petersburg, Florida

Miami Beach City Hall
Miami Beach, Florida

The Plaza Office Complex
St. Petersburg, Florida

Volusia Jai Alai Fronton
Daytona Beach, Florida

Condada Towers
San Juan, Puerto Rico

Indian River Hospital
Vero Beach, Florida

Northlake Apartments
Altamonte Springs, Florida

Shuttle Launch Pad
Cape Canaveral, Florida

Shaw Air Force Base
Sumter, South Carolina

Bayfront Towers
St. Petersburg, Florida

Sanitary & Storm Sewers
Manatee & Hernando Counties

Cove Cay Condos
Clearwater, Florida

Fuel Depot, Eglin Air Force Base
Ft. Walton Beach, Florida

City Parking Garage
Jacksonville, Florida

The Promenade
Longboat Key, Florida

Universal Studios Florida
Orlando, Florida

Ehrlich Road
Tampa, Florida

Schenck Residence
Cocoa, Florida

Grumman Aircraft Facilities
St. Augustine, Florida

Skyway Bridge
Tampa, Florida

Public Safety Complex
Altamonte Springs, Florida

Timberleaf Communities
Orlando, Florida

Virginia DeAzuero vs. Burdines
Orlando, Florida

University of South Florida
Tampa, Florida

Leisure Days
Lakeland, Florida

SCOPE

Surety Consultant - Investigation, Analysis
Claims Handling, Completion Management

Surety Consultant - Investigation, Analysis
Claims Handling, Completion Management

Surety Consultant - Investigation
and Analysis of Delay Damages

Expert Witness - Fire Damage/Code
Violations

Surety Consultant - Investigation, Analysis
Claims Handling, Completion Management

Surety Consultant - Investigation
and Analysis of Damage/Claim

Claim Consultant - Analysis of
Over Certification by A/E firm

Surety Consultant - Analysis of Shuttle
Payload Hoist Damage Claims

Surety Consultant - Investigation, Analysis
Claims Handling, Completion Management

Expert Witness - Owner Delay/Damage
Claim Against Contractor

Surety Consultant - Investigation, Analysis
Claims Handling, Completion Management

Expert Witness - Deficiencies in
Drawings & Construction

Surety Consultant - Investigation, Analysis
Claims Handling, Completion Management

Expert Witness - Litigation between
Contractor and Subcontractor

Claim Consultant - Subcontractor
Damage Claim Against Contractor

Claim Consultant - Owner/Architect
Fee Litigation

Claim Consultant - Delay/Damage
Claim Against Owner

Special Master - Owner/Contractor Dispute
Evaluation of Construction Deficiencies

Claim Consultant - Expert Witness
Contractor/Sub Delay/Damage Litigation

Claim Consultant - Expert Witness
Contractor/Sub Delay/Damage Litigation

Expert Consultant - Moisture Reduction
Study and Reroofing Specifications

Litigation Consultant
Demonstrative Evidence

Expert Witness - Deficiencies in Construction
and Life Safety Code Violations

Claim Consultant - Water Intrusion and
Microbial Contamination

Expert Witness - Investigation and Evaluation
of Soil Settlement Damage.

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

ABBREVIATED LISTING OF PAST AND CURRENT PROJECTS

Deposition/Affidavit

Testimony in Trial

Mediation/Arbitration

CLIENT/ATTORNEY

PROJECT

SCOPE

Amresco

Paragon Business Center
Boca Raton, Florida

Forensic Consultant - Repeat Spontaneous Explosion of Glass.

Dean, Ringers, Morgan, Lawton

Russell v. Black
Orlando, Florida

Expert Witness – Fall on exterior steps of Public building – Code compliance.

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, Florida

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
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 Evaluation.

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
Orlando, Florida

Forensic Consultant - Investigation and 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.

American Reliable

Williams, McGuire & Bragg

S. Federal Hwy Water Main
Pompano Beach, Florida

Claim Consultant - Cost to Complete Evaluation and Counterclaim after Default.

Great Western Bank

Eaglewood Condominiums
Hobe Sound, Florida

Forensic Consultant - Investigation and Analysis of FRT Failure.

CNA

Williams, McGuire & Bragg

Lake City Community College
Lake City, Florida

Surety Consultant - Leaks in completed Standing Seam Metal Roofing.

Francisco Vincente

Richard Whitaker

Ventura Apartments
Orlando, Florida

Forensic Consultant - Investigation of Mildew Problem - Code Compliance

Sea World

Dean, Ringers, Morgan, Lawton

Sea World of Florida
Orlando, Florida

Forensic Consultant - Defective Walk Surface Code Compliance Evaluation

Walt Disney World

Emporium Offices
Orlando, Florida

Forensic Consultant - Moisture/Mildew Evaluation

United Dominion Realty Trust

Vineyard Apartments
Kissimmee, Florida

Forensic Consultant - Water Intrusion/Mildew Growth Investigation

CNA

Brown, Hudgens, P.C.

Ocean House Condominium
Gulf Shores, Florida

Forensic Consultant - Defects in Membrane Roofing and Building Walls

CNA

Brown, Hudgens, P.C.

Sands Condominium
Orange Beach, Alabama

Forensic Consultant - Defects in EIFS, Sheathing and Metal Framing

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

ABBREVIATED LISTING OF PAST AND CURRENT PROJECTS

Deposition/Affidavit

Testimony in Trial

Mediation/Arbitration

CLIENT/ATTORNEY	PROJECT	SCOPE
CNA Brown, Hudgens, P.C.	Cotton Creek Condos Gulf Shores, Alabama	Forensic Consultant - Defects in EIFS, Sheathing, Windows and Wood Framing
Amerisure Insurance Co. Mattson & Associates, P.A.	Richey Medical Center New Prt Richey, Florida	Forensic Consultant/Expert Witness - Leaks in Standing Seam Metal Roofing.
Orange County Schools 3D/I – John J. Christie Assocs.	OCPS Facility Assessment Project Orange County, Florida	Special Consultant – Assessment of Deficiencies in 25 local School Facilities.
CIGNA Insurance Co.	Atlanta Penta Hotel Orlando, Florida	Forensic Consultant - Analysis and Evaluation of Fall in Bath Tub
American International Adjustment Co.	Orlando Care Center Orlando, Florida	Forensic Consultant - Analysis and Evaluation of Blistered Membrane Roof
Auto Owners Insurance	Rodriguez Residence Geneva, Florida	Forensic Consultant - Analysis and Evaluation of Water Intrusion through Roof
State Farm Insurance	Skor Residence Miami, Florida	Forensic Consultant - Analysis and Evaluation of Hurricane Damage to Structure
State Farm Insurance	Marcus Residence Miami, Florida	Forensic Consultant - Analysis and Evaluation of Hurricane Damage to Structure
State Farm Insurance	Levin Residence Miami, Florida	Forensic Consultant - Analysis and Evaluation of Hurricane Damage to Structure
State Farm Insurance	Pariser Residence Miami, Florida	Forensic Consultant - Analysis and Evaluation of Hurricane Damage to Structure
GAB Business Services The London Agency	Brickell Bay Condo Assoc. Miami, Florida	Forensic Consultant - Analysis and Evaluation of Hurricane Damage to Roof Membrane
USF & G	Hillard Residence Miami, Florida	Forensic Consultant - Analysis and Evaluation of Hurricane Damage to Structure
CIGNA Insurance Co.	Winward East Condominiums Cocoa Beach, Florida	Forensic Consultant - Analysis and Evaluation of Water Intrusion Damage to Interiors
CIGNA Insurance Co.	Ponderosa Steak House Orlando, Florida	Forensic Consultant - Analysis and Evaluation of Cause for Fallen Ceiling Tile
State Farm Insurance	Wong Residence Miami, Florida	Forensic Consultant - Analysis and Evaluation of Hurricane Damage to Structure
State Farm Insurance	Garcia Residence Miami, Florida	Forensic Consultant - Analysis and Evaluation of Hurricane Damage to Structure
State Farm Insurance	Hoffer Residence Miami, Florida	Forensic Consultant - Analysis and Evaluation of Hurricane Damage to Structure
Crum & Forster	The Grand Miami, Florida	Forensic Consultant - Analysis and Evaluation of Hurricane Damage to High Rise Structure
USF & G	McKay Auditorium Univ. of Tampa, Tampa, Florida	Forensic Consultant - Analysis and Evaluation of Fire Damage to Structure
GAB Business Services The Prudential Group	Howard Johnson Motel Ft. Pierce, Florida	Forensic Consultant - Analysis and Evaluation of Storm Damage to Roof Membrane
CIGNA Insurance Co.	Food Services Deerfield, Florida	Forensic Consultant - Analysis and Evaluation of Fall on Wooden Steps
Gay & Taylor	Island Yacht Club Boca Raton, Florida	Forensic Consultant - Analysis and Evaluation of Storm Damage to Harbor Facilities
Wausau Insurance Co.	Atrium Doors & Windows Jacksonville, Florida	Forensic Consultant - Analysis and Evaluation of Leaking Doors and Windows
GAB Business Services The London Agency	Dade National Office Building Miami, Florida	Forensic Consultant - Analysis and Evaluation of Hurricane Damage to Roof Membrane
AETNA	West Bird Shopping Center Miami, Florida	Forensic Consultant - Analysis and Evaluation of Hurricane Damage to Roof Membrane

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

ABBREVIATED LISTING OF PAST AND CURRENT PROJECTS

Deposition/Affidavit

Testimony in Trial

Mediation/Arbitration

CLIENT/ATTORNEY

GAB Business Services

Bunnell, Woulfe & Keller

CIGNA Insurance Co.

USF & G

USF & G

CIGNA Insurance Co.

CIGNA Insurance Co.

CIGNA Insurance Co.

Westfield Insurance Co.
Haas, Austin, Lay, et al

Fischer Development
Kirk-Pinkerton

Merchants Bonding
NSM

Yale Properties
Kirk-Pinkerton

CIGNA Insurance Co.

USF & G
SPACE, Inc.

Shofi, Smith, Hennen, et al

CIGNA Insurance Co.

Crum & Forster
TIC

USF & G
Mardell Enterprises

USF&G
Mardell Enterprises

USF&G
Booth Contractors

USF&G
Harvill Construction

Wausau Insurance Co.

Great American Insurance

North American Specialties
Muzzin Construction

USF&G
Starnes & Atkinson

PROJECT

Sheika Residence
Indian Island, Florida

Boca West Condominiums
Boca Raton, Florida

Bartow Mall
Bartow, Florida

Huntsville Technical College
Huntsville, Alabama

Hamilton A&I Correctional
Hamilton, Alabama

Medieval Times
Kissimmee, Florida

Oliver Residence
Homosassa Springs, Florida

Holiday Inn
Orlando, Florida

Virginia Burton
St. James, Florida

Sarasota Mall
Sarasota, Florida

Albertson's Distribution Center
Plant City, Florida

Sanctuary II
Longboat Key, Florida

Florida Distillers
Auburndale, Florida

Repairs to Production Hoistway
Weeks Island, Louisiana

Vantage vs. Hric
Sarasota, Florida

Brevard Community College
Coconut Creek, Florida

University of Florida
Gainesville, Florida

Guntersville Primary School
Guntersville, Alabama

Arab Jr. High School
Arab, Alabama

Tuscalosa Housing Authority
Tuscalosa, Alabama

Gorgas Community Center
Mobile, Alabama

Everglades National Park
Homestead, Florida

Lee Arrendale Correctional
Alto, Georgia

Our Lady of Lourdes Church
Melbourne, Florida

Loundes County Court House
Hayneville, Alabama

SCOPE

Forensic Consultant - Analysis and Evaluation of Hurricane Damage to Roof & Interiors

Forensic Consultant - Analysis and Evaluation of Water Intrusion through Windows

Forensic Consultant - Analysis and Evaluation of Structural Roof Collapse

Surety Consultant - Analysis and Evaluation of Deficiencies in Membrane Roofing System

Surety Consultant - Analysis and Evaluation of Deficiencies in Membrane Roofing System

Forensic Consultant - Analysis and Evaluation of Trip and Fall in Restaurant - Code Compliance

Forensic Consultant - Analysis and Evaluation of Sinking Floor in Residence

Forensic Consultant - Analysis and Evaluation of Trip and Fall in Lounge - Code Compliance

Forensic Consultant - Analysis and Evaluation of Trip and Fall on Steps - Code Compliance

Forensic Consultant - Analysis and Evaluation of Water Intrusion through Standing Seam Metal Roof

Surety Consultant - Analysis of Reroofing Performance Bond Default & Completion Admin.

Forensic Consultant - Analysis and Evaluation of Membrane Roof Failure & Stucco Deficiencies

Forensic Consultant - Analysis and Evaluation of Truck Dock Design - Code Compliance

Surety Consultant - Analysis and Evaluation of Contractor Ability to Complete Contract

Forensic Consultant - Analysis and Evaluation of Actual Construction Costs

Forensic Consultant - Analysis and Evaluation of Stairway - Code Compliance

Forensic Consultant - Analysis and Evaluation of Fire Damage to Membrane Roofing System

Surety Consultant - Analysis of Performance Bond Default & Completion of BUR roofing

Surety Consultant - Analysis of Performance Bond Default & Completion of BUR Roofing

Surety Consultant - Analysis and Evaluation of Defective Doors and Payment Bond Claims

Surety Consultant - Analysis and Evaluation of Water Intrusion through Walls of Building

Forensic Consultant - Analysis and Evaluation of Storm Damage to Re-roofing Project

Surety Consultant - Completion Management, Delay Damage Analysis and Preparation

Surety Consultant - Analysis and Evaluation of Water Intrusion through Roof and EIFS system

Surety Consultant - Analysis and Evaluation of Leak in Metal Roofing System

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

ABBREVIATED LISTING OF PAST AND CURRENT PROJECTS

Deposition/Affidavit

Testimony in Trial

Mediation/Arbitration

CLIENT/ATTORNEY

AETNA

Malcolm Cunningham
Cunningham & Self

American States Insurance
Harcar

American States Insurance

Wausau Insurance Co.
Anderson Windows

USF&G
Mardell

Auto Owners Insurance

Bowen & Hubbard

Auto Owners Insurance

CIGNA Insurance Co.

Crum & Forster

Crum & Forster

CJ&W

Fidelity & Deposit
Atlantic Waterproofing

Royal Insurance

North American Specialties
Walrus Construction

USF&G

Crum & Forster

USF&G
Avanti Construction

Fidelity & Deposit
Acousti

Wausau Insurance Co.
Homestead, Florida

North American Specialties
Lodge Construction

Ohio Casualty
G.R.I.

CJ&W

Maryland Casualty
Mays Construction

PROJECT

Thurston vs. Jones
Tampa, Florida

Deerfield Beach Housing Author.
Deerfield, Florida

St. Marissa Condominiums
Naples, Florida

Hanifen Plastering & Drywall
Naples, Florida

Penn Residence
Destin, Florida

N.E. Alabama Community College
Rainesville, Alabama

Karoutas Residence
New Port Richey, Florida

Riverwalk
City of Ft. Meyers, Florida

AAA Pool & Patio
Clearwater, Florida

The Pointe
Rocky Pointe Island, Florida

Bayfront Medical
St. Petersburg, Florida

Sarasota Generator Building
Sarasota, Florida

Days Inn
Satellite Beach, Florida

Connemara Condominium
Singer Island, Georgia

Rubenstein Residence
Lake Worth, Florida

Weeks Air Museum
Miami, Florida

Dixie Roof Deck
Hoover, Alabama

Palm Beach County Court House
West Palm Beach, Florida

Greenville Library
Greenville, Alabama

Hidden Dunes
San Destin, Florida

Everglades National Park

South Florida Citrus Center
Avon Park, Florida

Our Lady of the Rosary Church
Miami, Florida

Bowman Residence
Cocoa Beach, Florida

Juergeson Residence
Seaside, Florida

SCOPE

Forensic Consultant - Analysis and Evaluation of Balcony Railing Failure in Apartment Project

Surety Consultant - Analysis and Evaluation of Cabinetry Performance & Payment Bond Claim

Forensic Consultant - Analysis and Evaluation of Window and Door - Code Compliance

Forensic Consultant - Analysis and Evaluation of Acid Damage to Condominium Interior

Forensic Consultant - Analysis and Evaluation of Water Intrusion through EIFS and Windows

Surety Consultant- Analysis and Completion Bids of Defects in Single Ply Roofing

Forensic Consultant - Analysis and Evaluation of Sinkhole Grouting.

Surety Consultant- Analysis and Evaluation of Brick Paving in Riverfront Park

Forensic Consultant - Analysis and Evaluation of Pool Deck Delamination

Forensic Consultant - Analysis and Evaluation of Slip and Fall/Code Compliance

Forensic Consultant - Analysis and Evaluation of Water Intrusion Damage to Roof Membrane

Forensic Consultant - Analysis and Evaluation of Generator Explosion and Structural Damage

Forensic Consultant - Analysis and Evaluation of Storm Moisture Damage to Interiors

Surety Consultant- Analysis and Evaluation of Defective Deck Waterproofing Membrane

Forensic Consultant - Analysis and Evaluation of Floor Tile Delamination

Surety Consultant- Analysis and Evaluation of Leaking Metal Roof System

Surety Consultant- Analysis and Evaluation of Defects in Single Ply Roofing

Forensic Consultant - Analysis and Evaluation of Defective Workmanship in Curtain Wall System

Surety Consultant- Analysis and Evaluation of Leaking Roofing System and Accessories

Surety Consultant- Analysis , Evaluation and Completion Management of EIFS System

Forensic Consultant - Analysis and Evaluation of Storm Damage.

Surety Consultant- Analysis and Evaluation of Adequacy of Bid prior to Bonding

Surety Consultant- Analysis and Evaluation of in Standing Seam Metal Roof

Forensic Consultant - Analysis and Evaluation of Wind Damage to Roof and Structure

Forensic Consultant - Analysis and Evaluation of Leaking in Metal Roofing and Exterior Doors

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

ABBREVIATED LISTING OF PAST AND CURRENT PROJECTS

Deposition/Affidavit

Testimony in Trial

Mediation/Arbitration

CLIENT/ATTORNEY

Fidelity & Deposit
Acousti

Ohio Casualty
Facciobene Construction

Continental Insurance
Preservation Services

USF&G

Robert Baumann

Ohio Casualty
Ivey Construction

North American Specialties
Reyco Construction Co.

Vincent Insurance Agency
Massey Services

Fidelity & Deposit
Acousti

Ohio Casualty

Fidelity & Deposit
Acousti

Ohio Casualty
H & H Properties

Zurich America, Inc.

North American Specialties
Sun State Steel

Merchants Bonding
NSM

Anthem Casualty

Maryland Casualty
Curtis Group

Nationwide Insurance
Cafaro Construction

CNA

GAB

USF&G
Wallace Roofing

Ohio Casualty

USF&G
Fulton Roofing

Fowler White
Berkshire Realty

All Risk Claims
Glen Siegel, Esquire

PROJECT

RSA Union Office Building
Montgomery, Alabama

St. Joseph Catholic Church
Melbourne, Florida

Edgewater Condominiums
Destin, Florida

Miller Dreams Town Homes
Miami, Florida

Kennedy Residence
Tampa, Florida

Horizon Elementary School
Port Orange, Florida

Adams House
Tampa, Florida

Versailles Apartments
Longwood, Florida

Eden Condominiums
Perdido Key, Florida

Wendy's
Orlando, Florida

Jackson County Hospital
Scotsboro, Alabama

Country Lane Apartments
Orlando, Florida

Segall Properties
Hallendale, Florida

High School "CCC"
Orange County, Florida

Flagler County Schools
Palm Coast, Florida

Kobe Japanese Steakhouse
Orlando, Florida

Collins Residence
Seaside, Florida

Sundy House
Deerfield Beach, Florida

Knudsen Residence
Winter Park, Florida

Schafer Residence
Vero Beach, Florida

Allen Memorial Home
Mobile, Alabama

Smith Motors Building
Merritt Island, Florida

Perimeter Church
Duluth, Georgia

Carrollwood Condos
Tampa, Florida

Tison Residence
Osprey, Florida

SCOPE

Surety Consultant- Analysis and Evaluation of Performance Bond Claim

Surety Consultant- Analysis and Evaluation of Moisture Intrusion through Roof and EIFS

Surety Consultant- Analysis and Evaluation of Performance Bond Dispute/Building Restoration

Surety Consultant- Analysis and Evaluation of Leaking Clay Tile Roofing

Surety Consultant- Analysis and Evaluation of Construction Defects

Surety Consultant- Analysis and Evaluation of Leaking Standing Seam Metal Roof

Surety Consultant- Analysis and Evaluation of Performance Bond Claim

Forensic Consultant - Analysis and Evaluation of Wood Decay/Code Compliance

Surety Consultant- Analysis and Evaluation of Delamination of Stucco

Forensic Consultant - Analysis and Evaluation of Trip and Fall/Code Compliance

Surety Consultant- Analysis and Evaluation of Performance Bond Default/EIFS and Drywall

Forensic Consultant - Analysis and Evaluation of Termite Damage and Code Compliance

Forensic Consultant - Analysis and Evaluation of Trip and Fall/Code Compliance

Claim Consultant - Analysis and Evaluation of Oblige damage claim against Subcontractor/Surety.

Surety Consultant - Analysis and Evaluation of Leaking Roofing System and Accessories

Claim Consultant - Trip & Fall on Landscape Bridge - Code Compliance

Forensic Consultant - Analysis and Evaluation of Leaking in Tile Roofing and Exterior Walls

Claim Consultant - Trip and Fall on Stairs Code Compliance

Forensic Consultant - Water Intrusion in Building Envelope

Claim Consultant - Analysis and Evaluation of Fire and Smoke Damage to Contents

Surety Consultant - Analysis and Evaluation of Leaks in Membrane Roofing System

Claim Consultant - Analysis and Evaluation of Wind Storm Damage to Membrane Roofing

Surety Consultant - Analysis and Evaluation of Cost to Complete after Contract Default

Forensic Consultant - Analysis and Evaluation of Leaking in Roofing and Exterior Walls

Claim Consultant - Golf Ball Damage to Roof of Residence from nearby Driving Range

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

ABBREVIATED LISTING OF PAST AND CURRENT PROJECTS

Deposition/Affidavit

Testimony in Trial

Mediation/Arbitration

CLIENT/ATTORNEY

Reliance
Andrew Brown

International Fidelity
Technology Construction

CNA

Kirk Pinkerton

Kirk Pinkerton
John Creech

Ohio Casualty
Cooper Construction

CNA

Anthem Casualty
Inez Hollingsworth

ASU
Gene Robinson

Ohio Casualty
Dixie Masonry

American States Insurance
Custom Brushing

Ohio Casualty
Jennings Framing

Ohio Casualty
Strickland Construction

American Indemnity
James King

Scottsdale Insurance
Killingsworth Chemical

North American Specialties
Nolan Construction

United Fire
Applied Technology

North American Specialties
Southridge Construction

North American Specialties
Quality Roofing Systems

North American Specialties
Southridge Construction

Fowler, White

CNA
HBS Contractors

CBIC
Protdec

Fidelity & Deposit

Ohio Casualty
Aetna Roofing

PROJECT

Ormond Beach City Hall
Ormond Beach, Florida

Heritage Village
Homestead, Florida

Shapiro Residence
Miami, Florida

Marriott Biscayne
Miami, Florida

Backstage Lounge
St. Petersburg, Florida

Mt. Dora Community Center
Mt. Dora, Florida

Glazebrook Residence
Winter Park, Florida

Club Continental
Orange Park, Florida

Robinson Residence
Holiday, Florida

Pest Ban Building
Sanford, Florida

Bays Residence
Naples, Florida

Cypress Springs School
Orlando, Florida

Orange County Civic Center
Orlando, Florida

King Residence
Winter Park, Florida

Purvis Residence
Molina, Florida

Winn Dixie Store
Miami, Florida

VMS/FT. Bragg
Fayetteville, North Carolina

Wilton Manors School
Ft. Lauderdale, Florida

Regency Oaks
Clearwater, Florida

Royal Green School
Miami, Florida

Helnan Riverside Hotel
Tampa, Florida

Cumberland School
Fayetteville, North Carolina

Carbonic Industries
Jacksonville, Florida

The Aurora Group
Miami, Florida

Coronada Springs
Walt Disney World, Florida

SCOPE

Forensic Consultant - Analysis and Evaluation of Leaking in Tile Roofing

Surety Consultant - Analysis and Evaluation of Completion Percentage after Default

Forensic Consultant - Analysis and Evaluation of Wood Decay in Roof Structure

Forensic Consultant - Code Compliance - Fall from Balcony

Forensic Consultant - Code Compliance - Trip and Fall

Claim Consultant - Roof Leaks and Defects - Damage to Interiors

Claim Consultant - Roof Leaks and Defects Wood Decay in Structure

Claim Consultant - Trip & Fall on Pavement - Code Compliance

Claim Consultant - Roof Leaks and Defects Wood Decay in Structure

Claim Consultant - Cracks in Concrete Masonry - Water Intrusion

Claim Consultant - Scratch Damage to Windows

Claim Consultant - Deficiencies in Carpentry Work - Uncompleted Work

Surety Consultant - Failure of Hi-Tech Resilient Flooring

Claim Consultant - Lightning Damage to Copper Plumbing

Forensic Consultant - Termite and Wood Decay Damage to Structure

Surety Consultant - Leakage in Exterior Walls - Obligatee Claim against Principal.

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

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

Surety Consultant - Defects in Roofing and Uncompleted Work.

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

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

Surety Consultant - Cost to Complete Evaluation.

Surety Consultant - Defects in Roofing and Uncompleted Work.

Insurance Appraiser - Leaks in Roof and Interior Damage to Premises

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

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

ABBREVIATED LISTING OF PAST AND CURRENT PROJECTS

Deposition/Affidavit

Testimony in Trial

Mediation/Arbitration

CLIENT/ATTORNEY

Old Republic
Artistic Painting

Atlantic Alliance
Potura Coatings

Atlantic Alliance
Potura Coatings

Safeco
DiMare Construction

Safeco
DiMare Construction

Bankers Insurance

North American Specialties
Morris Law Firm

Peerless
Azarelli Construction

Nationwide
Figueroa Assoc.

Colonial
Perri Construction

Ohio Casualty
Cooper Construction

Atlantic Alliance
Reliance Associates

SICS/Americclaim
Daniel & Jones

Maryland Casualty

Atlantic Alliance
Reliance Associates

Atlantic Alliance
Reliance Associates

Auto Owners
B. County , AC & Heating

Tudor Insurance Co.
Webber Engineering

York Claims

CNA

American Reliable
RDSI Environmental, Inc.

Federated Insurance Co.

Maryland Casualty

Safeco

Ohio Casualty

PROJECT

Edisto Lakes Apartments
Ft. Meyers, Florida

Cameron Timberlin Apts.
Jacksonville, Florida

Cameron Deerwood Apts.
Jacksonville, Florida

UCF School
Orlando, Florida

Celebration School
Orlando, Florida

Betty's Beauty Salon
Punta Gorda, Florida

Sovran Construction v. NAS
Orlando, Florida

Pinellas County Court
St. Petersburg, Florida

Royal Palm Apts.
Coral Springs, Florida

Orlando Expressway Authority
Orlando, Florida

Parking Structures, Inc.
Orlando, Florida

South Chase Elementary School
Orlando, Florida

FDOT Office
Tampa, Florida

Florida Brewers
Auburndale, Florida

Animal Kingdom/DisneyWorld
Orlando, Florida

Animal Kingdom/DisneyWorld
Orlando, Florida

Hunters Green
Tampa, Florida

Siesta Estates
Sarasota, Florida

Ronald Lapan Residence
Melbourne, Florida

Daniel Logue Residence
Palm Harbor, Florida

MacDill Air Force Base
MacDill AFB, Florida

Danny & Laura Cannon Residence
Lakeland, Florida

Coto's Marble & Granite
Miami, Florida

Diamond Construction
Bryan, Texas

Rollins Business Rental
Orlando, Florida

SCOPE

Surety Consultant - Bond Default & Termination - Evaluation of Obligee Claim.

Surety Consultant - Bond Default & Termination - Evaluation of Obligee Claim.

Surety Consultant - Bond Default & Termination - Evaluation of Obligee Claim.

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

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

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

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

Surety Consultant - Evaluation of Obligee Claim - Principal in Financial duress

Forensic Consultant - Code Compliance - Slip and Fall

Surety Consultant - Bond Default & Termination - Evaluation of Obligee Claim.

Claim Consultant - Collapse of Underground Infiltration System.

Surety Consultant - Bond Default & Termination - Evaluation of Obligee Claim.

Surety Consultant - Leaks in Standing Seam Metal Roofing

Forensic Consultant - Storm Damage to Membrane Roofing

Surety Consultant - Completion Cost Evaluation Negotiate Completion of Mechanical work by Obligee

Surety Consultant - Completion Cost Evaluation Negotiate Completion of Electrical work by Obligee

Forensic Consultant - Truss Collapse during Erection

Surety Consultant - Surveying Errors - Evaluation of Cost Impacts

Forensic Consultant - Pool Floating Out of Ground Cause and Origin

Forensic Consultant - Kitchen Floor Popping Up Cause and Cost to Correct

Surety Consultant - Performance Bond Default Relet to New Contractor

Forensic Consultant - Delaminated Floor Tile Cause and Origin

Forensic Consultant - Wind Storm Damage to Marble Slabs

Surety Consultant - Contractor Default on Eleven Projects - Cost to Complete

Forensic Consultant - Fire Damage - Cost to Repair

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

ABBREVIATED LISTING OF PAST AND CURRENT PROJECTS

Deposition/Affidavit

Testimony in Trial

Mediation/Arbitration

CLIENT/ATTORNEY

Atlantic Alliance
Reliance Associates

[Crawford & Company](#)

Fidelity & Deposit
McKell Construction

[Shumaker, Loop & Kendrick](#)

State Farm Fire & Casualty

[Star Insurance](#)
[Envirotech Contractors, Inc.](#)

Washington International
VISPA Corporation

NAS
Concrete 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

Gulf Bay - Disney Safari Village
Orlando, Florida

[Stones Throw Condominium](#)
St. Petersburg, Florida

Dayton-Superior, Etc.
Birmingham, Alabama

[Sun Contracting/Pinellas Park](#)
St. Petersburg, Florida

Rita Simmons Residence
St. Petersburg, Florida

[John F. Kennedy Middle School](#)
Miami, Florida

Schools K-91, Q-91, S-91
Broward County, Florida

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 - Completion Cost Evaluation
Monitor Completion by Obligee

[Forensic Consultant](#) - Water Intrusion/Verify Cause

Surety Consultant - Delaminating Topping & Water
Intrusion

[Surety Consultant](#) - Leaking Metal Roof -
Overpayment Claim Against Owner

Forensic Consultant - Roof/Hail Damage to Asphalt
Shingles

[Surety Consultant](#) - Contract Default - Relet to New
Contractor

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

Surety Consultant - Defective EIFS System and
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

THOMAS G. ALBERS, SR., NCARB, AIA, RCI
SAMPLING OF PAST ARCHITECTURAL ACHIEVEMENTS



**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 1 st 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	Mr. Todd Norman, Esq. Stump, Dietrich, Spears & Norman, P.A. 37 North Orange Avenue, Suite 200	The Travelers Zurich American Ins Co. Amerisure	Construction Defects Moisture Intrusion/Decay Architectural Deficiencies

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

CV-A, Duval County, Florida A,	Orlando, Florida 32801	One Beacon	
The Reserve at James Island vs Hardaway Construction vs Jackson's Painting Case No.: 2008-CA-016703; div No. CV-C Duval County, Florida	Scott A. Tackill, Esq. The Unger Law Group, P. L. Amherst Building 3203 Lawton Road, Suite 200 Orlando, FL 32803	The Hartford Ins Co.	Construction Defects Moisture Intrusion/Decay Architectural Deficiencies
Robert Snyder vs OCPS Orlando , Florida	Jeffrey B. Sexton, P.A. Attorney & Counsellor at Law 32 North Kirkman Road Orlando, FL 32811	Jeffrey B. Sexton, P.A. Robert Snyder CJW Associates	Slip & Fall at Edgewater HS Code Violations
Pamela Griffin vs Brinker Florida, Inc d/b/a Chili's Grill & Bar Fifth Judicial Court for Marion County, Florida	Danielle M. Pollack, Esq. Fisher, Butts, Sechrest & Warner, P.A. 5200 SW 91 st Terrace, Suite 101 Gainesville, FL 32608	Fisher, Butts, Sechrest & Warner, P.A.	Slip & Fall Code Violations
Esplanade Grande Condominium vs. Suffolk Const vs. Westport Stucco of So. Fl Case No.: 50-2007-CA 01043 XXXX-MB Palm Beach County, Florida	Mark Hektner, Esq. Law Office of Peter J. Delahunty 14241 U. S. Highway 1 Juno Beach, FL 33408	Zurich American Ins Co. The Hartford Ins Co.	Construction Defects Moisture Intrusion/Decay Architectural Deficiencies Code Violations