

JEFFREY K. LUNEY, AIA, LEED AP

Vice President



Summary

Mr. Loney is a licensed architect with more than 35 years of professional experience in architectural design, construction management and litigation support. Since 2004, he has performed forensic architectural and building envelope consulting for commercial, institutional and residential construction defect and design malpractice investigations for projects located in Alaska, Hawaii and throughout the continental United States. Mr. Loney has been qualified as an expert witness and provided testimony at trial in several jurisdictions. He has assisted numerous clients with the investigation and resolution of complex litigation matters through mediation or arbitration testimony.

Areas of technical expertise

- Forensic Architecture
- Building Envelope Design, Investigation, and Repair
- Historic Preservation
- Standard of Care

Education

- B.S. Architecture, 1977, University of Virginia

Registrations

- Licensed Architect in AZ, CA, CO, HI, MD, TX, and WA
- LEED Accredited Professional

Professional activities

- Member, American Institute of Architects (AIA,) San Francisco Chapter
- Mentor, ARE Pact Program, AIA San Francisco, 2015 and 2013
- Guest Critic and Lecturer, Civil and Environmental Engineering, Stanford University, 2003

Select project experience

Forensic Architecture

Andaz Napa Hotel, Napa, CA. Evaluated condition of exterior wall framing, exterior door and window assemblies, and exterior cladding materials that were extensively impacted by the South Napa earthquake on August 24, 2014.

Napa Valley Luxury Resort Property, Calistoga, CA. Field investigations of prefabricated modular buildings with widespread construction defects.

Building Envelope Design, Investigation, and Repair

RH Restaurant and Gallery, Yountville, CA. Building code, envelope and waterproofing consultant for luxury hospitality and retail complex. Design includes olive tree wells in restaurant and exterior finishes with special finish exterior stucco.

240 Stockton Street, San Francisco, CA. Detailed field observation of structural steel corrosion and repairs to a 10-story, terracotta-clad historical landmark building undergoing façade stabilization and repairs.

U.S. GSA, Office Building, Courthouse Renovation and Window Replacement, Denver, CO.* Building envelope and condition assessment consulting for a 19-story office tower renovation.

Historic Preservation

760 Market Penthouse Restoration, San Francisco, CA. Restoration of penthouse bungalow on landmark historical building, including complete recladding of exterior stucco with architectural ornament.

Hyatt Sainte Claire Courtyard Enclosure, San Jose, CA.* Design development for a remodel of a national architectural landmark hotel.

Standard of Care

Silver Spring Gateway, Silver Spring, MD.* Review of design professionals' work for a 15-story apartment development.

*Denotes work performed with previous employer.

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Fresno International Airport Expansion Project, Fresno, CA.* Investigation of causes of delay for an airport expansion.

Grand Canyon Railway Hotel, Williams, AZ.* Investigation of architectural design defects and defective exterior stucco installation.

Sworn testimony

Deposition, Skanska USA Building Inc. v. 1200 Howell Street, LLC (Burrard) regarding dispute over scope increases, and incomplete and uncoordinated contract documents leading to costs incurred by contractor greatly exceeding the original guaranteed maximum price. King County Superior Court. June 24, 2021.

Deposition, Daly City Partners I, LP vs. Kenneth Rodrigues & Partners, Inc. and AMS Associates, Inc. regarding defective retail center parking lot design for permeable pavement and storm water management resulting in extensive redesign and reconstruction costs to owner/developer. Superior Court of the State of California County of San Mateo. January 27 and February 19, 2020.

Deposition and Arbitration, Ronald Ogulnick, et al. vs. Richard Butler, Geary Street Management, LLC, et al. AAA Case No. 01-16-0000-3693. Retained as architectural consultant and expert witness for dispute between investors in San Francisco hotel property. Formed an opinion about the timing and process for obtaining building permits for renovations following sale to third party. Provided testimony at arbitration leading to favorable settlement for client. July 2017.

Deposition and Arbitration, Old Trace Partners, L.P. et al. vs. Theodore G. Sorensen, et al., regarding architectural feasibility and construction cost estimates for below-grade parking structure proposed in connection with developer's investment prospectus for mixed use office and retail project in Los Altos, California. October 18 and November 2, 2016.

Deposition, Mary E. Brunn vs. Gallo Center for the Arts, et al., regarding alleged code compliance deficiencies at aisle steps of a performing arts center's theater. February 13, 2013.*

Deposition, Picerne Construction vs. Castellino Villas, regarding alleged building code compliance issues, architect's issuance of certificate of substantial completion and timing of general contractor's filing of mechanic's lien. August 31, 2011.*

Deposition, Turner Construction Company vs. WDG Architecture, regarding architect's standard of care and resultant impact on general contractor's work. September 18, 2009.*

Deposition and Trial, Val Robinson vs. Atlas Metal & Iron Corporation, regarding architectural design, layout and physical conditions at loading dock of metal recycling facility. October 8 and 22, 2008.*

Deposition and Trial, Jahangir Jamshidi vs. Collins and La Jolla Development Companies, regarding architectural and engineering design of parking lot, exterior façade and site improvements at a retail bakery within a shopping center. August 13 and 25, 2008.*

Deposition, Nina Hartunian vs. Pamela Whitehead, et al., regarding design and construction defects, unlicensed contractor and excessive project time for multiple residential development projects. October 28, 2006.*

Litigation

City of Fresno vs. Mauldin-Dorfmeier Construction, Inc., regarding alleged architectural and structural engineering design errors and omissions, as well as general contractor's failure to obtain timely completion of structural steel shop drawings, properly manage design-build fabrication of complex, curved glazed curtain wall, and properly schedule and sequence work to avoid damage to work in place.*

Alternative dispute resolution

Dispute among a not-for-profit Animal Shelter, General Contractor and Architect regarding architectural design errors and omissions and their subsequent impact on the contractor's schedule and sequencing of the work.*

Dispute among major metropolitan Unified School District, General Contractor, Architect and Consulting Mechanical Engineer regarding inadequate cooling capacity and ambient noise emanating from retrofitted HVAC system components at middle school project.*

Dispute among Construction Lender and Federal Government regarding scope of architectural and engineering renovations to historical landmark office tower, impact of delays by government tenant on "As-Constructed" project schedules, and resultant default of borrower on original construction loan.*

Dispute among Senior Living Community, Architect and Consulting Structural Engineer regarding architectural and engineering design errors, deficient quantity of reinforcing steel at concrete structure, and scope of remedial structural repairs required to mitigate structural deficiencies.*

Select papers, lectures and publications

Keynote lunch with George Heery and Jeffrey Luney, "Focus on Bridging," AIAAAJ National Convention and Expo, Portland, OR, September 2013 (co-presenter)

"Good Buildings Gone Bad," Penn Club of Northern California Lunch and Learn Roundtable Series, San Francisco, CA, July, 2012 (presenter)

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“Expert Witness: Construction Cases. Philip R. Croessmann,”
Jeffrey K. Luney, et al. West/Thomson Reuters, Egan, MN. 2009
(co-author)

“Managing the Risk of Construction and Design Defects;”
Construction Management Association of America, National
Convention and Expo, San Francisco, CA, October, 2008 (co-
presenter)

Website Sample

CONTACT

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