

DANIEL A. GREENBERG, ARCHITECT

Associate



Summary

Dan has over 22 years of AEC industry experience. His unique career began with 10 years as a building inspector and consultant before becoming a licensed architect. He has experience with a wide range of project types, varying in scale and complexity from small residential structures to large commercial building renovations and new construction, from design through construction. His forensic and consulting experience includes building envelope (including stucco, vinyl & aluminum siding, EIFS, storm shutters, windows, doors, louvered openings, roofing, waterproofing, coatings, sealants), architectural/structural failures, storm damage assessments, peer reviews, building code and ADA analysis, zoning analysis, moisture intrusion/water penetration investigations, construction claims and defects, professional standards of care, liability evaluations, and property claim (insurance) matters.

Areas of Technical Expertise

- Construction Claims & Defects
- Litigation Support
- Architectural Standard of Care
- Property Loss / Building Envelope Assessments

Education

- M.Arch, 2014, University of South Florida, School of Architecture & Community Design
- A.A., 2010, Hillsborough Community College

Registrations

- Registered Architect in FL, GA and LA
- LEED AP, NC2.2

Professional Activities

- Architect Seat, Hillsborough County Board of Adjustments, Appeals, and Examiners aka Building Board, 2018-Current. This board confirms the competency and integrity of contractors and takes disciplinary action against those who fail to comply with the Building Code.
- Adjunct Professor, University of South Florida, Intro to Digital Architecture, 2018-Current.

CONTACT

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Select Project Experience

Insurance/Property Loss Consulting

Coquina Beach, Sarasota, FL. Windstorm damage evaluation from Hurricane Helene.

Lantern Inn, Sarasota, FL. Windstorm damage evaluation from Hurricane Helene.

Tornado Damage Assessment, Oaks of Timbergrove Apartments

Apartments, Houston, TX. Windstorm damage evaluation for 38 buildings. A tornado caused damage to multiple buildings in the apartment complex.

Hurricane Damage Assessments, Multiple Locations, FL. Post hurricane damage assessments for numerous commercial and residential structures; beginning with Hurricane Charley in 2004.

Fire Damage Assessment, Palmetto, FL. Assessment of fire damage to industrial facility.

Fire Damage Assessment, Brandon, FL. Assessment of fire damage to commercial office building.

Water Intrusion, Bonita Bay Condo Tower, Bonita Springs, FL. Cause and origin investigation for water intrusion at condominium tower.

Code Compliance Inspections

Foundation Inspections, Various Locations, U.S*. Building foundation inspections for thousands of building foundation projects including new construction, repairs and expansions.

Concrete & Masonry Inspections, Various Locations, U.S*. CMU, cast-in-place concrete, and formwork inspections for thousands of residential and commercial structures across the country.

Structural Framing & Sheathing Inspections, Various Locations, U.S*. Framing & sheathing inspections for thousands of buildings under construction.

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Building Envelope Assessment & Renovations

Spanish Moss Eco Apartments, Sebring, FL, envelope assessment and repairs.

The Ritz Carlton Sarasota, FL. Water intrusion investigation and repair recommendations.

Beachplace Condominiums, Sarasota, FL. Provided a ten-building envelope and structural assessment for a complex.

Pascual Residence, Sarasota, FL. Building envelope assessment of construction defects in high-end residence.

Cleveland Street Retail Block, Clearwater, FL*. Building envelope assessment of multiple 100+ year-old buildings for preservation and renovation.

Florida State Capitol Building, Tallahassee, FL. Façade and waterproofing consulting.

1560 Orange Ave, Orlando, FL*. New skin for commercial office building and renovation to the interior.

Bellwether Hotel, St.Pete Beach, FL*. Design, Construction Documents, and Construction Administration for complete hotel renovation.

Beachcomber Hotel, St.Pete Beach, FL*. Design, Construction Documents, and Construction Administration for complete hotel renovation.

Tampa Convention Center, Tampa, FL*. Interior renovations and building envelope expansion for a convention center.

BayCare Health Hub, Tampa, FL*. Interior renovation and building envelope expansion for outpatient medical building.

Tampa Airport - Airsides F & C Concessions, Tampa, FL*. Construction drawings and Construction Administration for two multi-concept restaurants.

Sparkman Wharf, Tampa, FL*. Design, Construction Documents and Administration for mixed-use facility.

Florida Avenue Brewing, Tampa, FL*. Design, Construction Documents for sports complex conversion into brewery and restaurant with envelope and interior scope.

Mediterranean Village Condominiums, Aventura, FL. Building envelope assessment and Construction Administration services for five residential buildings and associated parking structures.

Oxford Towers, Hollywood, FL. Building envelope assessment of residential tower for state required 50 year Structural and Electrical Recertification.

New Construction

Museum of the American Arts & Crafts Movement, St. Petersburg, FL*. Construction Services for a museum.

The New St. Petersburg Pier, St. Petersburg, FL*. Construction drawings for a new over-water structure.

Hotel Haya, Ybor City, FL*. Design and construction drawings for a new hotel.

University of Central Florida, Grocerant, Orlando, FL*. Design and construction drawings for restaurant/retail mixed-use.

Releve Residence, Sarasota, FL*. Design and construction drawings for a 6,000 sf coastal luxury estate.

Sworn Testimony

Deposition, All-Am. Windows & Doors, LLC v. Coastal Bldg.

Consultants, LLC. Collier County, negligence of testing agency.

Depositon, TF North Run, LLC v. Link Constr. Group, Inc./ Advanced Roofing, Inc. Longwood, FL, construct defect case involving roof replacement for 6 building complex.

Litigation

SOFA I, LLP v Richard Jones Architecture, Inc. Delray Beach, FL, prepared defendant's expert rebuttal report in response to alleged breaches in the Architect's Standard of Care.

Fourteen Partners, Inc. v. Assa Abloy Accessories & Door Controls Grp., Four Winds Hotel & Casino, Phase 2, expert rebuttal, Architectural Standard of Care.

KPMG, LLP v. M. Arthur Gensler Jr. & Associates, Inc., KPMG v. Gensler, expert rebuttal, Architectural Standard of Care.

Olive Grove Apartments, 765 W Granada Blvd, Ormond Beach, FL, expert rebuttal, construction defect, on behalf of subcontractor.

Zons Dev. v. Merit Pro. Coating, Inc, construct defect investigation and analysis of water roof and skylight waterproofing.

201 Bird Key, Sarasota, FL, construction defect case, expert investigation & report for custom single-family residence.

3319 Jaffa Dr, Sarasota, FL, investigation of defective floor tile installation at single-family residence.

3981 Wood Ave, Miami, FL, prepared defendant's expert rebuttal report in response to alleged construction defects.

The Walk Condominiums, Indian Rocks Beach, FL, construction defect investigation and expert report.

Select Papers, Lectures and Publications

"What is the Architect's Standard of Care? Owner-Architect v. Owner - Architect w/ Construction Manager..." Florida Bar CLE Course #409063N, 2024 (co-author)

"Passive Energy Devices in Ceramics," eCAADe 2013, Building Envelope Research, 2013 (co-author)

"Sweetgum Panel," Juried Article, Int'l Conf. Proceedings, eCAADe 2013, Building Envelope Research, 2013 (co-author)