



**PROFESSIONAL CURRICULUM VITAE
OF
THOMAS B. SPANGLER**

Position: Project/Construction Management Consultant
Construction Litigation Consultant
General Contractor

Licenses: California Contractors License B 391177

Experience: **2013-Present: Consultant, General Contractor, Construction Defect Professionals, Inc.**
Responsibilities include forensic investigation, document analysis, visual inspections, development of repair recommendations and cost analysis, contract disputes, scope of work, standard of care, building code and materials research.

2013-Present: Consultant, General Contractor, LiMa Consulting, Inc.
Responsibilities include forensic investigation, document analysis, visual inspections, development of repair recommendations and cost analysis, contract disputes, scope of work, standard of care, building code and materials research.

1980-Present: Principal, Tom Spangler General Contractor
Responsibilities include scope of work, contracts, cost estimating, project coordination, administration and scheduling for construction of custom homes in San Diego County. Experience includes the development and construction of multiple inner-city multi-family housing projects. Responsibilities include all phases of real estate development, construction, land acquisition, entitlements, permits, financing, construction and sales.

2008-2012: Designated Expert, General Contractor, MC Consultants, Inc.
Responsibilities include forensic investigation, document analysis, visual inspections, development of repair recommendations and cost analysis, contract disputes, scope of work, standard of care, building code and materials research.



**Experience:
(Continued)**

2007-2008: Project Manager, S.C. Wright Construction, Inc.

Responsibilities include forensic investigation, document analysis, visual inspections, development of repair recommendations, building code and materials research.

1998-2006: Mortgage Originator, Mortgage Loan Specialists

Responsibilities included residential mortgage loan origination for purchase, refinance, and new home construction. Additional responsibilities included research of comparable real estate values and market direction. Approved Fannie Mae Desktop Originator.

1997-1998: Project Superintendent, Private Owner

Responsibilities included supervision of the ground-up construction of three adjacent custom homes in the coastal zone in Del Mar, California. Additional responsibilities included the coordination of all city, county, and state inspections.

1989-1997: Project Superintendent, Wave Crest Properties, Inc.

Responsibilities included coordination of complex structural building components integrated with designer finishes in ground-up construction and remodel of high-end, quality custom homes using ultra quality wood and stone finishes. Responsibilities included supervision of site integration and installation of 60 manufactured homes, contract negotiation, development of production schedules and coordination with subcontractors to meet client objectives.

1983-1985: Project Manager, Baycrest Condominiums

Responsibilities included project management of a 168-unit condominium conversion consisting of 42 four-plexes including material purchase, labor-management, and coordination of marketing and sales.

1980-1984: Vice President, Churchman/Spangler, Inc.

Specialized in inner-city redevelopment and multi-family low income housing. Responsibilities included all phases of real estate development and construction including land acquisition, entitlements, financing, construction, and sales.

1981-1983: President, Den-Con

Responsibilities included all phases of light commercial tenant improvements specializing in dental office suites including building permits, specialty equipment integration.



**Seminars &
Presentations
Given:**

“Construction Defect 101– Major Defects”, presented to Attorneys at Bremer, Whyte, Brown & O’Meara, LLP, Woodland Hills, California, 2009.

“Residential Framing Components and Techniques” presented to Construction Industry Experts and Consultants, Carlsbad, California 2009.

“Construction Defect 101– Major Defects”, presented to Insurance Professionals at California Insurance Guarantee Association, Glendale, California, 2010.

**Memberships/
Affiliations:**

International Right of Way Association (IRWA)