

**Curriculum Vitae 2024**



Since 2010, Mr. Townley has practiced as an **Expert Witness in Design & Construction Litigation cases, as well as Designer and Project Manager** for Remediation Projects for the firm. Jack’s extensive experience as a **former Architect and General Contractor, as well as a Licensed Insurance Agent**, make him uniquely qualified to serve on a wide variety of defect claims. From investigation, litigation and through to complete remediation, his focus on Zoning, Fire Codes, Permitting, and Planning, spans throughout the United States, Caribbean and even South America.

- 38 years as owner of Alliance Construction Services, a design/build firm in Florida and Arizona
- Architect, General Contractor or Consultant on Large Scale Developments, Hotels, Assisted Living Facilities, Churches, Apartments, Condos, Single Family Homes, Offices, Warehouses, Retail, Restaurants, Infrastructure
- 18 years in Property and Casualty Insurance and related Fire Legal Liability, Loss Control and Fire Prevention

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**SIGNIFICANT PROJECTS**

**River Palms**

*Consulting Architect for Defense of Architect*  
6 Story Beachfront Condominium  
2024 - Current



**Roth Residence**

*Architectural and Construction Expert Witness for Plaintiff*  
3 Story Beachfront Residence  
2020 - 2022



**McGlynn Residence**

*Architectural and Construction Expert Witness;  
Project Architect for Defect Remediation  
Documents with Construction Administration*  
2 Story Residence with Guest Cottage  
2020 – 2021: Case Settled



**Aria Condominium**

*Architectural and Construction Consultant*  
Litigation Support on behalf of Plaintiff; Construction Defects  
5 Story, 16 Unit Waterfront Condominium with Parking Garage  
2018 – 2020



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**Bethel Lutheran Church**

*Architectural Expert Witness; Project Architect for Defect Remediation Documents with Construction Administration*  
 Litigation Support on behalf of Defendant (General Contractor of Record)  
 28,071 S.F. Sanctuary and Classroom Addition and Renovations in Clearwater, FL  
 2015 – 2017: Case Settled



**University Hospital**

*Architectural Expert Witness*  
 Litigation Support on behalf of Defendant (General Contractor of Record)  
 Fire Rated Assemblies & Materials  
 5 Story Hospital Addition in Tampa, FL  
 2016 – 2017: Case Settled



**Aloft Hotel**

*Architectural and Construction Expert Witness; Project Architect for Defect Remediation Documents with Construction Administration*  
 Litigation Support on behalf of Plaintiff; Construction Defects  
 5 Story, 147 Room Hotel and Convention Center  
 2012 – 2015: Case Settled



**PROFESSIONAL QUALIFICATIONS**

- FEWA Certified Forensic Litigation Consultant 2015-Present
- Testifying Expert Witness 2010-Present
- Project Architect and Residential Design, Arizona 1993-2010
- Certified Commercial General Contractor, Arizona 1993-2002
- Registered Architect, Florida 1986-1993
- Certified Commercial General Contractor, Florida 1984-1993
- Licensed P&C Insurance Agent, Florida 1969-1987

**PROFESSIONAL AFFILIATION**

- Forensic Expert Witness Association (FEWA)
- Florida Chapter President, National Board of Directors Committee Chair for Annual Conference, Co-Chair for Revenue Task Force Committee
- Awarded FEWA designation as a Certified Forensic Litigation Consultant in 2015

**EDUCATION**

- B.S. Degree from Concordia College, Moorhead, MN 1965
- A.M Beverly Florida School of Property and Casualty Insurance, Tallahassee, FL 1971
- Florida Construction School, Clearwater, FL 1976
- Architectural Apprentice under Kenneth Scott Tilbury, AIA, Tampa, FL 1979-1982

**RELEVANT PROJECTS**

- River Palms Condominium – Construction Defects; Standard of Care 2024 – Current
- McGlynn Residence – Construction Defects; Standard of Care 2020
- Aria Condominium Association - Construction Defects, Bldg Envelope 2018
- Comfort Cove Assisted Living Facility – Wet Building and Mold, FL 2016

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• Ritz-Paley – Ritz Carleton Condo Assoc / Owner Build-Out Dispute	2020
• Alta Mar Condominium Association – Construction Defects	2018
• IBC Texas – Construction Defects; Architect’s Standard of Care, TX	2018
• Embassy Suites – Construction Scheduling and Design Coordination, FL	2018
• University Community Hospital – Construction Defects, FL	2017
• Angela Vlahos – Partial Building Collapse, Construction Defects, GA	2017
• Timber Pines Plaza – Sinkhole Remediation, FL	2017
• Bella Casa Condo Assoc – Water Intrusion Repairs, FL	2017
• Rediger Residence – Construction Defects, FL	2016
• IHOP Restaurant, St. Petersburg, FL	2014
• Boathouse Restaurant – Trip and Fall; Code Compliance, FL	2016
• Bethel Lutheran Church –Consulting Expert + Repairs, FL	2019
• St. James Church – Historic Preservation and Repurposing, FL	2019
• Palmer Crossing – ADA Compliance and PCA, FL	2015
• Gibbons Courthouse – Construction Defects, FL	2013
• Aloft Hotel – 147 Room, 5 Story Hotel for Repair CD’s, FL	2013
• Kenner Plumbing Fire Investigation – Lead Forensic Analyst - LA	2013
• Cabrillo Condominiums – Construction Defects Lead Forensic Analyst, FL	2014
• Cedar Pointe Apartments –HUD Qualified Apartment Community, FL	2013
• Westminster Suncoast – Assisted Living Facility Renovation, St. Petersburg, FL	2011
• South Phoenix Baptist Church, Phoenix, AZ	2010
• Emmanuel Pines Camp, Prescott, AZ	2008
• Piece By Piece Mosaics, Inc., Cornville, AZ	2005
• Mile High Gymnastics & Cheer, Prescott, AZ	2004
• BC&BB Holdings, LLC, Prescott, AZ	2004
• Performance Powder Corp., Prescott, AZ	2004
• Manufacturing Production Line Design, and 27,000 SF Tenant Improvements	2004
• James Edwards Furniture, Phoenix, AZ	2002
• Applied Copier Technologies, Office Warehouse, Chandler, AZ	2001
• Tangerine Farms, 764 Acre PUD, Marana, AZ	1993 - 98
• Guerro Industrial Park, Office Warehouse Complex, Tempe, AZ	1996 - 97
• US West Cellular, 31 Cell Telephone Sites, Phoenix Basin, AZ	1993 - 97
• Mucho Taco Restaurant, Chandler, AZ	1994
• Lutheran Ministries of Florida – Design/Build Projects	1988 - 92
• Villages at Cypress Creek, 2002 Acre PAD, Ruskin, FL – Project Manager	1986 - 87
• Rubin Development Corp, Clearwater FL – Project Manager	1985 - 87
• Concord Hotels, Aruba, Venezuela and Dominican Republic	1984 - 85
• Oceanside 99, Ormond Beach, FL – Project Manager	1983 - 84
• Island Gulf Resort, Madeira Beach, FL – Project Manager	1983 - 84

**OTHER PROFESSIONAL ACCOMPLISHMENTS**

- 73 Custom Homes Designed and Built exceeding 2,500 SF
- 5 Manufacturing and Industrial Designs
- Office, Warehouse, Retail & Commercial Designed and/or Built exceeds 1,500,000 SF
- 2 PUD’s Managed, Infrastructure Planned and Entitlements Secured for Projects in Florida and Arizona, exceeding 2,750 acres total
- 4 Churches Designed
- 16 Site Planning, Land Use, Zoning and Occupancy Change Projects
- Familiar with Property, Casualty, General Liability Insurance and Worker’s Compensation Issues
- Familiar with Southern Standard, Uniform, International, Florida, Fire and Life Safety Code Compliance Issues.