

VERNON L. DUNAGIN, AIA, LLC

CONSULTING ARCHITECT

1200 Crest Haven

Bulverde, Texas 78163

210.875.6178

E-mail: architect.vernon@gmail.com

Website: www.vernondunagin.com

RESUME FOR VERNON L. DUNAGIN, AIA

EDUCATION

1975 – Bachelor of Architecture in Design – Texas Tech University

PROFESSIONAL

1979 – Architect; State of Texas; Registration No. 7090

EMPLOYMENT

June 2010 – Vernon L. Dunagin, AIA, LLC – Consulting Architect.

Present Forensic architecture; roofing, waterproofing and building envelope consulting; expert witness assistance; assistance with public sector planning and bond programs, residential and commercial general architecture.

2004 – 2011 Northside Independent School District; San Antonio, Tx.

Assistant Superintendent of Facilities & Operations. Reports to the Superintendent and have a seat on the District Superintendent's Senior Staff. Responsible for day-to-day management of the District's 2001, 2007 and 2010 Bond Programs with a combined construction budget in excess of \$2.2 billion.

1991 – 2004 Amtech Roofing Consultants, Inc.; Austin, Tx. – Architect & Austin Office Manager

Work involved the investigation, design and observation of up to \$13 million of roofing and waterproofing projects per year. Major clients included Austin ISD; Austin-Bergstrom and Lubbock International Airports; Northside ISD; Sunset (Union Pacific Rail) Station Restoration, and more than 200 commercial, industrial and institutional clients.

1987 – 1991 Texas Department of Mental Health & Mental Retardation; Austin, Tx. -

Manager of Plant Construction. Oversight and management of \$1.3 billion bond program for construction of renovations, additions and new construction.

1986 - 1987 J. Robinson & Associates; Austin, Tx. - Project Architect.

Projects included public buildings, public schools, and work for UT System.

1985 - 1986 ARM of Texas; Austin, Tx. – Estimator & Project Manager

Commercial roofing and sheet metal company with a primary focus on Texas prison, TDMHMR and US Air Force re-roofing projects.

1981 – 1985 Ledger Construction Company; Belton, Tx. – Owner & General Manager

Mid-sized construction company specializing in roofing, waterproofing, building renovation and new construction for military and commercial industries.

Work history prior to 1985 available on request.

GENERAL & SPECIFIC EXPERTISE AND EXPERIENCE

- Mr. Dunagin has performed roofing consulting services for more than 4,200 projects with a combined construction value in excess of \$800 million.
- Mr. Dunagin has performed services as Architect-of-Record, Consultant, and Owner's Representative for an additional 4,000 projects with a combined construction value in excess of \$3.3 billion.
- Expertise in program and project management for more than \$3.5 billion for in-house managed public sector and school projects from 1985 thru present work.
- Recognized expert in building code compliance and the Texas Accessibility Standards (TSA) and the Americans with Disabilities Act (ADA).
- Expertise in all roofing, building envelope and waterproofing systems.
- Specific expertise recognized in the roofing industry for coal tar pitch.
- Specific expertise recognized in the roofing industry for metal roofing.
- Specific expertise recognized in the roofing industry for historic clay tile roofing.
- Specific expertise recognized in copper metals and copper roofing
- Specific expertise in cost analysis and construction estimating. From 2010 to present no project designed by the firm as varied from the established construction budget by more than 1%.

AWARDS / HONORS / PROFESSIONAL & COMMUNITY

- Current Member of the American Institute of Architects (AIA) and Texas Society of Architects
- Current Member of International Institute of Building Envelope Consultants (IIBEC)
Formally the Roofing Consultants Institute (RCI)
- Current Board member of Central Texas Chapter of the IIBEC
- Current Member of Building Envelope Council (BEC)
- Current Member of Air Barrier Association of America (ABAA)
- Current Member of the National Roofing Contractors Association
- Current Recognized by the Copper Development Council for expertise in copper roofing
- 1998 Roofing Consultants Institute First Place Design Award for "Roof Replacement and Waterproofing of First Baptist Church" – Lubbock, Tx.
- 2000 Roofing Consultants Institute First Place Design Award for "Historic Roof Restoration and Replacement at Sunset Station" – San Antonio, Tx.
- 2003 Factory Mutual Wind Uplift Certification for Design of Insulated Modified Bitumen Roof Membrane over Metal Decking – FM I-435 certified – 2002 world record for wind uplift design over metal decking.
- 2005-07 Member of Alamo College Bond Oversight Committee
- 2007-08 President of the South Texas Region of the Council of Facilities Planners (CEFPI)
- 2010 Public Owner of the Year by the Hispanic Contractors Association
- 2010 Inaugural Bill Sinkin Award for Solar Energy – NISD Aquatics Center Solar Installation
- 2010 Martin Elementary School – Planning and director for the first LEED (Silver) Certified School in San Antonio for Northside Independent School District; San Antonio, Texas
- 2008-10 3 consecutive years (2008 – 2010) awarded first place by AGC in "Public Owners Report Card Survey" of AGC members
- 2016-19 Board Member - Westover Hills Community Board of Trustees – San Antonio, TX.
- 2024 Texas Historic Commission Recognition for Best Historic Preservation for the Austin State School Window Replacement from 2021 thru 2024

EXAMPLE PROJECT EXPERIENCE - COMMERCIAL

Following is a list of previous and current signature projects exhibiting work type and depth of experience for the past 35 years. A comprehensive list of all projects will be provided upon request.

- 1985 - 91 Roof Replacement and Waterproofing for 220 Buildings for Texas Department of MHMR; 27 locations state-wide. \$9.8 million. Architect-of-Record and Owner's Representative.
- 1985 - 1991 Building Bond Program for Texas Department of MHMR; Owner's Representative and Project Manager for \$1.4 billion bond program from 1985 thru 1990.
- 1990 - 1991 Managed the Texas Department of MHMR program for compliance with the ADA. Established a program to bring the Department's 1,500 buildings into compliance with the recently-enacted ADA.
- 1995 Roof Replacement and Building Envelope Renovation for 172 Buildings for City of Big Spring, TX. - \$6.9 million (value at time of construction). Architect-of-Record.
- 1996 Lubbock International Airport Roof Replacement and Waterproofing; City of Lubbock. \$3.1 million. Architect-of-Record.
- 1997 Lubbock Coliseum and Auditorium Roof Replacement and Waterproofing; City of Lubbock. \$3.0 million. Architect-of-Record.
- 1998 Expert Witness for Plaintiff; Northside ISD (plaintiff) vs. Koppers Industries. Cause - failed coal tar bitumen (Type III). Settled for approximately \$7 million in favor of Plaintiff.
- 1998 Restoration and Tile/Built-up Roof Replacement and Waterproofing; First Baptist Church – Lubbock. \$1.7 million. Historic Preservation. Architect-of-Record.
- 1998 Managed the Northside ISD program for the District's response and corrective action related to the US Justice Department inquiry into non-ADA compliance with the Paul Taylor Field House originally constructed in 1974.
- 1999 Jefferson County Courthouse Coal Tar Pitch Roof Replacement and Waterproofing; Jefferson County, Texas. \$3.6 million. Historic Preservation. Architect-of-Record.
- 1999 Roof Replacement at Institute of Texan Cultures; San Antonio, Texas. \$1.1 million. Architect-of-Record.
- 1994 - 12 Roof Replacement and Waterproofing for Northside ISD; San Antonio, Texas. \$68 million. Architect-of-Record and Owner's Representative.
- 1995 - 14 Roof Replacement for Austin ISD; Austin, Texas. \$11 million. Architect-of-Record.
- 1994 - 11 Security and Access Control System for 32 NISD schools and administration buildings. \$42 million. Owner's Representative.
- 1994 - 11 Administration and/or Consulting for Building Bond Program for Northside ISD; San Antonio, Texas. 120 campuses. \$2.1 billion from '04 – '11. Owner's Representative.
- 2012 Llano ISD High School Masonry Waterproofing; Llano, Texas. \$320,000. Architect-of-Record.
- 2012 Advantage Academy; Duncanville, Texas. Cost undisclosed. Expert on behalf of Owner for Architectural and Building Envelope defects in 8 buildings. Provide construction observation services following settlement in favor of the Owner.
- 2012 Interior & Exterior Restoration of Historic Fine Silver Building; San Antonio, Texas. \$720,000. Architect of Record.
- 2013 Groesbeck ISD Roof Replacement Program; Groesbeck, Texas. \$1.5 million. Architect-of-Record.
- 2013 Southwest ISD. Expert for insurance carrier dispute over causation and roof replacement cost due to hail damage. Settled in 2014.

2014 Llano ISD Roof Replacement Program; Llano, Texas. \$1.18 million. Roof Consultant of Record.

2014 Manchaca Elementary School Renovations for Austin ISD; Austin, Texas. Roof Consultant of Record for J. Robinson & Associates Architects, Inc.

2014 Building 200 Renovations for Texas Department of Health & Human Services; Austin, Texas. Roof Consultant of Record for J. Robinson & Associates Architects, Inc.

2014 Building 600 Renovations for Texas Department of Health & Human Services; Austin, Texas. Architect of Record.

2014 250 Nottingham Office Tower; Milam Properties; San Antonio, Texas. Building Envelope Consultant.

2014 Roof Repair & Replacement of the Luling Junior High School Gym; Luling ISD; Luling, Texas. Architect-of-Record.

2014 Floresville Community Center; Floresville, Texas. Cost undisclosed. Expert representing the Architect.

2014 Luling ISD Gymnasium Roof Replacement; Luling, Texas. Roof Consultant of Record.

2015 First Baptist Church; Marble Falls, Texas. Building Envelope Consultant.

2015 Oak Hills Church Roof Replacement; San Antonio, Texas. Building Envelope Consultant.

2015 Seguin ISD – Roof Replacement for 2 Elementary Schools; Seguin, Texas. Building Envelope Consultant.

2015 McKenna Conference Center Renovation; New Braunfels, Texas. Architect of Record and Building Envelope Consultant. Owner’s Expert at mediation.

2016 Colonial Hills United Methodist Church Roof Replacement; San Antonio, Texas. Building Envelope Consultant.

2016 El Divino Salvador United Methodist Church Restoration; San Antonio, Texas. Cost undisclosed. Architect of Record.

2017 Stucco and Building Envelope Failure; 1800 Broadway Apartments; San Antonio, Texas. Building Envelope Consultant for Litigation.

2017 Interior Renovations & Roof Replacement & Masonry Restoration for First United Methodist Church; Seguin, Texas. \$250,000. Architect of Record.

2017 Roof Replacement for Concord Plaza; San Antonio, Texas. \$889,000. Roofing and Building Envelope Consultant.

2017 Wilkinson Residence Stucco Failure; San Antonio, Texas. Building Envelope Consultant for Litigation.

2017 Perez Residence Stucco Failure; San Antonio, Texas. Building Envelope Consultant for Litigation.

2017 Travis Residence Window Failure; San Antonio, Texas. Building Envelope Consultant for Litigation. >\$1.2 million construction value.

2017 Hail Damage Cases in McAllen, Texas; >\$700,000. Expert at trial for plaintiffs in 3 cases against State Farm Insurance. Jury awards in favor of the plaintiffs in all cases.

2018 Roof Replacement of Embarcadero Warehouses; Laredo, Texas. \$4.5 million. Architect and Roofing Consultant of Record.

2018 Roof Replacement at Concourse Plaza Shopping Center; San Antonio, Texas. \$1.1 million. Roofing & Building Envelope Consultant.

2018 Pecan Springs Elementary School Renovations for Austin ISD; Austin, Texas. Roofing Consultant of Record for the Architect - J. Robinson & Associates Architects, Inc.

2018 4001 North New Braunfels Roof Repair & Replacement; San Antonio, Texas. \$900,000.

2018 Roof Replacement at University United Methodist Church; San Antonio, Texas. \$2,420,000.

2018 Edinburg, Texas City Hall; Expert for building envelope litigation representing the Architect (defendant).

2019 J.P. Hart Lumber Company Truss Plant and Warehouse Roof Evaluations; 6 Texas locations. \$4.5 million. Architect and Roofing Consulting of Record.

2019 Rio Bank (new construction); McAllen, Texas. Value undisclosed. Roofing and Waterproofing Consultant for the Architect – RVK Architects.

2019 200 Patterson Condominiums Waterproofing and Exterior Restoration; San Antonio, Texas. \$1.1 million. Architect of Record

2019 Scottish-Rite Temple Exterior Building Envelope Restoration; San Antonio. \$300,000. Architect and Building Envelope Consultant.

2019 Edinburg, Texas Boys & Girls Club; Expert for building envelope litigation representing the Architect (defendant).

2019 Judge Nora Longoria Residence; Edinburg, Texas. Roofing and Waterproofing Consultant and Expert for Judge Longoria (plaintiff).

2019 Maranatha Bible Church; Converse, Texas. \$900,000. Expert for Church in dispute with roofing contractor due to defective metal roof replacement. Settled in favor of the Church.

2019 Oyster Creek Man Camp; Seadrift, Texas. Cost of settlement undisclosed. Expert representing Owner on defects in construction of pre-manufactured two- and three-bedroom houses.

2019 Restoration of Fire Damage at The Pointe Apartments – Building 24; San Antonio, Texas. Expert on behalf of the complex owner in dispute with insurance carrier. Architect of Record for restoration and re-construction.

2020 Howard College Roof Replacement; Big Spring, Texas – Phase I. \$4.8 million. Architect and Roofing Consultant of Record.

2020 4001 North New Braunfels Plaza Deck and Building Waterproofing; San Antonio, Texas. >\$950,000.

2020 Somerset ISD. Expert for insurance carrier dispute over roof replacement cost due to hail damage. Settled in 2020.

2020 Jasmine Azima Office Building; San Antonio. Cost undetermined. Expert in case against the Architect.

2020 Alamo & Petroleum Towers Roof Repair & Replacement, San Antonio, Texas. \$832,000. Architect and Roofing Consultant of Record.

2020 Edgewick Condominiums; Austin, Texas. Expert for roofing contractor defendant for <120 buildings.

2020 Ingram Festival Shopping Center; San Antonio, Texas. Metal roof and TPO roof membrane replacement. \$810,000.

2020 San Antonio Produce Market; San Antonio, Texas. Expert for Owner in litigation against the general contractor and roofing subcontractor. 2 - 30,000 sf structures.

2021 Howard College Roof Replacement, Big Spring Texas – Phase II. \$3.2 million. Architect and Roofing Consultant of Record.

2021 Howard College Window Replacement, Big Spring, Texas. \$600,000. Joint venture with J. Phillip Furqueron – Architect. Conducted design and detail assemblies and construction administration.

2021 Waldron Fire Station – Corpus Christi Naval Air Station, Corpus Christi, Texas. \$1.1 million. Consultant for building envelope development.

- 2021 - 2024 Window Replacement at Austin State School, Austin, Texas. \$5.4 million. Joint venture with J. Robinson & Associates, Architects. Conducted design and detail assemblies and construction administration.
- 2021 Kennedy Middle School; PSJA ISD. Expert for waterproofing contractor defendant.
- 2021 Well-Med Office Center; San Antonio, Texas. Roofing expert for new 7 building commercial complex.
- 2021 Trinity Plaza I Office Building Re-roof; San Antonio, TX. Architect and Roofing Consultant of Record.

EXAMPLE PROJECT EXPERIENCE - RESIDENTIAL

- 2008 Renovation Due to Flood Damage of Dunagin Residence, Austin, Texas. \$105,000. Architect of Record and General Contractor. 3,100 sf 4-bedroom, 3-bath home. Work consisted of interior remodeling, kitchen renovation, first-floor flooring replacement.
- 2010 Second Renovation of Dunagin Residence, Austin, Texas. \$165,000. Architect of Record and General Contractor. 3,100 sf 4-bedroom, 3-bath home. Work consisted of interior remodeling, kitchen renovation and upgrades, second-floor flooring replacement, re-roofing, siding replacement, covered deck, fencing.
- 2019 Renovation of Dunagin-Adams Residence, Bulverde, Texas. \$650,000. Architect of Record and General Contractor. 9,000 sf 4-bedroom, 3-bath home. Work consisted of interior remodeling, general renovations and upgrades, re-roofing, gazebo, spa installation; major mechanical upgrades, renovation to 800 sf artist's studio.
- 2020 Renovation of Dunagin Residence, Bulverde, Texas. \$270,000. Architect of Record and General Contractor. 9,000 sf 5-bedroom, 3-bath home and detached studio. Work consisted of major HVAC, electrical and plumbing replacements, repairs and upgrades, flooring replacement, lighting, deck and patio cover, hot tub replacement, gazebo, painting, 3-bedroom renovation, 1 bath remodel and expansion, re—roofing.
- 2021 Kiesz Residence, Austin, Texas. Expert for Owner for defective metal roof and stucco installation. \$1.3 million.
- 2021 Brandt Residence, Port Aransas, Texas. Expert for Owner for defective metal roof and stucco installation. \$400,000.
- 2022 Burris Residence, Victoria, Texas. Expert for Owner for defective concrete tile roof on 9,000 sf residence.
- 2021-24 Rucker Residence, Boerne, Texas. Expert for Owner for defective concrete tile roof, stone masonry, and stucco installation on 11,600 sf residence.
- 2024 Rucker Residence, Boerne, Texas. Architect-of-Record for complete demolition of entire 11,600 sf residence. Re-design for re-construction on existing concrete foundation for severely mold-contaminated home. \$6 million.
- 2023-24 Hughes Residence, San Antonio, Texas. Expert for Owner for defective metal roof, stucco, bathroom tile, and dangerous stairs on 3,700 sf residence. \$1.4 million.