

DANIEL A. GREENBERG, ARCHITECT

Associate



Summary

Dan has over 23 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, 2018-2026.

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, 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.

Building Envelope Assessment & Renovations

St. Regis Longboat Key, Longboat Key, FL. Investigation of falling stone cladding.

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.

*Denotes work performed with previous employer.

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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, 4th Ave. Land Holdings v. Glenewinkel Construction Co. Broward County, FL, Architect's Standard of Care.

Deposition, 34 Sandpiper VMH, LLC & Melissa Hayes v. Mix Color Painting Corp. Hillsborough County, FL, construction defect.

Deposition, The Walk at Indian Rocks Beach v Taylor Morrison. Pinellas County, FL, construction defect.

Deposition, All-Am. Windows & Doors, LLC v. Coastal Bldg. Consultants, LLC. Collier County, negligence of testing agency.

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

Select Litigation Experience

BFS v Siding SA Co., Polk County, FL. expert rebuttal, building envelope.

ZP 317, LLC v Huffman Contractors Inc., Leon County, expert rebuttal, building envelope.

Nichols Residence, Bay County, FL - flooring/tile investigation.

32-34 Sandpiper Rd. v Mix Color Painting Corp. - expert rebuttal in response to construction defects.

Watermark at Horizon West v. Daniel Pugh Installations - expert rebuttal, window installation.

Lake Bluff at Town Center East v. DR Horton v American Builders v. Robert & Sons - expert rebuttal, window installation.

Bella Parc Townhomes v. Garcia's Installations, expert rebuttal, window & door installation.

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.

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Select Litigation Experience Continued

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

"Between Error and Negligence: The Boundaries of the Architect's Standard of Care," 11th Forensic Engineering Congress, 2026 (co-author)

"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)

CONTACT

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