

CURRICULUM VITAE

Dr. Dick Bridy

1.29.2024

Dr. Dick Bridy's diverse far-ranging background and industry experience enables him to deliver real estate expert witness testimony for the commercial real estate asset/property management and brokerage industry. He is an entrepreneur and the CEO of DBI Group (DBI) and Bedrock Investments Group (BIG) with more than four decades of commercial real estate development, brokerage, investment, leasing, private equity sourcing, operations, construction, and asset management experience. He has been engaged by both plaintiff and defense attorneys.

Areas of Expertise:

Dr. Bridy specializes in asset, property and portfolio management, commercial litigation, commercial development and redevelopment, entitlements, insurance, and Realtor fiduciary matters. real estate standards of care, practice, best practices, industry standards, and custom and practice for commercial real estate transactions, property management/ownership, Americans with Disabilities Act (ADA) OSHA/Cal OSHA and Title 24 Books 2 (building) and 3 (electrical), new and existing construction safety matters and permitting. His scope of experience includes fiduciary duty for commercial real estate management, operations, maintenance, health and safety, habitability, personal injury, trip and fall, premises liability, property inspection, broker or agent failure to disclose; misrepresentation; and negligence and fraud.

Unique Qualifications:

An avid scholar, Dr. Bridy is a graduate of the Wharton School at the University of Pennsylvania with a B.Sc. in Economics. His graduate studies garnered academic honors recognition from the San Diego State University Graduate School of Business, the Marshall School at the University of Southern California, and the University of Phoenix, from which he received an MBA, EMBA and PhD respectively. For decades, Dr. Bridy has served on the boards of many prominent real estate organizations, including the National Association of Realtors, California Association of Realtors, San Diego County Commercial Association of Realtors, and CCIM.

Impeccable Record of Achievement:

Dr. Bridy developed the shopping center redevelopment and repositioning platform for Burnham Pacific and Burnham American Properties in the early 1980s. Subsequently, he and his team entitled and built three shopping centers and five single tenant properties in California and Nevada. In addition, Dick has contracted for the redevelopment of over 3.5 million square feet of gross leasable area (GLA) in 14 shopping centers in the Midwest and Western US. In 2010, he formed Bedrock Investments Group with an initial investment of \$400,000 that invests in unleveraged single tenant net leased properties nationwide. That company now has a market value in excess of \$38.0 M. He has served as a commercial real estate legal consultant in cases including asset, property and portfolio management, commercial litigation, development/redevelopment, insurance, and realtor litigation.

Intellectually Curious Problem Solver:

The primary duty of an expert in presenting testimony is to identify problems or obstacles to achieving his clients goals. Problem-finding requires intellectual curiosity, where one is never satisfied with understanding a topic no matter how much expertise and experience one has accumulated on the subject.

Intellectual curiosity requires the instinct to explore puzzling questions that may challenge conventional wisdom.

Systemic Thinking:

Expert testimony is founded in systemic thinking. In some cases, the apparent negligence or misconduct of an individual is an indicator of broader systemic issues in the organization. Effective expert witnesses do not rush to find fault and assign blame when they are presented with a claim. They step back and question why that error occurred and whether more fundamental organizational problems have created the condition. Effective expert witnesses identify the underlying systemic issues versus finding a scapegoat.

Testimony in layman’s terms using examples:

In a jury trial, the judge is not the one that makes the ultimate decision, it is the jury. The twelve lay people are not lawyers, experts, or real estate professionals. The key is to appeal to the collective wisdom of the jury. A skilled expert witness distills the information into testimony with the skill to explain the matter in a fashion that can be understood by the least intellectually capable member of the jury. An expert can never “talking down” to anyone, communication must be in layman terms.

Confident in cross examination:

The key to effective cross-examination is to be honest and truthful, produce a high-quality job, establish a strict protocol, follow a set procedure, effect high-quality work, submit professional written reports, hire 3rd party proofreading, with all submissions approved by retained counsel. The expert must be one that values confrontation and stands by his or her convictions. The forgoing procedure has a track record of surviving and thriving during cross examination.

Hourly Rates:

Standard:	\$300.00 Per Hour
Court Appearance:	\$480.00 Per Hour
Deposition/Mediation:	\$480.00 Per Hour
Travel:	\$250.00 Per Hour

Rates include without limitation:

Consultation, case review, technical investigation, IME’s, research, laboratory work (in-house or otherwise), report preparation, depositions by either side for any purpose, arbitration, mediation, court appearances, standby, cancellation of court deposition, and travel. There is no charge for the initial case review and telephone interview.

Retainer: \$3,500.00, plus \$175.00 account setup fee.

Expense Reimbursement:

Transportation, meals, lodging, postage, notary, copy, and expenses the expert witness incurs as a result of the attendance at a required inspection, deposition, or proceeding.

Willingness to Travel:

Travel time is billed at \$250.00 per hour.