



Core Construction Systems, Inc.
16674 S.W. 61 Lane
Miami, FL 33193
PRios@CoreCS.US
www.CoreConstructionSystems.com

PABLO RIOS, C.G.C

SUMMARY

Mr. Rios is an established construction professional with expertise in the management, supervision and execution of design and construction projects, including but not limited to institutional, industrial, commercial, civil, multi and single family residential. Mr. Rios' areas of emphasis cover a wide array of fields from expert witness services, cost claims, estimation analysis, investigation of productivity loss and total risk/exposures, funds management, construction defects to evaluations on contract balances and scopes of work.

EDUCATION

Bachelor of Science in Civil Engineering (emphasis in Structures) – Florida International University, 2004

REGISTRATIONS & CERTIFICATIONS

Certified General Contractor
○ Florida #CGC1519760

Community Small Business Enterprise
○ Florida #14649

PROFESSIONAL ASSOCIATIONS

National Hispanic Engineering Society (HES)
American Society of Civil Engineers (ASCE)
Disadvantaged Business Enterprise (DBE- FDOT)

CONTINUING EDUCATION

Courses and Certifications completed in the following areas:

- OSHA (30) Hour Trained
- Primavera Software (Scheduling)
- AutoCAD Design
- ProCore
- ComputerEase
- Textura

CAREER HISTORY

CORE Construction Systems, Inc. – Managing Partner & Claims Expert Consultant
Providing construction and project management services as it relates to his fields of expertise.

FORCON International – Construction Consultant

HIGHLIGHTED PROJECTS

**Client: Tokio Marine HCC – Surety Group / Prime Home Builders / Unlimited Electrical Contractors
– Hilton Aventura (Electrical), 2885 NE 191st Street, Aventura, FL**



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Expert claims consultant responsible for managing, supervising and completing the electrical scope of work for a Hilton Hotel new construction project. Scopes of work included areas of refuge, emergency generator connections and start-up, wiring of card readers and LEDs, car charging stations, emergency lighting, nuclear signage, and conducting and addressing all fire alarm inspections and final electrical inspections. Researched and Resolved all Notices of Deficiencies and Notices to Cure, including project recovery scheduling, punch-out work and Owner turnover.

Client: Liberty Mutual Insurance Company / Building Envelope Systems (BES) / Ortega Construction Company – Grand Station (Glass – Exterior Windows and Door Systems), 240 North Miami Avenue, Miami FL

Expert witness and claims consultant providing litigation support services involving incomplete work and defect claims filed by the General Contractor for exterior glass and glazing systems including all window and door assemblies for 240 residential units, 30-story High-rise building. Conducted field inspections and water test investigations to obtain historical information, documented evidence and extrapolated findings. Analyzed project records, performed research and investigation to formulate results and professional opinions. Prepared formal report of findings and recommendations.

Client: Liberty Mutual Insurance Company / Pavarini Construction – 900 Biscayne Bay Condominiums (Glass – Exterior Windows and Door Systems), Miami, FL

Expert witness and claims consultant providing litigation support services involving defect claims filed by Home Owner's Association for exterior glass and glazing systems including all window and door assemblies having 1212 units. Conducted an investigation to obtain background information, documented evidence and findings. Analyzed project documentation obtained, performed research and investigation to formulate results and professional opinions. Prepared formal report of findings and recommendations.

Client: Liberty Mutual Insurance Company / RC Aluminum – Broward County Main Library (Wind Mitigation – Glass and Glazing Curtainwall System), Fort Lauderdale, FL

Onsite claims consultant responsible for the oversight and supervision of the atrium glazing, identifying leaks and coordinating efforts to correct defective work previously installed by defaulted contractor and provide an overall watertight seal with appropriate warranties from the manufacturer. Managed and supervised completion scopes of work to comply with contract documents, plans, specifications, building code requirements and Owner punch-list items. Conducted inspections and coordinated punch-out work.

Client: Liberty Mutual Insurance Company / Vicari General Contractor – Civic Towers (Pre-manufactured Metal Wall Panels and Windows Systems), Miami, FL

Claims consultant and expert witness providing litigation support services for defective claims filed by General Contractor against the pre-fabricated metal wall panels. Conducted site inspections, documented evidence and findings, and investigated exterior panels throughout the building. Analyzed contract documents, plans, shop drawings, specifications, project records, and other expert reports to develop forensic reports. Formulated professional opinions and prepared formal report of findings and recommendations.

Client: Zurich American Insurance Company / Brasfield & Gorrie – Providence Living on Atlantic (Drywall, Exterior Panels, Window Systems, Trusses, Plycem Decking), Delray Beach, FL

Onsite claims consultant responsible for the completion of Drywall, Exterior Panels, Trusses and Plycem Decking. Produced and developed Cost to Complete analyses and project accounting reconciliation; investigated, researched and resolved performance and payment bond claims. Prepared completion RFB (Request for Bids) packets, evaluated proposals and qualifications, and awarded contract agreements to completing contractors. Managed and supervised completion scopes of work to comply with contract documents, plans, specifications, building code requirements and Owner punch-list items. Conducted inspections and coordinated punch-out work.



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Client: Tokio Marine HCC – Surety Group / Clark Construction – Hyatt Hotel and Fire Station (Fire Engine Company #13) (HVAC – Mechanical and Plumbing), Washington, DC

Expert claims consultant hired to investigate and evaluate defective claims filed by the Department of General Service (DGC) regarding the Fire Station and Hyatt Hotel plumbing and mechanical scopes of work. Conducted site inspections, documented evidence and findings, and investigated the operations and functionality of the heating and cooling systems throughout the buildings. Analyzed contract documents, plans, specifications, project records, Testing and Balance reports, Start-up and Commissioning documents and other expert reports to develop forensic reports. Formulated professional opinions, prepared formal report of findings and recommendations.

Client: Great American Insurance Company / McHugh Construction – Miami Midtown 5 (HVAC – Mechanical), Miami, FL

Construction claims consultant responsible for the completion of Mechanical HVAC scope of work. Developed risk exposure analyses and estimated costs to complete; investigated, researched and resolved performance and payment bond claims. Managed and scheduled manpower and equipment to address and closeout all LEED Commissioning Items. Conducted inspections, Testing and Balance, and coordinated punch-out work.

Client: State Auto Insurance Companies / SpawGlass Contractors – McAllen Performing Arts Center (Structural Shell and Masonry), McAllen, TX

Onsite construction claims consultant responsible for mitigating damages and completing the project as a result of subcontractor default. Assessed project conditions at time of contract default, determined completed vs. non-completed items, produced Cost to Complete analyses, CPM scheduling, established RFQ & Bid packets, executed Bid & Award, managed lump sum scopes of work contract and T&M work POs for unforeseen conditions. Carried out remaining contractual scopes of work, punch-list work, controlled pay applications and payment release, scheduling & manpower coordination, releases, warranties and project turnover.

Client: Tokio Marine HCC – Surety Group / Kast Construction – 333 Downtown / The Alexander (HVAC – Mechanical and Plumbing), West Palm Beach, FL

Claims consultant responsible for the completion of Plumbing and Mechanical HVAC scopes of work. Developed Cost to Complete analyses and project accounting reconciliation; investigated, researched, resolved all performance and payment bond claims. Produced completion RFB (Request for Bids) packets, evaluated proposals, qualifications, awarded contract agreements to completing contractors. Managed and supervised Plumbing and HVAC completion scopes of work to comply with contract documents, plans, specifications, building code requirements and Owner punch-list items. Conducted inspections and coordinated the punch-out work.

Client: Liberty Mutual Insurance Company / Pavarini Construction – Asia Condominiums (Structural Shell and CMU Masonry), Brickell Key, FL

Expert claims consultant and witness hired to provide litigation support services for defective claims filed by the Home Owner's Association against the structural shell and masonry contractors. Conducted site inspections, documented evidence and findings, and investigated exterior façade stucco cracks throughout the building. Analyzed contract documents, plans, specifications, project records, and other expert opinions and developed forensic reports. Formulated professional opinions and prepared formal report of findings and recommendations.

Client: Liberty Mutual Insurance Company / Pavarini Construction – Jade Condominiums (Structural Shell and CMU Masonry), Sunny Isles, FL

Construction claims consultant and expert witness providing litigation support services for defective claims filed by the Home Owner's Association against the structural shell and masonry contractors. Conducted site inspections, documented evidence and findings, investigated the exterior façade stucco cracks



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throughout the building. Analyzed contract documents, plans, specifications, project records, and developed forensic reports. Formulated professional opinions and prepared formal report of findings and recommendations.

Client: Bankers Insurance Company / Sun Terrace at the Oaks HOA (Roofing & Gutters), Palm Beach Gardens, FL

Construction expert consultant hired to provide litigation support services for defective and nonconformance claims filed by the Home Owner's Association for roof and gutter work on 404 residential units. Researched and examined project contracts, documentation and records; conducted inspections, water tests, documented findings. Produced formal reports, professional opinions and recommendations.

Client: Hudson Insurance Company / Munilla Construction Management (MCM) – Homestead City Hall (HVAC – Mechanical), Homestead, FL

Onsite Expert claims consultant – Developed Cost to Complete analyses and project accounting reconciliation; investigated, researched and resolved performance and payment bond claims. Produced completion RFB (Request for Bids) packets, evaluated proposals and qualifications, awarded contract agreements to completing contractors. Managed, supervised HVAC completion scope of work to comply with contract documents, plans, specifications, building code requirements and Owner punch-list items.

Client: Westchester Fire Insurance Company / Miami Dade County – Oak Grove Park and Tennis Courts (General Contractor), Miami, FL

Claims consultant responsible for the investigation and dispute resolution of Notices of Deficiencies, Notices to Cure and termination for default by General Contractor. Developed project recovery schedules, coordinated manpower and equipment, scheduled inspections and Owner walkthroughs, supervised and monitored completion efforts and satisfied payment and performance bond claims.

Client: Berkeley Surety Group / Munilla Construction Management (MCM) – Miramar Readiness Center (Electrical), Miramar, FL

Expert claims consultant responsible for managing, supervising and completing the electrical scope of work for military base. Investigated, researched and resolved Notices of Deficiencies and Notices to Cure. including project recovery scheduling, punch-out work and Owner turnover.

Client: Westchester Fire Insurance Company / Shoreline Foundation, Inc. – Dania Beach Municipal Marina Project (Electrical), Dania Beach, FL

Onsite claims consultant responsible for overseeing project closeout performance of electrical scope of work for the marina, piers and docking stations. Supervised, scheduled and monitored electrical completion contractor to correct defective, nonconformance work to satisfy Building code requirements and Owner turnover.

Client: Westchester Fire Insurance Company / TGSV – Miami Pre-Trial Detention Center (Electrical), Miami, FL

Claims consultant responsible for project recovery schedule implementation and monitoring activities of defaulted Electrical Subcontractor through substantial completion, closeout and turnover. Activities included supply and installation of fire pumps, fuel tank, generator, 2000A chiller plant switchboard, telecommunication wires, MDP panels, FPL scheduled shutdowns, junction boxes, pull boxes, 600ft of man drilling and wire pull through rigid conduit.

Client: Liberty Mutual Surety - Commercial / HOA Yacht Club at Portofino – Yacht Club at Portofino (General Contractor), Miami Beach, FL

Construction claims consultant performing risk/exposure cost assessments, evaluation, project recovery plan development and implementation of Principal at Risk (R2 Construction – General Contractor) performance. Scope of work included common area remodeling of a 27-story condominium building, interior



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doors replacement, elevator stainless steel cladding, mosaic and floor tile installation, lighting, carpeting, baseboards.

Client: Liberty Mutual Surety - Commercial / James A. Cummings – Lauderdale Performing Arts Center (Painting Contractor), Broward, FL

Expert claims consultant onsite performing claims cost analysis and evaluation of defaulted principal (M&P Reynolds – Painting Contractor). Responsible for monitoring and verifying the completion of remaining scopes of work by contractor. Scope of work included exterior textured paint, structural steel coating, MEP piping paint, concrete floor sealer, interior painting back of house/front of house/auditorium.

Client: Bankers Insurance / Cummins Power South (Struct. Shell Contractor) Miami Lakes, FL

Claims consultant hired to correct deficiencies established by shell contractor as a result of default and termination notice. Investigated and researched project conditions and remaining scopes of work at time of contract default, determined contract compliance items, produced Cost to Complete analyses, CPM scheduling, established RFQ & Bid packets, executed Bid & Award, managed lump sum scopes of work contract and T&M work POs for unforeseen conditions. Executed completion contracts, managed punch-list work, controlled pay applications and payment release, scheduling & manpower coordination, releases, warranties and coordinated project turnover.

Client: Bankers Insurance / City of Miramar – Ansin Fitness Center (General Contractor), Miramar, FL

Onsite claims consultant responsible for procurement of Estimated Cost to Complete Analysis of terminated Principal (Copeland Construction – General Contractor). Scope of work included new construction of a community fitness center and Complete Access Control System (ACS) as required by City of Miramar Security division.

Client: Bankers Insurance / Suffolk Construction – Rosenwald Elementary School (Structural Shell, CMU and Stucco), Palm Beach, FL

Construction claims consultant responsible for assessment, evaluation and procurement of Estimated Cost to Complete Analysis of terminated Principal (Copeland Construction – CMU, Masonry and Stucco Subcontractor). Scope of work included extensive remediation of concrete poured slabs out of tolerance, development and issuance of stucco subcontract to a completing contractor and T&M work completion of CMU block installation.

Client: Westchester Fire Insurance Company / Effluent Pump Station – Miami Dade County (General Contractor), Miami, FL

Expert claims consultant responsible for the investigation and dispute resolution of Notices of Deficiencies, Notices to Cure and termination for default by HVAC and plumbing contractor. Produced Request for Qualification from completion contractors including remaining scopes of work. Supervised, monitored the completion efforts and satisfied all payment and performance bond claims.

Client: Westchester Fire Insurance Company / Miami Dade County Public Library System – Coconut Grove Branch (General Contractor), Coconut Grove, FL

Onsite claims consultant responsible for RFQ (Request for Qualifications)/RFP (Request for Proposal) re-let process. Performed investigation and evaluation of deficiencies with structural work in place, and new HVAC equipment. Scope of work included the new construction of an equipment enclosure, re-roofing work on existing building, supply and installation of new HVAC equipment, and MEP retrofit.

Client: FCCI Insurance Group (Bonding Company) / Suffolk Construction – New River Yacht Club (Structural Steel and Miscellaneous Metals), Fort Lauderdale, FL

Onsite claims consultant in charge of managing Principal's (Misc. Metals contractor) takeover agreement & completion contract due to default. Assessed project conditions at time of contract default, determined



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completed vs. non-completed items, produced Cost to Complete analysis, CPM scheduling, established RFQ & Bid packets, executed Bid & Award, managed lump sum scopes of work contract and T&M work POs for unforeseen conditions. Carried out remaining contractual scopes of work, punch-list work, controlled pay applications and payment release, scheduling & manpower coordination, releases, warranties and project turnover.

Client: Westchester Fire Insurance Company / Suffolk Construction – New River Yacht Club (Structural Shell and Masonry), Fort Lauderdale, FL

Expert claims consultant responsible for managing Principal's (structural shell contractor) takeover agreement & completion contract due to default. Evaluated project conditions at time of contract default, determined non-completed items, produced Cost to Complete analyses, CPM scheduling and established RFQ Bid packets. Managed lump sum and T&M PO contracts. Executed remaining contractual scopes of work, Owner punch-list work, controlled pay applications and payment release through project turnover and warranty periods.

OTHER KEY PROJECTS

Client: Crown Corr (Curtainwall and Glazing Systems) – Miami Marlins Ballpark, Miami, FL

Project management services responsible for supervision and execution of the procurement and installation of the curtainwall (glass and glazing system) for the complete perimeter of the building complex. Project management services also include the interior glass and glazing of the suites, restaurants and concessions throughout the building.

Client: Coastal Construction / Formrite Construction – Saxony Hotel, Miami Beach, FL

Project manager in charge of contract administration, Monthly Billings, Subcontractors, Scheduling, Document Control (Change Orders, RFI's, Submittals, logs), Estimating, Punch-out and Project Closeout.

Client: Hanover Insurance Bonding Company – Amtrak Maintenance Facility, Miami, FL

Consultant expert providing services for the compilation of documents for project claims resolution and closeout compliance resolution. Providing Client assistance for the completion of negotiations and executing final releases of liens and warranty declarations.

Client: Novum Structures, LLC – MIC Earlington Heights Connector – Orange Line Phase I, Miami, FL

Project Management, Quality Assurance and Quality Control, and Document Control consulting services to punch-out/close-out the installation of the glass connector vestibule, bus canopies, escalator enclosure and skylights.

Client: D.K.G. & Associates, LTD. – Construction Company Operations, Miami, FL

Management Consulting services to close-out / pay-out all bonded and non-bonded jobs. Produced and managed close-out documents including final pay applications, retainage release applications, sworn statements of accounts, CCIP insurance paperwork, certified payroll audits, warranties, releases, as-builts, LEED certification documentation and open change orders. Services also include Interpretations and negotiations of in-place Contract documents, specifications, and terms and conditions.

Client: F&G Developers, Corporation – One Village Place, Coral Gables, FL

Project superintendent in charge of overseeing sub-trade contractors. Conducted weekly subcontractor meetings, produced and coordinated multi-trade scheduling, sequencing of work activities, testing and inspection closeouts. Coordinated material and equipment orders, delivery & handling, staging and security of stored materials. Performed quality control and quality assurance of work products, prepared punch-lists for each construction division (CSI 16), daily reports and owner signoffs. Performed walk-throughs with owner representatives, architect and engineers. Carried out punch-out requirements, testing procedures



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and approvals, and certificates of completion. Conducted safety meetings, employee orientations, and incident reports.

Client: The Richard-Brandon Construction, LLC – Pine Manor Townhomes / Plaza 57 Building, South Miami, FL

Project superintendent responsible for the construction of new luxury town homes and commercial buildings. Performed negotiations and buyout of subcontracts. In charge of coordinating weekly subcontractor meetings, directing and overseeing sub-trade field crews, sequencing material deliveries and work activities, subcontractor schedules, daily reports, inspection logs, project critical path schedules and completion. Performed inspection walkthroughs with building officials, owner representatives, architects, and engineers. Produced quality control and quality assurance measures, methods and procedures. Developed punch-lists, executed punch-out work, received owner signoffs and certificates of completion.