

CALEB GERRELS

MANAGING CONSULTANT – CONSTRUCTION CONSULTING

P.O. BOX 610 | BRANFORD, FL 32006
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EDUCATION

B.S. in Building Science,
Liberty National University

AS in Fire Science & Emergency Management. University of Missouri (MUFRTI)

AS in Auto Collison & Technology, Nicholas Career Center

ACCREDITATIONS

Level III Xactimate Mastery Certified
General Contractor Licenses
Water Restoration Technician
Oder Control Technician
Fire and Smoke Restoration Technician
Trama Crime Scene Technician
Repair and Reinstall Technician
Upholstery and Fabric Technician
Applied Structural Drying
Class A CDL

MEMBERSHIPS

Restoration Industry Association
Institute of Inspection Cleaning and Restoration
Insurance Appraisal and Umpire Association
International Facility Management Association

EXPERTISE

Construction Management
Construction Defect
Construction and Restoration Damage Analysis and Sequencing
Project Cost Estimating and Evaluation
Moisture, Water, Fire, and Wind Mitigation & Remediation
Building Envelope
Analysis and Preparation of Claims
Mediation, Arbitration, and Trial Support
Expert Testimony

Caleb Gerrels is a licensed general contractor with over 20 years of comprehensive construction experience spanning heavy civil infrastructure, highway and bridge development, Class A multifamily construction, new custom homes, and full-spectrum construction management. In addition, he possesses more than 19 years of highly specialized expertise in disaster response, remediation, and emergency construction services.

Before joining Aperture, his disaster and emergency construction management experience included training national property restoration franchisors and their franchises in best practices, operational sustainability, and regulatory adherence. He has completed thousands of projects related to mold and fire remediation, water mitigation, envelope/roofing inspections and replacements, post-disaster reconstruction and repairs on commercial and residential properties. He has also managed the construction of hundreds of single- and multi-family homes.

Mr. Gerrels has authored numerous expert reports on construction cost estimates, construction cost analysis, building defects, code compliance, thermal barrier, leak detection, and structural impacts resulting from major natural disasters including hurricanes, tornadoes, wildfires, and earthquakes. His primary focus is on construction, remediation, project sequencing, pricing, and compliance. Mr. Gerrels is experienced in managing large commercial losses, conducting third- party inspections, and providing umpire and appraiser services. He has assisted clients in multiple mediations and has testified as a fact or expert witness in more than 40 depositions and more than 15 trials/arbitrations.

WORK EXPERIENCE

Aperture, LLC (formerly The Sage Group), Denver, CO, March 2025 – Present, Managing Consultant

Yeti Construction Services LLC, May 2014 - March 2025, Forensic Damage Expert & President

Forensic Building Science, Inc., March 2020 - December 2021, Sr. Construction Manager, Expert (Owners Representative)

Masters of Disasters, June 2014 - March 2020, Co-Founder & President

Masters of Disasters Franchising, May 2016 - March 2020, Co-Founder & President

Pinnacle Business Experts, September 2007-2016, Operations & Systems Training Consultant

Cole County Fire Department, July 2002-June 2011, Firefighter, Rescue Officer, & EMT

Wiser Excavating, May 2005 – September 2007, Working Site Superintendent & Heavy Equipment Operator

NOT FOR EXPERT DESIGNATION

REPRESENTATIVE PROJECT EXPERIENCE – PARTIAL LISTING

- Completed fire restoration, environmental remediation and reconstruction work and assisted with related insurance claims on a 6-building luxury garden-style new construction project that suffered a significant fire event while under construction. During the initial investigation Mr. Gerrels discovered heavy cross contamination of fire particulates and mold in parts of buildings 1-5 that were otherwise unaffected by the fire that destroyed building 6. Further destructive testing and samples revealed complete envelope failures in all five buildings. Mr. Gerrels completed environmental remediation and oversaw the façade replacement in the five remaining buildings as well as the reconstruction of building six from the ground up. Mr. Gerrels' onsite investigations and data collection were instrumental in identifying failures by the developer during arbitration and multiple trials between the owner, contractor, subcontractor and insurer.
- Performed a neutral inspection examining the environmental and code compliance status of a tenant remodel performed on a large commercial bank building. The scope of work also included an Xactimate estimate to quantify cost to repair and replace the non- code compliant conditions to rectify the deficiencies. Mr. Gerrels' findings and report were utilized in two mediations and Mr. Gerrels provided testimony at trial.
- Investigated water drainage concerns, flooding and possible final grading concerns in relation to the ground level of the building on a luxury multi-unit building complex that was being constructed. Mr. Gerrels determined that the curb and gutters, along with the sidewalks, were installed at incorrect elevations. Using video and GPS enabled pipe camera inspection Mr. Gerrels also determined that there were underground storm drains that were not connected to the underground retention system, crushed, missing or draining the wrong direction, preventing water from draining into the municipal storm water system. Mr. Gerrels submitted an expert report and provided deposition testimony. The case was settled before trial.

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