



# HALLIWELL

## JESUS RODRIGUEZ, PE

SENIOR FORENSIC ENGINEER, MECHANICAL  
ENGINEERING SERVICES

MIAMI, FL

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### SPECIALTIES

- Fire Protection Systems: Fire pumps; Fire Standpipe Systems; Fire sprinkler systems; Deluge Sprinkler Systems; Code Analysis
- Plumbing Systems: Domestic Hot and Cold-Water Systems; Building Storm Systems; Building Sewer Systems; Hot Water Central Plants; Pumping Systems; Code Analysis
- HVAC Systems: Design and Investigations of HVAC Systems; Commissioning of HVAC Systems; Development of Operations and Maintenance Manuals; Outside Air Systems; Exhaust and Ventilation Systems; Chilled Water Distribution Systems; Condenser Water Systems; Control Systems; Ductwork Systems; Pumping systems; Indoor Air Quality Investigations and Analysis; Code Analysis
- Investigation of Insurance Claims
- Identification of Cause and Origin
- Damage Assessment and Restoration Analysis
- Cost Estimates
- Scope of Restoration
- Code Review
- Subrogation Support
- Expert Testimony
- Clerk of the Works

### BIOGRAPHY

Jesus Rodriguez has more than 24 years of experience in planning, design, construction, and operation of building mechanical systems, including cause and origin investigations and code analyses. He has personally engineered and designed air conditioning, plumbing, and fire protection systems for many applications including commercial office buildings, hotels, resorts, residential buildings, municipal buildings, schools, colleges, universities, and airports.

Jesus specializes in working with contractors and clients to ensure that the systems are installed, maintained, and correctly operating. He has extensive experience working with property insurance adjusters for damage assessment and claims support involving mechanical systems for hurricanes, floods, and theft.

His background in design and forensic evaluation experience has enabled him to provide expert litigation support related to mechanical systems design, operation, and building microbial related problems. In addition, he has a resume of successful renovations and new construction projects showing value in simple, quality solutions to real-world problems.

### QUALIFICATIONS

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### SENIOR FORENSIC ENGINEER, MECHANICAL ENGINEERING SERVICES

Bachelor of Science, Mechanical Engineering, Florida International University, Miami

Associate in Arts, Miami Dade Community College, Miami

#### INDUSTRY CERTIFICATIONS, LICENSES AND MEMBERSHIPS

- State of Florida Licensed Engineer
- State of Texas Licensed Engineer
- State of Louisiana Licensed Engineer
- State of Oklahoma Licensed Engineer
- State of New York Licensed Engineer

#### SPECIALIZED TRAINING

- National Fire Protection Association
- NFPA 13
- NFPA 14
- NFPA 24
- NFPA 37
- NFPA 70
- NFPA 101

#### PROFESSIONAL EXPERIENCE

- Halliwell, Senior Forensic Engineer, Mechanical Engineering Services
- SDM Consulting Engineers, Senior Mechanical Engineer

#### REPRESENTATIVE ASSIGNMENTS

##### Investigations

##### High-rise Apartment Building

Lead mechanical investigator for an insurance claim in determining cause and origin of failed fire sprinkler pipe in a dwelling unit. Scope of services included developing building-wide moisture maps to assist cost estimators. The scope of services also included subsequent subrogation support.

##### High-rise Apartment Building

Lead mechanical investigator for an insurance claim in determining cause and origin of fire sprinkler main in a dwelling unit. Scope of services included developing building-wide moisture maps to assist cost estimators. The scope of services also included subsequent subrogation support.

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#### **High-rise Apartment Building**

Lead mechanical investigator for an insurance claim in determining cause and origin of strong sewer odor in dwelling units.

#### **Commercial Building**

Lead mechanical investigator for an insurance claim related to a flood. The investigation included determining the scope of the damage, damage estimate, and the scope of restoration.

#### **High-rise Apartment Building (portfolio of buildings)**

Part of an investigation team for a class action lawsuit for microbial growth against the building owner as caused by the HVAC system. The investigation included cause and origin determination and the scope of repairs for mechanical systems.

#### **Residential Home**

Lead mechanical investigator for a microbial growth claim related to the HVAC system. The investigation included cause and origin determination.

#### **Low-rise Senior Living Community**

Part of an investigation team for an insurance claim related to microbial growth as caused by the HVAC system.

#### **Office/Warehouse Facility**

Lead mechanical investigator for a property management company in diagnosing areas with rainwater intrusion damage and microbial growth.

#### **Mississippi School District**

Part of an investigation team for an insurance claim related to hurricane damage of the HVAC system.

#### **High-rise Apartment Building**

Lead mechanical investigator on behalf of the developer in diagnosing areas with potential humidity problems.

#### **Hospital**

Lead mechanical investigator for an insurance claim related to hurricane damage. The investigation included determining the scope of the damage, damage estimate, and the scope of restoration. The scope of services also included providing litigation support and expert testimony for resulting lawsuit.

#### **High-rise Apartment Building**

Lead mechanical investigator on behalf of the developer in diagnosing areas with potential humidity problems.

#### **Low-rise Apartment Building**

Part of an investigation team for an insurance claim related to pipe breaks due to freezing conditions. The investigation included determining the scope of the damage, damage estimate, and the scope of restoration.

#### **New York City Housing Authority**

Lead mechanical investigator for an insurance claim for over 300 residential buildings related to

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hurricane damage. The investigation included determining the scope of the damage, damage estimate, and the scope of restoration.

#### **Florida School District**

Part of an investigation team for an insurance claim related to hurricane damage. The investigation included determining the scope of the damage, damage estimate, and the scope of restoration. Scope of services also included an indoor air quality assessment for the school district.

#### **Single Family Home**

Lead mechanical investigator for an insurance claim in determining cause and origin of a failed plumbing pipes. The investigation included determining the scope of the damage, damage estimate, and the scope of restoration.

### **Design**

#### **High-Rise Hotel**

Lead Mechanical Engineer for hot water system retrofit and kitchen renovation.

#### **Residential Tower Complex**

Lead Mechanical Engineer for the conversion of a central heating system, serving 1200 apartments, from steam to hot water.

#### **Residential Tower Complex**

Lead Mechanical Engineer for the retrofit design and replacement of heat pumps serving 1200 apartments.

#### **Residential Home**

Lead Mechanical Engineer for the retrofit design and replacement of ductwork system to improve indoor air quality.

#### **Water Management District Operation/Maintenance Building**

Lead Mechanical Engineer for the design of a chilled water and variable volume airflow HVAC system for a two-story office building and warehouse building.

#### **High School Complex**

Lead Fire Protection Engineer for the design of a four-story classroom building, auditorium building, gymnasium building, and one-story classroom building retrofit.

#### **Middle School and High School Complex**

Lead Mechanical Engineer for the retrofit of the HVAC system to improve indoor air quality and humidity control in the classroom buildings. The scope of services also included commissioning and in house training.

#### **Airport**

Lead Fire Protection Engineer for the design of the concourse wide fire protection system and external glazing deluge protection system.

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### Airport

Mechanical Engineer for concourse wide low temperature chilled water plant with ice storage and facility piping distribution for an aircraft cooling system.

### RECENT TESTIMONY

- Deposition Testimony; Universal Property & Casualty Ins. Co. v. 1800 Condominium Association, Inc., et al; Case No. 2017-020643-CA-0
- Deposition Testimony; Everest National Insurance Company a/s/o 1060 Brickell Condominium Association, Inc., v. TWJ1101, LLC; Tutor Perini Building Corp.; 1010 Brickell Holdings, LLC; Moss & Associates, LLC d/b/a Moss Construction Management; Rilea Group, Inc.; Rilea Group, Inc.; and Coastal Construction of South Florida, Inc.; Case No. 2018-022260-CA-01