

# CRAIG M. KOBZA



**President, The Aerial Companies, Inc.**

4492 Mercantile Avenue, Naples, FL 34104  
239.643.7625 - [cmkobza@aerialcompanies.com](mailto:cmkobza@aerialcompanies.com)

**Owner, Forensic Construction Consulting, LLC**

4492 Mercantile Avenue, Naples, FL 34104  
239.403.3502 - [cmkobza@fccassociates.com](mailto:cmkobza@fccassociates.com)

**Director of Risk Assessment & Quality Control, Gulf Bay Homes  
CGC Qualifier, Gulf Bay Homes, LLC**

8152 Fiddler's Creek Parkway, Naples, FL 34114

Founder, President and CGC Qualifier of **The Aerial Companies**, a construction company specializing in building and repairing commercial and residential properties. Since 1981, Aerial has evolved into one of Florida's most unique General Contractors with many industry leading professionals and multiple General Contractors on staff with various areas of expertise.



Founder, Owner and Principal Consultant of **Forensic Construction Consulting**, a company that provides construction consulting services. FCC offers a variety of services that include owner representation, claim analysis, construction defect reporting, reasonableness of repair reporting, conduction of Section 558 Statutory Notice Meetings, expert witness testimony, and expert opinion reporting.



As **Director of Risk Assessment & Quality Control** for **Gulf Bay Homes**, Mr. Kobza works directly with the executive group of the luxury residential development company which was founded in 1986. Gulf Bay's completed and under development build-out market value of luxury residential properties is estimated in excess of \$8 billion. One of Gulf Bay's larger developments, Fiddler's Creek, is where Mr. Kobza currently focuses his expertise in overseeing quality control of single family home construction.



## **PROFESSIONAL LICENSES**

- State of Florida Certified General Contractor, Qualifier, Craig M. Kobza, CGC1516567
- State of Florida Certified General Contractor, Qualifier, Craig M. Kobza, CGC1523220
- State of Florida Licensed Mold Remediator, MRSR544
- State of Florida Licensed Home Inspector, HI7047
- Council-certified Indoor Air Quality Assistant Manager, 1602017

## **PROFESSIONAL SUMMARY**

The Aerial Companies, Inc., provides construction solutions for our customers by coordinating and utilizing a team of skilled employees and a network of consultants, including architects, engineers, appraisers, bankers, insurance professionals and environmental microbiologists to perform the following services:

- Building Construction
- Building Restoration

# CRAIG M. KOBZA

- Building Code Upgrades
- Waterproof Coating Systems, Caulking and Sealants Installation
- Water Damage Repair and environmental remediation
- Structural Strengthening and Repair

Forensic Construction Consulting, LLC provides Florida building owners and their legal counsel with critical support to resolve multi-million dollar construction claims between various parties and insurers.

Services include:

- Expert Opinion Reporting
- Damages Cost Analysis and Allocation
- Insurance Claim Analysis
- Construction Defect Reporting
- Evidence Documentation and Preservation
- Section 558 Statutory Notice Meetings
- Expert Witness Testimony
- Periodic Construction Inspections
- Walkthrough Punchlist Inspections

## CLIENTELE

Many of our clientele are high net worth individuals with a substantial investment in Florida's luxury home market. Additionally, we serve institutional clientele, such as condominium associations, schools and universities, hospitals, government facilities, banks, commercial enterprises and property management companies. We also work a great deal with law firms representing homeowners, general contractors and insurance carriers on subrogation matters.

Our clientele includes the following insurers and law firms:

- AIG Insurance
- State Farm Insurance
- Amerisure Insurance
- The Hartford Insurance
- Zurich Insurance
- Pure Insurance
- Chubb Group of Insurance Companies
- Universal Property & Casualty Insurance Company
- Quarles & Brady, LLP
- Porter Wright Morris & Arthur LLP
- Cheffy Passidomo, P.A.
- Coleman, Hazzard & Taylor, P.A.
- Roetzel & Andress
- Coleman, Yovanovich & Koester, P.A.
- Denton Cohen & Grigsby, P.C.
- Gray Robinson, PA
- Kramer Green, et al., P.A.

## REPRESENTATIVE PROJECTS

- **Single Family Waterfront Estate**  
DiCarlo Residence, 512 Lighthouse Way, Sanibel, FL 33957

This Bayfront estate, which had been in the family for generations, started exhibiting signs of water intrusion after a remodel and upgrade to impact windows and doors. An evaluation of the building envelope commenced, with destructive testing performed at the multiple radius elevated decks and large clear story window wall among other window openings. Guidance throughout the reconstruction process was provided to the general contractor, along with preservation of physical evidence and expert opinions and testimony at deposition and trial.

# CRAIG M. KOBZA

- **Single Family Waterfront Estate**

Kislak Residence, 204 Euclid Path, Lantana, FL 33462

This oceanfront estate, which had been designed by the Homeowner and in the family for decades, started exhibiting signs of water intrusion after a total window and door replacement upgrade project. After an evaluation of the building envelope The Aerial Companies, Inc., as the general contractor was able to repair the building envelope while Forensic Construction Consulting, LLC was able to provide expert opinions and testimony at deposition to facilitate settlement of the case.

- **Single Family Oceanfront Estate**

Kargman Residence, 10135 Gulf Shore Drive, Naples, FL 34109

While under construction, the Homeowners of this oceanfront estate, started to have concerns regarding the ongoing construction, which was over budget and beyond time expectations. Forensic Construction Consulting, LLC was able to inspect the property multiple times and liaise with the builder to work on repairing subpar work scopes and bringing the home up to the level of finish as contracted.

- **Single Family Residence**

Boudreau Residence, 2819 Aintree Lane, D102, Naples, FL 34112

Evaluated wood flooring installation and owner complaints of missing, required vapor barriers. Prepared an expert opinion report regarding flooring installation and compliance with applicable building codes and ordinances. Provided expert testimony on behalf of the flooring installation contractor.

- **Single Family Estate**

Balazsy Residence, 1212 Mariana Court, Marco Island, FL 34145

Evaluated the exterior building envelope and determined numerous leak sources, all while mitigating damage to the interior of the home for an out-of-town homeowner. Liaised with original contractor and homeowner's insurance carrier to resolve the issues and formulate a repair plan pre-suit. Oversaw repairs and ensured compliance with applicable building codes and construction documents. Performed waterproofing at elevated decks under the general contracting entity.

- **Single Family Estate**

Tober Residence, 2240 Southwinds Drive, Naples, FL 34102

Performed field testing of the windows and doors in accordance with applicable ASTM standards, and provided reporting differentiating product and installation failures for litigation. Outlined options for homeowner regarding repairs and costs, after evaluating the building envelope and conducting meetings with the general contractor and architect.

- **Penthouse Residence**

Holden Residence, The Windsor Condominium at Bay Colony, 8477 Bay Colony Drive PH15, Naples, FL 34108

Prepared damage analysis as to the multiple water intrusion claims submitted to the homeowner's insurance carrier, which was utilized as the basis for the settlement with the carrier. Conducted notice meetings and liaised with homeowner's insurance carrier and homeowner's association board to resolve ongoing water intrusion issues. Remediated and repaired interior of the residence under the general contracting entity. Prepared extensive disclosure documentation for homeowner and counsel to assist in the successful real estate closing of the residence.

# CRAIG M. KOBZA

- **New Construction of a Single Family Estate**

Stitzer Residence, 1312 Casey Key Road, Nokomis, FL 34275

Construction of a three story multi-million dollar estate home with a below-grade dehumidified parking garage, completed in approximately twenty (20) months on a bay to beach ocean lot. This complex structure, with above ground pool, was built to the newest and best construction standards for optimal performance and efficiency. (The property insurance was nearly one sixth of the anticipated cost for the appraised amount, largely because of the superior systems used in construction of the residence.)

- **Single Family Estate**

Armour Residence, 4449 Bay Shore Road, Sarasota, FL 34234

This newly built estate home with three separate structures and over 20,000 square feet under air exhibited severe water intrusion and structural deficiencies, which necessitated highly technical and specialized remediation scopes. After mold remediation and investigation, this project required extensive structural repairs and the removal and reinstallation of the failed exterior vertical wall barrier, stucco cladding system, windows and doors, roofing system and elevated decks. Aerial completely rebuilt the exterior envelope to ensure the watertight and structural integrity of this beautiful estate home. Many consultants and subcontractors had to be properly coordinated as additional defects were discovered and remediation work had to continue, all the while preserving and documenting evidence.

- **Penthouse Residence**

McGlothlin Residence, Le Rivage, 4351 Gulf Shore Blvd North, PH 1, Naples, FL 34103

This recently renovated penthouse was having issues with the fire suppression system, and the homeowner was not willing to risk damage to the art collection in the penthouse valued at over \$100 million. Subsequently, FCC was called in to prepare a report of findings, and document code violations of the fire suppression system, with only limited destructive testing. The FCC report was invaluable to the homeowner's legal counsel in the pre-suit settlement of the claim.

- **Single Family Estate**

Sebo Residence, 450 Gulf Shore Blvd North, Naples, FL 34102

This newly built estate home exhibited multiple areas of water intrusion. Through forensic investigation, severe structural issues were also revealed. The estate home was eventually demolished, litigation ensued and a new home was built, therefore documentation and preservation of evidence was critical to the client. Construction defect analysis and reporting, claim preparation and analysis, expert testimony and owner representation throughout the rebuild process was also provided.

- **Single Family Estate**

Beck Residence, 1201 Galleon Drive, Naples, FL 34102

The exterior envelope of this home was in need of extensive repair, due to various failure profiles associated with original construction. Failures of the building envelope and resultant damage required roof replacement, re-waterproofing of elevated decks, removal and replacement of the stucco cladding, window and door removal and replacement along with extensive water damage repair and mold remediation. Our team provided the client with various services including, conduction of Section 558 Statutory Notice Meetings, forensic analysis and expert opinion reporting, expert witness testimony, general litigation support and implementation of remediation protocols.

# CRAIG M. KOBZA

- **SunTrust Bank Building, Commercial Office (9 stories)**  
Pelican Bay, 801 Laurel Oak Drive, Naples, FL 34108

Aerial was mobilized for emergency recovery services to an occupied building, damaged by Hurricane Wilma. Work included emergency and temporary repairs; building a team of professionals for evaluation of damages; scoping of repair details; permitting and ultimate execution of work scopes, including remediation, restoration, waterproofing and roof replacement, while still keeping the occupied building functionally operational in order to protect tenants' businesses. This project included third shift work.

- **Merrill Lynch Building, Commercial Office (3 stories)**  
801 Fifth Avenue South, Naples, FL 34102

This project included building envelope renovation and structural wall upgrades. The building dates back to the early 1950's, and was a unique combination of six structures, which were combined into one building during a previous renovation. Work on this project included investigation of exterior wall failure and leaks. Aerial was hired by the client to evaluate, test and prove the exterior envelope and wall system integrity. Aerial then developed a team of experts to evaluate and specify the renovation scope, which ultimately included demolition, substantial exterior structural steel wall upgrade, fireproofing, waterproofing, insulation installment, exterior stucco cladding upgrade and architectural enhancements to the exterior façade of the building. A substantial portion of this work was completed during the night/third shift due to local area restaurant traffic.

- **Leon County Courthouse – World War II Memorial**  
301 South Monroe Street, Tallahassee, FL 32301

This project included concrete repair, structural strengthening and plaza deck sub grade roof restoration. On the exterior plaza deck, at the courthouse, stands a memorial to World War II veterans. Aerial was hired to provide structural concrete repairs and CFRP slab strengthening installation to enhance the load bearing capacity of the plaza deck surrounding the memorial. A substantial amount of the work was done at night, so the courthouse could continue to operate.

## **CONSTRUCTION CERTIFICATIONS**

- OSHA Training Institute Education Center Course Certificate of Completion and an OSHA Construction Industry 30-hour course completion at University of South Florida, card #600265527
  - Designated Site Safety Officer – Craig M. Kobza
- Tremco Approved Applicator (Waterproofing Systems)
- BASF Waterproof Coating Approved Applicator
- Sika Waterproofing Systems Certified Applicator
- Anderson Window Certified Remodeler
- ArcuStone Artisan Plaster Approved Applicator

## **MEMBERSHIPS**

- Member, American Society of Heating, Refrigerating & Air-Conditioning Engineers (ASHRAE) (May 2022)
- Member, Building Envelope Science Institute (BESI) (Dec 2021)
- Member, Society for Protective Coatings (SSPC) (Sept 2024)
- Member, Indoor Air Quality Association (IAQA) (Dec 2021)
- Member, International Concrete Repair Institute (ICRI) (Sept 2021)

# CRAIG M. KOBZA

Past:

- Member, The Executive Committee (TEC) – 10 Years
- Member, Rotary International – 5 Years
- Society of Automotive Engineers (SAE)
- Member, Collier Building Industry Association (CBIA)

## **EDUCATION**

- Michigan State University, Lansing, Michigan - Business and Engineering studies
- Muskegon Community College
- Whitehall High School, Whitehall, Michigan - Class of 1977