

# Thomas Roselli

Vice President – Building Consulting & Insurance Services



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## Key Expertise

- Residential
- Commercial
- Resorts
- Hospitality
- Military
- Food and Beverage

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## Project Geographical Experience

Hawaii, US

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## Languages

English

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## Summary of Experience

Thomas Roselli is a Vice President for Building Consulting and Insurance Services. With over 20 years of experience in the insurance industry specifically in property claims as an adjuster, vendor program manager, mediator, and supervisor, Mr. Roselli provides consulting and appraisal services primarily for insurance companies and attorneys. His responsibilities have included damage assessment scope development, cost estimating, cost analysis and negotiations of settlement for residential, commercial, business, healthcare, hospitality, military, and industrial projects. Mr. Roselli joined HCA Consulting Group International in 2022 and collaborates with our various divisions to assist our client's needs.

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## Speaking Engagements

"AOAO vs. HO6 Claims", CAI Hawaii Chapter Luncheon, Presentation on specifics of the Master Policy vs. Individual Homeowners Policy on AOAO losses, May 2019.

"Condominium Claims", Condo Insider, You Tube interview regarding condominium insurance, June 2019.

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## Expert/Testifying Experience

Involved in the deposition process (including deposition testimony) and has also been involved in appraisals to assist in arriving at a settlement. Complete list available upon request.

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## Role at HCA Consulting Group - International

Mr. Roselli is involved in damage assessment scope development, cost estimating, cost analysis, site monitoring and negotiations of settlement for residential, commercial, business, healthcare, hospitality, and industrial projects. He has extensive involvement in numerous major loss assignments throughout Hawaii and has consulted on large complex insurance losses, including condominium high-rises, luxury resorts, hotels, high value homes, commercial properties, restaurants, military, industrial, hospitals, and clinics. Mr. Roselli has also been named an appraiser and expert witness for disputed damages and litigation.

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## Contact

1287 Kalani Street, Suite 203, Honolulu, HI 96817 | +1 808-526-9399 (O) | +1 808-208-2703 (M) | thomas@hcahawaii.com

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## Work Experience

HCA Consulting Group International

Vice President

2022 – Present

J.S. Held, LLC

Vice President

2019 – 2022

First Insurance Company of Hawaii

Property Claims Supervisor

2011 – 2019

The Ellgren Agency

Licensed Producer

2005 – 2011

Allstate Insurance Company

Claims Representative

1998 – 2005

## Select Project Experience

### Residential:

**Hundreds of hurricane losses in Alabama, Florida, and Hawaii.** Evaluated hurricane losses to include damage assessment, scope of repair, detailed estimate of damages, contents inventory and loss of use following Hurricanes Charlie, Frances, Ivan, Jean, Wilma, Iselle, Darby, Lane, and Olivia.

**2004 Chicago Hailstorm.** Inspected, evaluated, and reviewed estimates for hundreds of hail losses in Chicago and the West Suburbs.

**2012 Hawaii Hailstorm.** Inspected and evaluated 83 property losses due to hail on Kauai after March 9, 2012 storm in Hawaii. Reinspected properties and validated estimates for hail losses on Oahu; scope of services consisted of damage assessment, determination of scope, detailed estimate of damages and negotiations with contractors for repair.

**Kailua, Oahu Residential Water Damage.** Inspected and evaluated damage to luxury custom home damaged by water; scope of services consisted of damage assessment, project estimation, audit of contractor invoices, coordination with engineering and environmental experts and litigation assistance.

**Kailua Kona, Custom Luxury Residence Fire Damage.** Inspected and evaluated damage to a \$25M luxury custom home in Kailua Kona damaged by a fire. Provided scope of repair, cost estimate, invoice analysis and coordinated with environmental services for proper demolition and disposal of debris.

### Commercial:

**Keola Lai AOA, Honolulu, Hawaii.** Worked with a team to evaluate water loss from a fire protection sprinkler rupture; scope of services consisted of damage assessment, determination of scope, detailed estimate of damage coordination with environmental expert and negotiations with contractors for repair.

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**Pagoda Hotel, Honolulu, Hawaii.** Worked with a team to evaluate damage from a fire and fire suppression activities on 6 floors and over 30 rooms; scope of services consisted of damage assessment, determination of scope, detailed estimate of damage, coordination with environmental team, site monitoring and negotiations with contractors for repair.

**Moana Surf Rider Hotel, Honolulu, Hawaii.** Worked with a team to evaluate damage from fire at adjacent surfboard storage racks; scope of services consisted of damage assessment, determination of scope, detailed estimate of damage, coordination with environmental team and origin and cause engineer and negotiations with contractors for repair.

**Beach Villas at Ko'Olina, Kapolei, Hawaii.** Evaluated damage to 3 floors from a ruptured plumbing line; scope of services consisted of damage assessment, determination of scope, detailed estimate of damage, coordination with environmental team, and negotiations with contractors for repair.

**Yacht Harbor Towers AOUO, Honolulu, Hawaii.** Worked with a team to evaluate water loss from a booster pump which damaged over 20 floors and multiple units; scope of services consisted of damage assessment, determination of scope, detailed estimate of damage, coordination with environmental team, site monitoring and negotiations with contractors for repair.

**Marco Polo AOA, Honolulu, Hawaii.** Worked with a team to evaluate the largest high-rise condominium fire in Honolulu history. 483 of 576 units affected by fire, smoke, and water. Over \$70M project to include damage assessment, contract negotiations, environmental, structural engineering and coordination between various contractors and city departments to complete the project in less than 2 years.

**Kamehameha Industrial Center, Honolulu, Hawaii.** Evaluated and established scope of repair for flood damage from Tropical Storm Darby for the IT and Operations building for First Hawaiian Bank. \$3M project to include damage assessment, environmental validation of estimates/invoices from contractor and reporting to markets.

**Valley Isle Resort AOA, Lahaina, Hawaii.** Evaluated the total loss of an 8,000 SF physical fitness center. Over \$4M project to include damage assessment, contract negotiations, coordination with environmental, structural engineering and contractors on behalf of the AOA. Assisted carrier in recovering \$682,000 in subrogation.

**Ocean House Restaurant, Honolulu, Hawaii.** Evaluated loss for a kitchen fire resulting in exhaust vent fire through 10 floors of a hotel above. \$1.8M project to include damage assessment, contract negotiations, coordination with structural engineering, Origin and Cause engineer, and forensic accountant for business income and coordination of repairs between the restaurant and hotel. Assisted carrier in recovering over \$750,000 in subrogation.

**Big City Diner, Honolulu, Hawaii.** Evaluated extensive water damage from sewage overflow to restaurant. \$300K project including damage assessment, coordination with environmental and forensic accountant for business income and coordination of repairs with vendor.

**Pacific Beach Hotel, Honolulu, Hawaii.** Evaluated large fire of A/C equipment on the roof of this Waikiki high-rise hotel. \$500K project to include damage assessment, business income and coordination of material replacement.

**Roy's Ko'Olina, Honolulu, Hawaii.** Evaluated loss for a kitchen fire of this upscale restaurant in Leeward, Oahu. \$1.4M project to include restoration, rebuild and business income. Assisted carrier in recovering over \$800,000 in subrogation.

### Health Care:

**Queen's Medical Center, Honolulu, Hawaii.** Evaluated water damage from an overflowed sink which damaged 3 floors and multiple offices; scope of services consisted of damage assessment, determination of scope, detailed estimate of damage, coordination with environmental team, site monitoring and negotiations with contractors for repair.

**Straub Medical Center, Honolulu, Hawaii.** Evaluated generator fire. \$780K project to include damage assessment, environmental and coordination of repairs. Assisted carrier in recovering over \$500,000 in subrogation.

**Wilcox Medical Center, Lihue, Hawaii.** Evaluated water damage to operating rooms. \$580K project to include damage assessment, contents inventory, sourcing of material, business income and coordination of repairs.

**Pali Momi Medical Center, Aiea, Hawaii.** Evaluated loss of MRI machine. Over \$400,000 loss for equipment and business income loss.

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**Cancer Center of Hawaii – Liliha.** Evaluated water damage from heavy rains which damaged the entire basement level. Provided site monitoring and invoice analysis of Time and Material repairs by various contractors.

### **Military:**

**Marine Corp Base Hawaii, Kaneohe, Hawaii.** Inspected damaged chiller units at Hanger 3 during renovation for light attack helicopter squadron; scope of services consisted of providing detailed photos and specifications while collaborating with J.S. Held equipment and builders risk experts.

**Joint Base Pearl Harbor/Hickam, Hawaii.** Provided site monitoring and evaluation of increased construction costs due to change orders and delay and for new U.S. Navy Combat Training Tank facility.

### **Industrial:**

**Hawaiian Cement Oahu Aggregate & Ready Mix, Halawa, Hawaii.** Inspected damaged conveyor belt damaged by dump truck; scope of services consisted of damage assessment, determination of scope, and review of repair costs.

## **Speaking Engagements**

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“Condominium Claims”, Condo Insider, You Tube interview regarding condominium insurance, June 2019.

## **Testimony Experience**

### **Deposition Testimonies**

Pearl Ultra Lounge vs. Thomas Roselli et al

Sandra Bruan-Ortega v. First Insurance

Valley Isle Resort v. First Insurance

David Liebreich v. PURE Insurance

### **Trial & Arbitration Testimonies**

Pearl Ultra Lounge v. Thomas Roselli, First Insurance et al