

**NICOLE GUST**

Director of the West Region
Executive Building Consultant

✉ n.gust@rmcteam.com
newloss@rmcteam.com

📞 M (224) 447-7974
O (913) 601-4546

📍 Portland, OR

[SUBMIT ASSIGNMENT](#)

Areas of Expertise
Builders' Risk - High Net Worth - Large Loss

EXPERIENCE

Nicole joined RMC Group in 2019 following 7 years of New Construction and Major Renovation experience as a Superintendent on large commercial projects. Her experience has centered on higher education organizations with additional projects in the aviation and public transit fields. Nicole has extensive experience with construction components, estimating, scheduling and owner/contractor coordination.

She understands the importance of communication and takes pride in customer service comprised of proactive communication and concise reporting in the course of delivering an accurate work product. With experience handling complex projects, Nicole is able to work effectively with contractors, engineers, and suppliers to ensure that claims are handled timely, efficiently, and responsibly.

RELEVANT EXPERIENCE

- RMC Group, Director of the West Region
2022 to Present
- RMC Group, Executive Building Consultant
2022 to Present
- RMC Group, Senior Building Consultant
2021 to 2022
- RMC Group, Building Consultant
2019 to 2021
- M. A. Mortenson Company, Superintendent
2013 to 2019

EDUCATION

- Purdue University 2013
Bachelor of Science, Building Construction Management

FEATURED PROJECTS

- Winter Storm, Portland, OR - 2024
Handled \$5M of freeze, fire, and tree fall damage throughout the Portland area to residential, multi-family, religious, and government facilities. Reduced business interruption throughout the region while considering emergency repairs in conjunction with historical and modern building preservation.
- Wildfire, Lahaina, HI - 2023
CAT Director & Lead Project Manager for this catastrophic wildfire event. Coordinated manpower and resources to assess and provide estimates for 400+ separate assignments, 300+ of which were custom residential properties valued at \$400M+. Collaboration included scheduling and liaison between project vendors and clients, with additional oversight of 20+ consultants and specialty vendors.
- Wind / Rain, Los Angeles, CA - 2023
Managed \$3.5M builders' risk project caused by a wind/rain event impacting historical theatre renovation, including separation of damages between new and existing materials. Conducted delay analysis to identify concurrent delays and determine applicable impacts to schedule and extended project costs.
- Hail, Walnut Ridge, AR - 2022
Led team of 20+ consultants to inspect, scope, and prepare estimates for hail damage to 60-building University campus. Liaison between engineers and industrial hygienists included scheduling, report reviewing, mitigating change orders and timelines, and management of project within budgetary restrictions. Negotiated agreed repair cost with contractor and insured, totaling \$4.1M.

FEATURED PROJECTS CONTINUED

- **Water, Bloomington, MN - 2022**
High-rise hotel under partial conversion to apartments sustained water damage, impacting construction zone and remaining occupied hotel spaces below. Identified scope delineation between renovation project and active hotel as well as separation of existing versus new construction materials within project area. \$625K.
- **Wind, Eastern, OR - 2022**
Conducted a review of project subcontracts and costs incurred to a newly built medical clinic that sustained wind and tree fall damage. Oversight of timely repairs to manage roof, window, siding, and interior insulation to report an accurate replacement value of \$250K.
- **Portland, OR - 2022**
Supervised means and methods, timelines, and mitigation budgets for a 2-story office building. This project required expert oversight for extensive mitigation and replacement of gypcrete, flooring, wall finishes, and impacts to lighting / low voltage installations leading to a valued repair estimate of \$225K.
- **Water, Northern ,WA - 2022**
Oversight of safety and environmental teams for multiple flooded structures at a new middle school site. Upon gathering first-hand research conducted by a team of consultants and engineers, Nicole worked closely with district and site administration to contain oversight of mitigation budgets, timelines, and means and methods for debris cleanup and replacement. \$275K.
- **Snow, Tahoe, NV - 2021**
Project lead on a large residential building working with environmental hygienists and mitigation teams to manage removal timelines. Due to soft cost impacts resulting from heavy snowfall and manpower shortage in the area including structural framing in the crawlspace. Nicole communicated with all parties to significantly reduce delays to repairs resulting in a valued cost of \$300K.
- **Fire, Seattle, WA - 2021**
Development of two single family homes on steep-sloped lots within city limits. Structural fire to one with mild smoke exposure to the adjacent during framing phase. Evaluation of concrete foundation, slab, and retaining wall with engineer to establish that extensive repairs were more cost and time effective than replacement, given the lot constraints and accessibility issues. \$210k.
- **Water, Portland, OR – 2021**
A hotel near completion sustained water damage. This resulted in rework and replacement of finished materials and extensive drying efforts to save gypcrete to successfully mitigate further material removal and keep project within 2 weeks of scheduled completion. \$150K.
- **Water, Chicago, IL - 2020**
Large apartment structure near completion sustained water damage during fire suppression testing, resulting in rework of finish materials in select units and hallways on 3 floors. \$80K.
- **Water, Chicago, IL - 2020**
Elevator in new high-rise building sustained water damage. Evaluated engineer and manufacturer reports and repair quotes to verify like-kind repairs, and analyzed overtime benefits to maintain project completion date. \$450K.
- **Wildfire, Talent, OR - 2020**
Entire apartment complex was destroyed by wildfire. Half of the structures were completed and half were in the final stages of construction. Worked with builder to determine scope delineation between two claims and reach agreed rebuild costs based on actual original build data. \$4M.