



KORE
CONSULTING GROUP LLC

Kier Gregory Cotton

CURRICULUM VITAE

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Mr. Cotton has a diverse, comprehensive, and practical knowledge of construction methodologies, with equivalent experience in the science of sequencing projects. His intellectual understanding is paired with first-hand experience over years of practical application. Mr. Cotton holds several active licenses from the state of California, specifically plumbing, electrical, and carpentry. For each of these credentials, Mr. Cotton accrued qualifying time under the guidance of licensed experts in each trade and passed all the required testing. He has been in construction since the early 2000's, solidly grounding his vast knowledge and expertise.

EXPERIENCE

President/ Owner: KORE Consulting Group LLC:
Established in 2022

KORE is a construction consulting business established to provide consultant support to the construction industry in the areas of Expert witness, Construction/ plan review & buildability, Inspection and remote structural verification services, and project management. Services include:

- Testing and analysis of construction defects.
- Destructive testing (ASTM standard testing doctrines).
- Field inspection services.
- Comprehensive report generation.
- Contract analysis: scope of work and cost.
- Cost of repair estimating.
- Specialty trade - Electrical, Plumbing, HVAC.
- Evaluate building envelope defects.

VP of Reconstruction - Senior Consultant:

Blackstone Development, Inc. –Walnut Creek, CA -
2022 to 2024

Mr. Cotton serves as an expert witness in many construction-related matters. As VP of Reconstruction and Senior Consultant at Blackstone Global based in Walnut Creek CA, Mr. Cotton performs construction defect and litigation services with a team of highly qualified experts.



CEO/ Owner: KC Gregory, Signature Construction
LLC: Established 2022

Licensed in good standing # 1091129. KC Gregory is a design/build company with a focus on high-quality/ service work.

Owner/ Contractor: Asset Home Building
– Livermore, CA - 2010 to 2022

Founded and operated a residential construction company specializing in single-family dwellings and accessory structures. Oversaw all aspects of business management, including strategic planning, operations, marketing, human resources, and client relations. Developed and implemented systems to optimize workflow and placed key personnel in roles that supported long-term growth and project efficiency.

Served as a hands-on ("bags-on") contractor with deep involvement in field operations. Managed and executed projects from concept to completion, including:

Custom Home Construction – Built multiple single-family homes from the ground up, assisting clients in design development, budgeting, permitting, and full-cycle construction from site preparation and foundations to final finishes.

Accessory Dwelling Units (ADUs) – Led the construction of detached and attached ADUs, ensuring compliance with evolving local codes and client needs.

Additions & Complex Remodels – Directed high-complexity structural additions and major renovations, often involving significant alterations to existing systems and envelopes.

Kitchen & Bathroom Remodels – Delivered turnkey renovations with high standards for craftsmanship, code compliance, and design execution.

Demonstrated a deep understanding of project sequencing, trade coordination, and building code compliance. Successfully closed the business in good standing after 12 years of reputable service.

Foreman: 3D Remodeling –
Livermore, CA – 2007 to 2008

High-End Residential Remodeler – Kitchens, Bathrooms, and Whole-Home Renovations

Led and executed high-end residential remodeling projects with a focus on kitchens, bathrooms, and comprehensive home renovations. Projects commonly involved full demolition, structural reconfiguration, and rebuilding to meet current building codes and client specifications.

Key responsibilities and scope of work included:

Structural Work: Complete demolition and re-framing of interior spaces to accommodate updated layouts and structural code requirements.

Electrical Systems: Installation of electrical components including switches, receptacles, lighting fixtures, appliances, and running new dedicated circuits as required. Performed panel upgrades and tie-ins in accordance with NEC standards.

Mechanical & Plumbing: Installed ABS drainage systems for tubs, showers, toilets, and sinks. Performed copper pipe sweat/braze techniques for domestic water supply lines and completed fixture installations to ensure optimal performance and code compliance.

Interior Finishes: Installed insulation, windows, and doors; hung and finished drywall; applied interior paint; laid various flooring systems; and completed finish carpentry, including cabinetry, millwork, and trim.

Project Management: Managed the full scope of each renovation, from planning through punch list. Oversaw all subcontractor trades, ensured scheduling efficiency, and maintained high standards of craftsmanship, safety, and compliance throughout.

Demonstrated proficiency across multiple trades and maintained direct accountability for quality control and client satisfaction.

Lead Carpenter: A B Builders/ Kitchens by Design: – Dublin, CA – 2005 to 2007

Project Lead – High-End Residential Remodeling

Managed and executed high-end residential renovation projects, including kitchens, bathrooms, and full-home remodels. Scope of work typically included full demolition, structural re-framing, and reconfiguration to meet current building codes and design objectives.

Key responsibilities included:

Oversight and coordination: of all project phases from demolition to final finishes

Structural framing and modifications: to accommodate new layouts and code requirements

Energy-efficiency upgrades: Installation of insulation, windows and doors, drywall, flooring, interior paint, cabinetry, trim, and appliances

Management of subcontractors: across all trades to ensure quality control, schedule adherence, and safety compliance

Direct responsibility: for jobsite efficiency, client communication, and successful project delivery

Consistently delivered high-quality workmanship and maintained exceptional attention to detail across luxury residential projects.

Journeyman Carpenter: Vassar Construction
–Brentwood, CA – 2004 to 2005

Residential Construction – New Builds & Remodels

Performed a wide range of construction tasks across both new residential builds and remodeling projects. Responsibilities spanned structural, mechanical, and finish trades, including:

Framing & Structural Work: Layout and erection of wall, roof, and floor systems; roof sheathing and weatherproofing

Exterior Installations: Window installation, roof covering, and exterior sheathing

Mechanical Trades: Rough-in and finish plumbing, including supply and drain lines; installation of electrical wiring, fixtures, switches, and outlets

Interior Finishes: Cabinetry, door and window casing, custom tile and granite installations, drywall prep, and painting

Demonstrated skill in both rough and finish trades, with a consistent focus on quality craftsmanship, building code compliance, and project efficiency.

Installer/ Stair Builder: Tri-Valley Stairs
–Livermore, CA -2002 to 2004

Fabrication & Specialty Installation – Shop and Field Operations

Performed custom fabrication and shop work to support high-end residential installation projects. Crafted specialty components and custom assemblies to precise specifications, ensuring seamless integration during field installation.

Key responsibilities included:

Shop Fabrication: Designed, built, and finished custom parts and assemblies for use in new construction and remodeling applications

Material Coordination: Assembled and packaged materials, hardware, and supplies to provision field installers with complete and organized job kits

Field Installation: Performed piecework installations—particularly stair systems—in both new construction and renovation settings

Craftsmanship & Standards: Delivered precision, hand-crafted installations that exceeded typical industry standards for fit, finish, and durability

Combined strong technical skills with a deep understanding of construction workflows to support efficient field operations and superior project outcomes.

Lead Installer/ Benchman 1: Cabinet Meadows
– Brentwood, CA – 2001 to 2002

Lead Installer / First Benchman – High-End & Production Cabinetry

Performed and managed the installation of high-end residential cabinetry and finish carpentry, including kitchens, entertainment centers, home offices, bathrooms, closets, and detailed trim work. Also executed full-house cabinetry packages for residential developments and commercial installations.

Key Responsibilities:

Custom Installations: Delivered precise installations of luxury cabinetry and millwork in high-end residential settings

Production Work: Installed full-house cabinetry packages in track homes and commercial applications with efficiency and accuracy

Crew Leadership: Supervised and coordinated field installation crews to maintain quality control, adherence to schedule, and site safety

Bench Work Expertise: Held First Benchman position with a specialization in radius cabinetry and custom furniture-grade builds

Versatility: Fabricated and installed a wide range of cabinetry grades—from handcrafted bespoke pieces to high-efficiency production cabinetry, including custom stair components

Demonstrated a high level of craftsmanship, problem-solving, and project execution in both field and shop environments.

EDUCATION

Traditional trade apprenticeship

CERTIFICATION

CA General B License #942292

CA General B License #1091129

Additional endorsements

C-10 Electrician

C-36 Plumbing

AREAS OF EXPERIENCE

Construction planning & oversight

Plan review & permitting

Construction Estimating

Structural engineering

Site development

Grading and irrigation water management

Excavation, foundation, and footing

Retaining walls

Rough framing & carpentry (wood/ timber frame)

Structural steel

Plumbing

Electrical

HVAC

Building envelope and vapor barrier

Roofing systems (all types)

Exterior façade (all types)

Door & window systems

Drywall

Carpentry

Tile systems

Interior & exterior fixtures (plumbing/ electrical)

Appliances

AREAS OF EXPERTISE

Forensic field investigation

Litigation support services

Contract claims consulting

Reconstruction management

Reconstruction repair scope preparation

Code compliance review

Expert witness services

Construction management

Structural steel and wood framing

Construction cost estimating

Lath/Plaster/Drywall/Stucco/EIFS

Waterproofing, water management

Low-rise buildings/ mixed-use

Window testing

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PRIOR TESTIMONY

DEPOSITION TESTIMONY

Chang Long v Frank Sun
Superior Court of California – County of Santa Clara
Case No.: 19-CV-342114
June 21, 2024

ABC v Jiang
Superior Court of California – County of Alameda
Case No. 21-CV-004485
July 24, 2024

Colleen Fatooh v Achill Beg Construction Inc.
Superior Court of California – County of San Francisco
Case No. CGC-22-600255
August 27, 2024

Sameer Bhadouria v MSASA Properties LLC
Superior Court of California – County of San Francisco
Case No. CGC-23-606082
September 19, 2024

George Mardikian v Matthew Dole
Superior Court of California – County of Stanislaus
Case No. CV-23-000648
February 26, 2025

Wulbrecht v. CR Consulting
Superior Court of California – County of Santa Rosa
Case No. SCV-272704
April 17, 2025

Starstone National Insurance Company v.
Kinsale Insurance Company
United States District Court - District of Arizona
Case No. 23-CV-08074-SMB
October 15th, 2025

Kim Champlin v Marilyn Marquis
Superior Court of California - County of Alameda
Case No. 21CV003094
January 6, 2026

Vivian Hui v Costco Wholesale Corporation
Superior Court of California - County of Los Angeles
Case No. 21STCV22815
January 20, 2026

Giuliani Const. & Restoration INC v Albert Yeong
Superior Court of California – County of Santa Clara
Case No.: 21CV383107
January 28, 2026

Sampson Hill v Rampart Property Management Inc.
Superior Court of California - County of Los Angeles
Case No.: 24STCV04028
March 5, 2025

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PRIOR TESTIMONY

TRIAL TESTIMONY

Michelle Wang v Dillon Point Properties INC.
Superior Court of California – County of Contra Costa
Case No. MSC24-0187
May 28, 2025

AMERICA BYBON CORPORATION v JIANG, et al.
Superior Court of California - Alameda County
Case No: 21CV004485
June 30, 2025

SAMEER BHADOURIA, et al., v MSASA
PROPERTIES, LLC, et al.,
Superior Court of the State of California - County of
San Francisco
Case No. CGC-23-606082
August 19, 2025

Kim Champlin v Marilyn Marquis
Superior Court of California - County of Alameda
Case No. 21CV003094
January 27, 2026

Vivian Hui v Costco Wholesale Corporation
Superior Court of California - County of Los Angeles
Case No. 21STCV22815
February 3, 2026

BINDING ARBITRATION

Williams v Ruby Hills HOA
Private Arbitration
June 10, 2024