

# KEITH W. POKORNY, LEED AP, BD+C

*Regional Vice President, North Region*

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## YEARS OF EXPERIENCE: 25

### EDUCATION

Bachelor of Science, Industrial Hygiene/  
Environmental Toxicology, Clarkson  
University, 1987

### REGISTRATIONS

EPA Model Lead Risk Assessor  
NAHRO Certified Public Housing  
Manager (PHM), Associate

### LICENSES AND CERTIFICATIONS

US Green Building Council, Leadership in  
Energy & Environmental Design (LEED  
AP), with specialty in Building Design and  
Construction (BD+C)

Prior certifications as Massachusetts  
Asbestos Designer, Inspector, Lead Paint  
Inspector, Project Monitor

Prior certification as Type III Asbestos  
Consultant, Vermont Department of  
Health

### AFFILIATIONS

US Green Building Council (USGBC),  
The Green Roundtable, Member 2005,  
MA Chapter, Member 2009-2010

Associate, National Association of  
Housing and Redevelopment Officials  
(NAHRO), 1999 – 2005

American Industrial Hygiene Association,  
1990-2005

American Institute of Chemical Engineers  
(AIChE), 2003 – 2005

Homeland Security Committee, Env.  
Business Counsel, 2003-2004

New England Disaster Recovery and  
Information Exchange (NEDRIX),  
Member, 2003-2010

### PROFESSIONAL EXPERIENCE

EFI Global, Regional Vice President,  
2010 – Present; Senior District Manager,  
2003 – 2010

ATC Group Services, Inc., New England  
Area Manager, 1999 – 2003; Director of  
Public & Regulatory Procurement  
National Program, 1995 – 1999; Lead  
Paint Division Manager, 1991 – 1995

Dennison Environmental Inc., Division  
Manager, 1989 – 1991

Kaselaan & D'Angelo Associates, Inc.,  
Project Manager, 1987-1989

### PROFESSIONAL SUMMARY

Mr. Pokorny has more than 25 years of experience in professional consulting services addressing environmental, engineering and construction management services. He has experience in a wide variety of projects including engineering and environmental insurance claims, public and municipal environmental remediation and hazardous materials management programs, public housing comprehensive modernization, private retail/commercial remediation program, high-rises, and universities and hospital settings. Specializing in publicly funded programs, Mr. Pokorny assists in grant development, public program budgeting and implementing construction-related capital improvement programs.

### RELEVANT PROJECT EXPERIENCE

#### Environmental Assessment & Remediation

Served as Principal in Charge for petroleum services group in New England and New York 2000-2003 providing assessment through remediation services at retail petroleum locations. Responsible for budgets, timeframes for compliance, providing remediation design teams and cost to closure analysis.

#### CB Richard Ellis, Trammell Crow and Bank of America, 2004-2005

Northeast Program Manager, client services in Fleet Bank acquisition and renovations/abatement in New England banking centers. Services included hazardous materials assessments and remediation, regulatory compliance, remediation planning and oversight and Team Leader duties.

#### Environmental Claims Response – New England and New York

Oversees EFI's response and Team Manager for remediation planning efforts, assessment, risk management, regulatory compliance and remediation efforts on petroleum and chlorinated solvent releases, historical or current.

#### Abatement Industry – Boston, MA and New England 1987-Present

Served as a licensed Project Designer, Inspector, Management Planner and Project Monitor for asbestos abatement projects throughout metro Boston and New England.

New York State Division of Housing and Community Renewal – Albany, NY, 1996-2001

HUD Lead Hazard Control Grant Program, design and implementation of a lead poisoning prevention and abatement grant program for over 400 properties.

#### High-rise Abatement Programs, 1987-2000, 2004-2008

Provided abatement survey, monitoring and on-site management of abatement processes for property owners/investors in multi-floor high-rise asbestos abatement projects located in Boston, MA, Chicago, IL, Hartford, CT.

**RELEVANT PROJECT EXPERIENCE (CONTINUED)****Public and Municipal Environmental Program Management, 2004-Present**

Provides oversight and principal point of contact for EFI's environmental consulting contracts with the City of Boston, Commonwealth of Massachusetts, MA Port Authority, RI Convention Center Authority, Boston Public Schools, Boston Veterans Administration, and other local entities.

**HUD Lead Hazard Control Grant Programs, Boston (MA), Portland (ME), Cambridge (MA), NY State, Chicago (IL), Newark (NJ), 1996-1999**

Comprehensive testing and abatement planning, grant writing, and application preparation.

**MA Department of Housing and Community Development, 1996-1999**

Term consultant agreement to oversee abatement planning and implementation in multi-family Comprehensive Modernization and HUD housing throughout the state.

**Massachusetts Housing and Finance Agency, 1996-1999**

Term consultant agreement to oversee lead abatement planning and construction activities in the HUD Demonstration Disposition Program.

**Department of Defense Sites, US Army Corps, US Coast Guard, US Naval Facilities, US Air Force, Various Locations, 1994-1999**

Asbestos and lead paint testing, planning and abatement design and oversight; USCG Newport, RI, and Boston, MA; Naval Academy West Point, NY; ACOE Ft. Ord/Presidio, CA, Ft. Devens; Hanscom AFB, MA

**National Research Projects and programs; 1996-1998**

*National Center for Lead Safe Housing* Risk Assessment research in NYC, Milwaukee; *Westat, Inc.* for HUD's Lead and Allergens in Housing Study CA, NY, PA, MA, RI, NJ; lending institution and insurance consortium, NYC.

**Sears Tower, Chicago, IL, 1994**

Provided inspection and supervision of an investigation team for an expedited due diligence of the entire Sears Tower for all asbestos, and hazardous materials, including an environmental site assessment. After the property was sold, provided abatement design and oversight for the removal of asbestos contaminated building materials.

**UCONN, Storrs, CT, 1989**

Inspected and supervised the abatement of 70-80% amosite-asbestos fireproofing material with Type C respiratory protection in an occupied University of Connecticut facility.

**COURT QUALIFICATIONS**

**Expert Witness:** Lead-based Paint Environmental Concerns, County Courts, 1997

**AWARDS**

President's Global Award, Andover, MA Office, EFI Global, 2005

Team Award, EFI Global, 2005, 2006, 2009

Manager of the Year, East Region, ATC Associates, 2000

**SPECIALIZED EDUCATION**

Indoor Air Quality First Response, Trammel Crow Company, 2006  
 Current Threat: IH Role in Terrorism Response, American Industrial Hygiene Association Seminar, 2004  
 Use of Encapsulates on Interior Surfaces for Inspectors, Quality Control Services, 1995  
 LPA-1 Lead Paint Inspection System and Radiation Safety, RMD Inc., 1995  
 Lead Inspector Refresher Training, IT Corporation, 1994  
 Particulate Sampling Workshop, IT Corporation, 1993  
 Proficiency Training in Operation of Spectrum Analyzer, Scitec Inc., 1992, 1991

**PUBLICATIONS AND PRESENTATIONS**

Pokorny, Keith, "Recovery in Environmental Claims," Property Subrogation Seminar, The Law Office of Daniel W. Coffey, Cooperstown, NY, June 17, 2011.

Pokorny, Keith, "Subrogation Opportunities in Environmental Claims," Emerging Environmental Claims Managers Association (EECMA), Annual Meeting, Captiva Island, FL, May 13, 2011.

Pokorny, Keith, and Webster, Neil, "PCBs in Building Materials and the Implications to the Construction Industry" American Society of Safety Engineers, New England Area Professional Development Conference, November 30, 2011; National ASSE Conference, SAFETY 2011, Chicago, IL July 13-15, 2011.

Pokorny, Keith, "Subrogation Opportunities & Environmental Claims", New Hampshire Adjusters Annual Conference, 2009, 2010.

Pokorny, Keith and Penaloza, Daniel, "It's Not Easy Being Green", Claims Magazine, September 2009

Pokorny, Keith. "Are We Reaching an Impasse that Will Impede the Progress of Title X?" DELEADING Magazine, Vol. 6, No. 4, April 1997.

Pokorny, Keith. "HUD Grantees Integrate Lead Hazard Control with Other Housing assistance Programs." DELEADING Magazine, Vol. 5, No. 1, January 1996.

Pokorny, Keith. "Opportunities in the HUD Lead-Based Paint Hazard Control Grant Program." Lead Detection and Abatement Contractor, Vol. 2, No. 11, December 1995.

Pokorny, Keith, Vincent M. Coluccio, Ph.D., Van Nostrand Reinhold. Chapter 10, "Managing Residential Lead-Based Paint Hazards: Abatement," and Chapter 11, "Abatement Case Studies." Lead-Based Paint Hazards-Assessment and Management, 1994.

Pokorny, Keith. "The TCLP Test for Hazardous Waste in Lead Abatement." The Lead Line, Aulson Company, 1993.

Pokorny, Keith. "Evaluating the Options." Asbestos Issues, December 1989.

Pokorny, Keith, Co-presenter. "Planning, Specifying and Managing LBP Abatement Projects: Design and Cost Estimating Techniques." Second Annual National Lead-Safe Housing Conference and Exposition, April 1998.

Pokorny, Keith. "Lead Abatement: A Review for Facility-, Project-, and Safety Managers." 1998 Texas Campus Safety Association Conference, February 1998.

Pokorny, Keith. "Utilizing Lead Hazard Control Strategies and Options in Multifamily Housing: From O&M Practices to a Lead Hazard Control Plan." Lead Northeast, October 1997. Presented by National Lead Abatement Counsel and DELEADING Magazine.

Pokorny, Keith. "Project Planning for Lead Paint Hazard Control." LEADership in Lead Paint Forum, May 1997.

Pokorny, Keith. "Promoting Policies that Increase Lead Safety as part of Property Rehabilitation and Maintenance: Some Models and Common Problems." New England Lead Coordination Committee Meeting, August 1996.

Pokorny, Keith, Moderator. "Policy Tract on Public Policy, Regulation, and Public Education Issues." National Lead Abatement Council National Conference, 1996.

**PUBLICATIONS AND PRESENTATIONS (continued)**

Pokorny, Keith. "Evaluating and Controlling Lead-Based Paint Hazards." Chartered Property Casualty Underwriters Society and National Center for Lead-Safe Housing, May 1996.

Pokorny, Keith. "Lead Hazard Evaluation," and "Childhood Lead Poisoning – Making a Difference." Philadelphia Department of Public Health and States of Delaware and New Jersey, 1995.

Pokorny, Keith. "New Directions in LBP Testing and Abatement (Parts I and II)." National Lead Abatement Council National Conference, 1994.

Pokorny, Keith. "Practical Aspects of Designing Lead Abatement Projects." National Lead Abatement Council Two-Day Workshop, 1994; National Lead Abatement Council Winter Conference, 1993; Environmental Information Association Annual Conference, 1992; Environmental Information Association New England Chapter, 1992.