

Keith Pokorny, LEED AP

Vice President, Environmental Health & Safety Services

155 West Street, Suite 6, Wilmington, MA 01887

800-659-1202

keith_pokorny@efiglobal.com

Years' Experience: 30

Professional Summary:

Mr. Pokorny has several years of experience in professional consulting services addressing environmental, engineering and construction management services. Responsibilities include the overall management of the U. S. Environmental practice for EFI. His duties include strategic planning, forecasting, recruiting, business development, and employee development. This includes establishing and executing growth opportunities based upon geographic- and service-based initiatives within the firm.

Mr. Pokorny is experienced in the environmental and professional services consulting industry with considerable team management experience. 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, private retail/commercial hazardous materials management and remediation programs and high-rise, and university and hospital settings. Specializing in large project coordination, he assists clients in implementing construction-related capital improvement programs. Additionally, Mr. Pokorny oversees EFI's Emergency Spill Response Program mobilizing EFI's response teams and clean-up activities for fuel, HAZMAT and cargo related transportation losses.

Licenses and Certifications:

US Green Building Council, Leadership in Energy & Environmental Design (LEED AP), with specialty in Building Design and Construction (BD+C), 2010

Asbestos Designer, Inspector, Project Monitor, Management Planner, MA, 1987-1995

Lead Paint Inspector MA, 1996 – 1999

EPA Model Lead Risk Assessor, 1998

Type III Asbestos Consultant, VT Department of Health, 1988

NAHRO Certified Public Housing Manager (PHM), Associate

Project Experience:

National Manager, Emergency and Spill Response Services

Mr. Pokorny serves as primary point of contact in delivery of EFI's field and contracting response to fuel, HAZMAT and cargo related spills and remediation response services throughout the U.S.

Project Experience (continued):**National Account Manager, Federal Occupational Health, Department of Health & Human Services**

Mr. Pokorny serves as account manager coordinating efforts nationally for EFI's response to FOH for federal agencies throughout the US that include the Social Security Administration, General Services Administration, Department of Homeland Security, Federal Aviation Administration, and other federal agencies. Services include indoor air quality, occupant exposure assessments, asbestos investigations, risk management and operations and maintenance programs. Emergency response services are nationally provided and generally include occupant exposure assessments, IAQ, mold assessments and construction monitoring and recommendations.

National Account Manager, Retail and Commercial Banking Properties

Mr. Pokorny serves as account manager coordinating efforts nationally for EFI's response to Johnson Controls, Inc. for its retail bank facility partners. Mr. Pokorny oversees the development of the scope of service, budget and execution to address environmental and engineering assessment services as related to planned construction activities and emergency response.

Such projects have included large scale abatements and remediation to support building renovations, HVAC and building systems upgrades, and decommissioning and re-commissioning of HVAC/MEP systems. These services included emergency response to hurricane impacted properties and addressed long term repair and renovations.

Hurricane Response (CAT) – Insurance Claims and Facility Managers

Serves as the Northeast CAT Response Coordinator for EFI's CAT response during climatic weather events. Coordinates personnel, equipment, schedules and response activities reporting to the National CAT Coordinator. Response includes providing environmental staffing and project management to large scale assessment through remediation at public and commercial facilities and for insurance claims large scale response efforts.

Massachusetts Division of Capital Asset Management & Maintenance (DCAMM), Statewide Multi-year Services Contract

Mr. Pokorny serves as the Contract Manager for Environmental Consulting services offered to DCAM from 2006-current in its term agreement for asbestos, hazardous materials investigations, mold and air quality services. Services included asbestos consulting in all forms, abatement project management and oversight of on-site activities for abatement, PCB consulting and pre-characterization sampling where requested, hazardous materials inventory and specifications for the mitigation of these items on assigned projects.

Hazardous Materials Management, Large Construction Sites, New England

Serves as Project Coordinator and Principal in Charge for EFI's services provided to Construction Management (CM) firms throughout the Northeast. Services include assessment and monitoring of soil and groundwater contamination, worker exposure assessment, field screening and soil management planning, development of environmental health & safety plans (EHASP) and their implementation on site. Projects have also included dust management, carbon monoxide entrainment mitigation, indoor air quality management and occupant/public concerns.

Project Experience (continued):

National Petroleum Distribution, Northeast Area, 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 – 2009

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. Services were provided to over 900 banking centers in this time period with over 2,000 projects ranging from small asbestos, hazmat surveys to large major building renovation, high rise abatement, and hazardous materials mitigation.

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. Clients include Major US Insurance Companies and Healthcare Industry.

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 & 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.

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. **2007 - 2010** Oversees EFI's services in asbestos inspection, mold consulting and Phase I environmental due diligence to this client on a per project request task order basis.

Project Experience (continued):

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.

Court Qualifications/ Depositions:

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

Professional Experience:

EFI Global, Inc., Wilmington, MA, 2003 - Present

Vice President, Environmental, Health & Safety Services, November 2013 - Present

Director of Canadian Operations, October 2013 – 2016

Regional Vice President, Northern Region, 2010 – 2013

Senior District Manager, Boston, MA 2003 – 2010

ATC Group Services, Inc., Woburn, MA, 1991 - 2003

New England Area Manager, 1999 – 2003

Director of Public & Regulatory Procurement National Program, 1995 – 1999

Lead Paint Division Manager, 1991 – 1995

Dennison Environmental Inc., Woburn, MA, Division Manager, Lead Hazard Control, 1989 – 1991

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

Specialized Education:

Indoor Air Quality First Response, Trammel Crow Company, 2006

Current Threat: IH Role in Terrorism Response, American Industrial Hygiene Association, 2004

Emergency Management Tools for Colleges and Universities, Boston Consortium for Higher Education, EPA New England, FEMA, Harvard University. Framingham, MA 2003

Certified Public Housing Manager, National Association of Housing and Redevelopment Officials (NAHRO), 2000

EPA Model Lead (Paint) Risk Assessor Training, VTRA-008 1998

Use of Encapsulants 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

Specialized Education (continued):

“Procedures and Practices for Asbestos Abatement Projects”, Certificate No. 877-02-056, Asbestos Information Center, Center for Environmental Management, (AIC-CEM) Tufts University, 1987

“Asbestos Abatement for Inspectors”, Certificate No. 8801-02-061, AIC-CEM Tufts University, 1988

“Asbestos Abatement for Management Planners”, Certificate No. 8801-02-145, AIC-CEM Tufts University, 1988

NIOSH 582, Airborne Asbestos Fiber Analysis via Optical Microscopy, 1987

Education:

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

Affiliations:

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

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

Awards:

Team Award, EFI Global, 2005, 2006, 2009

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

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

Publications & Presentations:

Pokorny, Keith. “Dig Up the Dirt on Environmental Issues Before One Shovel Goes in the Ground.” Ask the Expert, Construction Claims Summer 2016, Vol1, Issue 1, CLM.org., July 2016.

Pokorny, Keith. “Protection from Hazards in the Post Fire Environment.” Property Casualty 360°, March 2015.

Pokorny, Keith, and Webster, Neil, “To Test or Not to Test: PCBs in Building Materials” American Society of Safety Engineers, Professional Development Conference, SAFETY 2012, Denver, CO, June 5, 2012.

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

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 June 13-15, 2011.

Our partner firms include: Engineering services in North Carolina and New York/New Jersey provided by EFI Global of North Carolina, P.C. and EFI Global Engineering of New York, P.C. respectively.

Publications & Presentations (continued):

Pokorny, Keith, "Subrogation Opportunities in Environmental Claims", 2009, 2010. (1CE credit). NH Adjusters Annual Conference, November 5, 2010, Mt. Washington Resort, Bretton Woods, NH.

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 Co., 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.

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.