

## Mandeep S. Sandhu | Vice President, Environmental Service Line

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### Professional Summary:

Mr. Sandhu has over 22 years of experience conducting and supervising the execution of environmental, industrial hygiene, engineering and other forensic services to a wide variety of industries including insurance companies, finance institutions, government entities and commercial property managers. Mr. Sandhu combines his strengths in business development and client service with his strong management skills focusing on quality, schedule and budget to satisfy the needs of a many stakeholders. He has experience conducting field investigations, reporting, and design as well as managing field staff in completing a wide range of work. Mr. Sandhu also has considerable experience managing large projects encompassing multiple facilities, including coordination of engineering catastrophe response during Hurricane Sandy.

With many years of experience in the due diligence consulting industry, Mr. Sandhu has conducted and managed Property Condition; Physical Needs; Seismic and Phase I and II Environmental Site Assessments and Construction Progress Monitoring and Cost Analysis of commercial, industrial and residential properties throughout the United States and Caribbean for a wide range of clients. As part of environmental investigations, he has performed and aided in indoor air quality (IAQ) assessments, geotechnical sub-surface explorations, groundwater well development, and remedial activity design and implementation. His current responsibilities include managing and developing client relationships from a defined list of key accounts, business development, and leadership for the successful execution of assignments. Mr. Sandhu has extensive knowledge of Fannie Mae DUS requirements, Freddie Mac environmental and engineering guidelines, Small Business Administration (SBA) protocol, conduit lending protocols, and ASTM International E-1527-13 and ASTM E 2018-15 standards.

Mr. Sandhu meets the definition of an Environmental Professional as defined in 312.10 of 40 CFR 312.

### Licenses and Certifications:

- Occupational Safety and Health Administration (OSHA) 40-Hour Basic Safety and Hazardous Materials Handler
- ASTM Property Condition Assessment Training
- AHERA Asbestos Inspector
- AHERA Asbestos Management Planner
- New York State Mold Assessor

### Project Experience:

#### **National FHLMC/FNMA Seller/Service – Multifamily– 20 multifamily apartment complexes in U.S.**

Managed Phase I Environmental Site Assessments (ESAs) and Property Condition Assessments (PCA) for over 350 apartment complexes throughout the US for acquisition and financing purposes in 2017-2020.

#### **National CMBS Lender – Retail Strip Centers – 25 retail strip centers in U.S.**

Managed ESAs and PCAs for 25 retail strip centers throughout the US as part of a \$175 million portfolio for financing purposes in 2015.

#### **National Hotel Chain - Northern New Jersey Mold Assessment/Remediation**

Completed a mold assessment and oversaw the mold remediation of all 136 guest rooms at a hotel in northern New Jersey. The project included phased mold investigations of each floor to evaluate the extent and cause(s) of mold, design of the remediation plan for each floor, and room-by-room visual inspections and air clearance testing to verify completion of the mold removal actions. Provided recommendations on HVAC maintenance activities to reduce future mold issues.

#### **Hurricane Sandy, Forensic Investigations**

Managed numerous expedited catastrophe response engineering (structural, electrical, mechanical) and environmental (IAQ, microbial and subsurface contamination) investigations for numerous insurance claims between 2012 and 2013.

#### **Banking Facilities – Facilities Assessments/Microbial Remediation (NY, NJ)**

Managed, designed and completed IAQ/microbial, water intrusion assessments at numerous bank branches throughout New York and New Jersey for a national bank chain at their offices and brick and mortar retail banking facilities in response to OSHA issues, air quality issues, HVAC design deficiencies, or water intrusion foundation, envelope and roofing issues. The IAQ included ASHRAE comfort parameters, direct read VOC monitoring, and airborne particulate monitoring. New York mold assessments were completed in accordance with the New York State Mold Law and included a thorough visual inspection, surface sampling and air sampling for mold. Developed mold remediations plan to address mold from multiple sources, oversaw the remediation activities of third party vendors, conducted the clearance inspection and testing, and worked with Facility Managers' General Contractors to aid in designing measures and eliminating sources of water intrusion. Numerous facilities from 2015-2020.

#### **Banking Facilities – Environmental Assessments/Subsurface Remediation (NY, NJ and PA)**

Managed environmental assessments at a number of bank branches throughout New York, New Jersey and Pennsylvania for a national bank chain at their offices and brick and mortar retail banking facilities in response to UST abandonment/closure and environmental emergency responses.

Worked with state regulatory agencies to gain regulatory closures for cases. Numerous facilities from 2015-2020.

**National Portfolio Lender – Petroleum Wholesale – 26 gasoline service station in Southwest and Southeast U.S.**

Managed ESAs for 26 gasoline service stations throughout the southwest as part of a portfolio for financing purposes in 2016-17.

**International Hotel Management/Owner & Operator – WHG**

Manage and oversee Phase I ESAs, acquisition level Property Condition Assessment (PCAs) and Seismic Evaluations for an international hotel management, owner/operator throughout the US whether it's for financing or acquisition level due diligence since 2011.

**International Lender – Pre-foreclosure/Acquisition Assessments**

Manage and oversee Phase I ESAs, PCAs, Construction Plan & Cost Reviews and Construction Monitoring assignments for an international lender throughout the US since 2009.

**National CMBS Lender - Project Marlin – 42 Malls in U.S.**

Managed CMBS scope of Phase I ESAs, PCAs and Seismic Evaluations of 42 regional malls throughout the U.S. as part of a portfolio acquisition in 10 business days in 2006.

**National CMBS Lender - Project Xanadu – Secaucus, NJ**

Managed Phase I ESA and third party environmental reviews for preliminary stages of Project Xanadu retail development in the Meadowlands Sports Complex in 2006.

**National CMBS Lender - Project Aikman – 55 Commercial Facilities in U.S.**

Successfully completed third party reviews of Phase I ESAs and PCAs of 55 sites (hotels, office/retail buildings, light industrial buildings throughout the U.S. as part of a portfolio refinance in six business days in 2006.

**National/Regional Real Estate Development/Management Firms –Multi-family Properties throughout Continental U.S.**

Completed CMBS, Fannie Mae DUS and/or Freddie Mac scope Phase I Environmental Site Assessments, Property Condition Assessments and Seismic Evaluations for acquisition purposes in five to 15 business days for various regional and national real estate developers and management firms varying from five sites to 45 sites throughout the U.S between 2005 and present.

**Regional and National Lenders– Las Vegas, NV and Atlantic City, NJ**

Managed ESA, PCA, Seismic evaluations of several large casino resorts in both cities between 2006 and 2007.

### Professional Experience:

EFI Global, Inc., National Client Manager, March 2009-December 2013; District Manager, January 2014-March 2015; Sr. Branch Manager & Director of National Assessment Services, April 2015 to Oct 2020, Vice President, Env. SL, Oct 2020-Present.

LandAmerica Assessment Corporation, Client Manager, July 2005-March 2009; Project Manager, held Jan 2005-July 2005.

Aaron & Wright Technical Services, Inc., Project Manager, Feb 2001-Dec 2004

AquaTerra Assessment Services Corporation, Environmental Scientist/Project Manager, May 1998-Feb 2001.

Staten Island University Hospital, Associate Counselor, 1996-1998; Environmental Services Technician, 1992-1996.

City University of New York – College of Staten Island, Adjunct Lab Technician, 1996-1997.

### Specialized Education:

Due Diligence at Dawn/Dusk Seminars, Environmental Data Resources, Inc., 2007-2019  
NJDEP Regulatory Training in Underground Storage Tanks, Rutgers University Office of Continuing Professional Education, May 2011

Mold Awareness Training, ALC Environmental, Inc. 2004

Certified Microbial Investigator (CMI) / Certified Microbial Consultant (CMC) Training, NAETI, 2011

AHERA Asbestos Inspector, NAETI, 2014

AHERA Asbestos Management Planner, NAETI, 2014

New York State Mold Assessor, NAETI, 2016

### Education:

Bachelor of Science, Biology, SUNY at Stony Brook, 1995

### Affiliations:

Mortgage Bankers Association New York (MBA NY)

Mortgage Bankers Association

Environmental Bankers Association

### Courses Instructed/ Guest Lecturer:

101 Seminars on Phase I ESA, Property Condition Assessments and Seismic Surveys.

### References:

Susan P Peck, Esq., Environmental Risk Director  
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