

## Kim I. McGraw | Senior Environmental Advisor, Professional Engineer

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### Professional Summary:

Mr. McGraw has over 39 years of experience in asbestos, lead paint and indoor air quality (IAQ) consulting, including surveying/inspecting facilities, sampling materials, assessing conditions and recommending abatement/remediation actions, designing abatement/remediation activities, project management during abatement and construction, and design and implementation of asbestos and lead operations and maintenance programs. He has also managed and provided oversight for a laboratory performing (asbestos) bulk sample analyses using polarized light microscopy. In addition, he has managed engineering "due diligence" surveys, environmental site assessments (Phase I and Phase II), and underground storage tank (UST) assessments and remediations.

- Asbestos
- Indoor Air Quality, Mold & Radon
- Lead-Based Paint
- Lead and Other Contaminants in Drinking Water
- Demolition

### Licenses and Certifications:

Professional Engineer, TX, #67045  
Professional Engineer, LA, #28153  
Professional Engineer, WA, #31079  
Professional Engineer, ID, #7648  
Professional Engineer, OR, #18007PE  
Professional Engineer, MT, #13534PE  
Individual Asbestos Consultant, TX, #10-5440  
Mold Assessment Consultant, TX, #MAC0453  
Mold Assessor, FL, #MRS1869  
AHERA Asbestos Inspector  
AHERA Asbestos Management Planner  
AHERA Asbestos Project Designer

### Project Experience:

#### **Southern Methodist University, Dallas, TX**

##### **Campus-wide Asbestos Survey**

Project Manager. Asbestos Survey and Hazard Assessment of all campus buildings to facilitate installation of new campus-wide fiber optic telephone and computer data transmission system. Project involved high level of coordination with communication system consultant and recommendations on costing and feasibility of various installation methods to minimize asbestos abatement costs.

**Homart Development Company, Mesquite, TX****Town East Mall Asbestos Abatement**

Project Manager and primary designer for removal of 300,000 square feet of spray-applied texture from operational shopping mall. Duties included design, contract administration, supervision of resident technicians, and coordination with other design professionals.

**University of Washington, Seattle, WA****Medical Center Renovations**

Project Principal for over 100 projects involving surveys, abatement designs, and abatement monitoring in conjunction with various renovation and systems upgrade projects. On many of the projects, Mr. McGraw also served as Project Manager and primary designer.

**Dobbs Coating Systems, Fort Worth, TX****Rolling Hills Wastewater Treatment Plant Lead-Paint Removal**

Principal designer for "lead-safe program" used by painting contractor during blasting and repainting of piping at large wastewater treatment plant. Project involved preparing shop drawings for the contractor's engineering controls, on-site monitoring, waste stream characterization, and on-going consulting during the work.

**University of Washington, Seattle, WA****Boiler 4 Remediation and Demolition**

Project Principal and project manager for removal of asbestos insulation and heavy metal-contaminated ash, and demolition of one of four boilers supplying the university campus with steam.

**General Dynamics San Diego, CA****Kearney Mesa Missile Assembly Plant Remediation and Demolition**

Primary designer for asbestos surveys, metals contamination assessments, and abatement prior to demolition of 65-building missile assembly complex covering 300 acres. Duties over the course of the three-year project also included quality assurance engineer and supervision of field personnel performing contractor oversight and monitoring during the abatement.

**Love Field Modernization Program (LFMP), Dallas, TX****Dallas Love Field Pre-Demolition Abatement**

Primary designer for asbestos surveys and abatement of asbestos-containing materials prior to demolition and reconstruction of major regional airport. Due to tight schedules, initial surveys and design had to be completed within a 30-day window. Duties over the course of the five-year project also included contract administration, and supervision of field personnel performing contractor oversight and monitoring during the abatement.

**SAFECO Insurance Company, Various locations in North America****Asbestos O&M Program Development**

Principal designer of asbestos O&M programs for multiple facilities in U.S. and Canada. Programs involved consulting and assistance with implementation of the program, including development of record-keeping and administrative procedures, abatement design, contractor scheduling and oversight, and employee awareness training.

**University of Texas at Arlington, Arlington, TX****Campus-Wide IAQ Management Plan**

Project Principal for development of a campus-wide operations and maintenance program for maintaining indoor air quality on the 100 building campus. The project included inventory of mechanical systems and design of a program for performing and documenting maintenance procedures, as well as formalizing the procedures for investigating indoor air quality complaints. The program involves a multi-disciplinary approach including mechanical engineers, industrial hygienists, and health & safety professionals.

**City of Dallas, TX****Former DALFORT (Love Field) Aviation Facility Remediation & Demolition**

Designed and managed asbestos survey and environmental assessment of 500,00 SF facility contaminated with heavy metals dust for purposes of demolishing the facility. The extent of metals contamination was unexpected by client, and project involved consulting with City and other environmental consultants to determine allowable exposures and need for the facility to be sealed prior to demolition. Duties performed over the course of the project also included supervision of field personnel performing contractor oversight and monitoring during the heavy metals decontamination and asbestos abatement. Remediation and abatement were completed in 2018.

**Confidential High-Rise Office Building, City of Dallas, TX****IAQ Investigation**

Various lease spaces in the 50-story office building were plagued with intermittent foul odors which the management company had been unable to isolate. Mr. McGraw performed an investigation to determine the source of the odors and provide recommendations for resolving the issue. It was determined that the likely sources of the odors were leaking or damaged sewer vent stack piping with odors being transported via one of the elevator shafts and adjacent janitor's closets. The project has not proceeded further due to the cost of replacing vent stack piping in the building.

**City of Cedar Rapids, IA****Catastrophe Response due to Massive Flooding of Cedar River**

Massive flooding of the Cedar River placed the downtown area of Cedar Rapids under approximately 8' of water. In addition to completely shutting down City and County facilities (City Hall, Courthouse and Jail, government administrative offices, etc.), the flooding disabled the city's wastewater treatment plant. Mr. McGraw was EFI's site response manager working with City and County personnel to prioritize facilities to be inspected for flood damage, asbestos-containing materials, and need for repairs. He was primary designer for remediation scopes used by contractors to perform the restoration activities to bring the City and County facilities back on-line.

**Professional Experience:**

EFI Global, Inc., Dallas (TX) Service Center, District Environmental Principal, October, 2023 - Present

EFI Global, Inc., Dallas (TX) Service Center, District Environmental Principal, 2007-April, 2023

DMC Environmental Consulting, LLC, Carrollton, TX, President, 2003-2007

Benchmark Environmental Consultants, Dallas, TX, Department Manager, 2001-2003

Law Engineering & Environmental Services, 1985 - 2001

Principal, 1990-2001

Project Engineer, 1985-1990

**Specialized Education:**

*Lead-Based Paint Risk Assessment*, Environmental Information Association, 1996

*OSHA Respiratory Protection Training*, Clayton Environmental Consultants, 1993

*Permit-Required Confined Space Training*, Clayton Environmental Consultants, 1993

*Lead Paint Inspector Training*, Oregon State University, 1993  
*Bioaerosols: Health Effects, Exposure Assessment and Control*, University of Michigan, 1991  
*Planning and Designing a Workable O&M Program*, National Asbestos Council, 1990  
*Indoor Air Pollution: Sources, Effects, Liabilities, Research and Control*, University of Tulsa, 1990  
*QA/QC in the Asbestos Laboratory*, National Asbestos Council, 1989  
*Clandestine Drug Lab Cleanup*, University of Tennessee, 2011

**Education:**

Bachelor of Science, Architectural Engineering, University of Texas, Austin, TX, 1984

Bachelor of Business Administration, Marketing, University of Texas, Austin, TX, 1978

**Affiliations:**

Institute of Real Estate Management (IREM)

Construction Specifications Institute (CSI)

**Courses Instructed/ Guest Lecturer:**

Guest Lecturer: "Inspecting Buildings for Asbestos", University of Texas/Arlington

Guest Lecturer: "Real World Issues in Restoration & Reconstruction", Purdue University