



Jerl Smith
National Client Manager
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Education

Bachelor of Science, Mechanical Engineering, University of West Virginia

Registrations

EPA Accredited Lead Inspector: Target Housing & Child Occupied Facilities

EPA/AHERA - Asbestos in Buildings: Inspection and Assessment,

HUD - Multifamily Accelerated Processing (MAP) Certification, LEAN Certification Training

O.S.H.A (Occupational Safety and Health Administration) – 40 hour HAZWOPER

National Environmental Health Association (NEHA) Radon Certification

Mr. Smith has more than fifteen years of experience in the environmental consulting and facility management industries. Mr. Smith has spent his career as a Project Engineer and Project Manager for several companies, specializing in soil and groundwater remediation in the civil/structural engineering field, and in conducting property condition and needs assessments, property condition evaluations, property reserve needs assessments, and environmental assessments. Mr. Smith has served as a building assessor, project manager, and senior author on over a thousand real estate transactions.

Mr. Smith has experience as a senior project manager in the building sciences/construction field. His background in building assessments allows him to provide complete and thorough assessments and evaluations to serve a client's specific needs. In addition to providing consulting services, Mr. Smith has conducted senior report reviewing and employee training in the building sciences department on a national scale.

Mr. Smith has performed assessments on numerous commercial, multi-family and industrial facilities. He has been actively performing Phase I and Phase II environmental site assessments along with physical needs assessments and property condition evaluations for not only HUD transactions, but also Freddie Mac, Fannie Mae, and lenders in local and regional markets.

Mr. Smith is familiar with all standards of Due Diligence Property Assessments and the needs and requirements of a varied number of reporting standards, including the Property Condition Assessment ASTM E2018, Fannie Mae, Freddie Mac, Property Insurable Value Evaluation and customized client formats or scopes. He has also senior authored Property Condition Assessments, Property Condition Evaluations, HUD Project Capital Needs Assessments, and Environmental Site Assessments, and is HUD MAP and LEAN certified.

Real estate investors, lenders, and real estate equity funds have come to rely on his advice and judgment to assist them with their real estate business decisions.

Prior to joining Partner, Mr. Smith was a Relationship Manager in charge of the HUD Division for a former Fortune 500 company. In that capacity, he was responsible for all HUD work, report reviews, and client relations.

Additionally, Mr. Smith was the CEO and founder of an environmental consulting company, where he performed Phase I and II Environmental Site Assessments and Property Condition Assessments on commercial, multifamily, and senior housing/assisted living/nursing care properties; as well as performing asbestos sampling, lead-based paint sampling, radon testing, lead in drinking water sampling, and mold/moisture assessments. His clients included commercial lenders, real estate brokerage firms, mortgage bankers, Fannie Mae DUS lenders, Freddie Mac lenders, and HUD.

Mr. Smith is qualified to perform sampling of groundwater in monitoring wells, monitoring well closures, and supervise soil-drilling operations. He is additionally qualified to manage existing remediation sites, supervise site construction activities including, but not limited to, start-up, operation, maintenance, and field analysis of remediation systems, and prepare site reports, corrective action plans, and monitoring reports.

Mr. Smith has also been in charge of project management of existing remediation sites, AutoCAD design including

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PARTNER

Engineering and Science



potentiometric map creation and contamination plume analysis, site construction supervision, start-up, operation, maintenance, and field analysis of remediation systems, and proposal creation and submittal.

Mr. Smith has also served as a project engineer for several companies. In that capacity, he was responsible for assisting the Engineering Department in the fabrication and design of soil remediation and groundwater pump and treat systems, as well as being responsible for quality control and AutoCAD design and supervising construction activities at remediation sites. He was also responsible for the fabrication and redesign of patented soil remediation equipment, project management of existing remediation sites, vapor analysis using the Perkin-Elmer 3920B gas chromatograph, and site plan drafting to include potentiometric map creation using AutoCAD.

Some specific project experience includes:

Groundwater Pump and Treat System, Beaufort, South Carolina – Assisted in the design, construction, and start-up of a remediation system that included three air-stripper towers, two air discharge scrubbing towers, three chemical injection tanks, two groundwater storage/discharge tanks, and numerous injection and discharge pumps. Additionally assisted in the initial sampling, monitoring, and reporting phase of the project. System was required due to chemical plant explosion which resulted in numerous contaminants impacting the groundwater table in the immediate area.

Chain and Flight Systems – Designed, shipped, and trained on-site personnel on the installation and upkeep of steel chain and flight grit removal systems (replacement of existing components) for rectangular clarifiers of municipal wastewater treatment plants nationwide. Provided computer drawings of system components, parts list inventories, horsepower requirement calculations, installation instructions, troubleshooting instructions, and operational guides for plant employees.

Proposed Madison Square Apartments – Phase I Environmental Site Assessment in New Orleans, Louisiana, for a proposed apartment complex to be constructed over a 32 parcel area. Existing single-family residential structures, many of which were abandoned at the time of the assessment, would be demolished and removed from the area prior to development. Phase I conducted under HUD guidelines, and coordination with local and state government offices was additionally required due to the overall scope and size of the project. Although project was cancelled due to damage resulting from Hurricane Katrina,

local HUD Office was quoted as stating the Phase I report and coordination efforts by Mr. Smith with all parties associated with the project as exceptional.