



Summer Gell  
National Client Manager  
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## Education

Bachelor of Science, Environmental Health, *Cum Laude*  
Western Carolina University

## Registrations

North Carolina-Licensed Asbestos Inspector (No. 11425)  
South Carolina-Licensed Asbestos Inspector (No. 22156)  
AHERA Certified Asbestos Building Inspector  
OSHA 40-hour Hazardous Materials Safety Certification  
OSHA 8-hour HAZWOPER Annual Refresher

Mrs. Gell has over 15 years of experience in the real estate due diligence field. She has a strong background in providing environmental due diligence for debt and equity transactions, as well as the performance of Phase I environmental site assessments, Phase II subsurface investigations, soil and groundwater remediation, regulatory compliance audits, asbestos surveys, lead-based paint surveys, mold assessments, and indoor air quality studies. She also has extensive portfolio management experience throughout the United States.

Mrs. Gell currently serves as a National Client Manager for Partner Engineering and Science, providing solutions to clients' due diligence and engineering needs. She is responsible for ensuring consistency, quality, and on-time delivery of due diligence and engineering services provided by Partner. Current day-to-day responsibilities include project oversight, staff supervision, report review, and client management.

Mrs. Gell has been personally involved in the details of thousands of real estate transactions for various client types and therefore understands the specific needs and scopes of work required for the different parties involved in the

transaction. Mrs. Gell has served as an environmental scientist, project manager, or senior author for projects associated with over 5,000 real estate transactions. Mrs. Gell is familiar with the due diligence requirements of a varied number of reporting standards, including the new standard ASTM E1527-05, EPA's All Appropriate Inquiry (AAI), Fannie Mae DUS, Freddie Mac, and HUD. She also has experience with fulfilling numerous customized client scopes of work.

Previously, Mrs. Gell was a client manager for a Fortune 500 company and was responsible for managing due diligence projects throughout the United States. Mrs. Gell was also responsible for developing report templates to meet the Phase I ESA requirements of Freddie Mac and Fannie Mae's small loan program. Her primary clientele focus included real estate investors, DUS lenders, CMBS lenders, insurance lenders, and real estate equity funds.

Mrs. Gell was also the Geoscience Group Manager for an international engineering firm, where she was responsible for business development for due diligence services within North Carolina and South Carolina, staff management, and QA/QC review of all Phase I ESAs, asbestos surveys, and Industrial Hygiene-related reports. In addition, Mrs. Gell was the project manager on multiple Phase II assessments and remedial investigations with cleanups under various regulatory programs for former textile mills, drycleaners, and Brownfields sites located in the southeastern United States.

Prior to being promoted to Geoscience Group Manager, Mrs. Gell was responsible for managing and completing environmental site assessments, and soil and groundwater contamination assessments associated with USTs, drycleaners, and former industrial properties. She was also responsible for conducting asbestos, lead-based paint, and mold surveys, and the oversight of subsequent abatement projects. She also performed regulatory compliance audits and indoor air quality assessments to evaluate potential worker exposure issues.

For a national geoscience company, Mrs. Gell served as a staff environmental scientist and conducted soil and groundwater assessments at multiple petroleum retail sites located throughout Florida.

Some relevant project experience includes:

- Performed, managed, or reviewed due diligence projects associated with more than 5,000 real estate transactions on multi-family properties,

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agricultural properties, commercial office buildings, retail shopping centers, gasoline service stations, medical and hospitality properties, dry cleaning plants, auto repair shops, industrial properties, and various manufacturing operations throughout the United States.

- Managed a portfolio of Phase I ESAs for over 200 gas stations located in Texas and Utah.
- Managed and served as a team leader for a Phase I and Phase II assessment of five housing areas associated with the Marine Corps Air Station and Parris Island Recruit Depot in Beaufort, South Carolina. Scope of Services included asbestos sampling, lead based paint sampling, mold investigation of housing areas, geophysical surveys for USTs and possible land fill area, and soil and groundwater assessment.
- Managed and performed indoor air monitoring project of a former industrial facility located in Orlando, Florida. Air monitoring parameters consisted of VOCs, formaldehyde, carbon monoxide, carbon dioxide, environmental bacteria, fungi, radon, and lead. Provided expert witness testimony for workers compensation claims filed against the existing property owner.
- Completed UST Closure Reports, Limited Site Assessments, Soil Assessment Reports, Soil Closure Reports, and Corrective Action Plans for submittal to North Carolina Department of Environment and Natural Resources for UST sites owned by various industrial and government entities.
- Completed Tier I, Tier II, and Corrective Action reports for submittal to South Carolina Department of Health and Environmental Control (SCDHEC) for UST sites owned by various developers and industrial entities.
- Conducted soil and groundwater assessments at multiple petroleum retail sites located throughout Florida. Activities included field oversight of groundwater monitoring well installation using mud-rotary, air-rotary, and hollow-stem augers; soil and groundwater sampling; receptor surveys; and elevation surveys of installed monitoring wells and soil borings. Prepared Contamination Assessment Reports (CARs) documenting field assessment activities and evaluation of laboratory analytical results for submittal to the Florida Department of Environmental Protection (FDEP).
- Field Team Leader for Phase I ESAs and subsequent Phase II investigations conducted of multiple closed furniture manufacturing sites

located in North Carolina and South Carolina as part of a joint venture between an international engineering firm and a Brownfields investment company.

## Publications

[Going through a Phase? All About Fannie Mae and Freddie Mac Due Diligence, Scotsman Guide, April 2009](#)