



Doreen Spinoso,
CEM, EP
Senior Project Manager
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Education

Bachelor of Arts, Biological Sciences, John Hopkins
University

Registrations

ASTM Member
Certified Asbestos Building Inspector, #10765 State of
Maryland
Certified Environmental Manager
Environmental Professional

Ms. Spinoso has 20 of experience in the environmental, engineering, and industrial hygiene services industry. She has significant experience in due diligence assessments for a variety of property types and the needs and requirements of varied number of reporting standards, including ASTM standards, EPA's All Appropriate Inquiry (AAI), and customized client formats. Specifically, Ms. Spinoso has performed Phase I Environmental Site Assessments, Environmental Transaction Screens, Vapor Intrusion Assessments, Property Condition Assessments (PCAs), Small Loan PCAs, Construction Progress Monitoring, Regulatory Compliance Assessments, Asbestos Surveys, Lead-based Paint Surveys, Radon Studies, Mold Assessments, and Lead-in-water sampling and analysis.

As a Senior Program and Project Manager, Ms. Spinoso has conducted the oversight of USACE projects for Flood Damage Reduction, Feasibility Studies, and GIS Structural Studies; and organized Capital Improvements Programs for municipalities. She has managed environmental risk studies for the privatization of US Army bases; directed due diligence programs for leading lenders' and investors'

portfolios. Ms. Spinoso assisted in the development of NEPA studies for clients to maintain national compliance.

Ms. Spinoso has implemented due diligence training courses, researching, developing and presenting new industry guidelines for engineering and environmental property assessments. Most recently, Ms. Spinoso has reviewed and prepared assessments in support of FDIC contracts.

Finally, Ms. Spinoso's diversity across residential, industrial, municipal, and commercial environments is a major contribution to Partner Engineering and Science's national team.