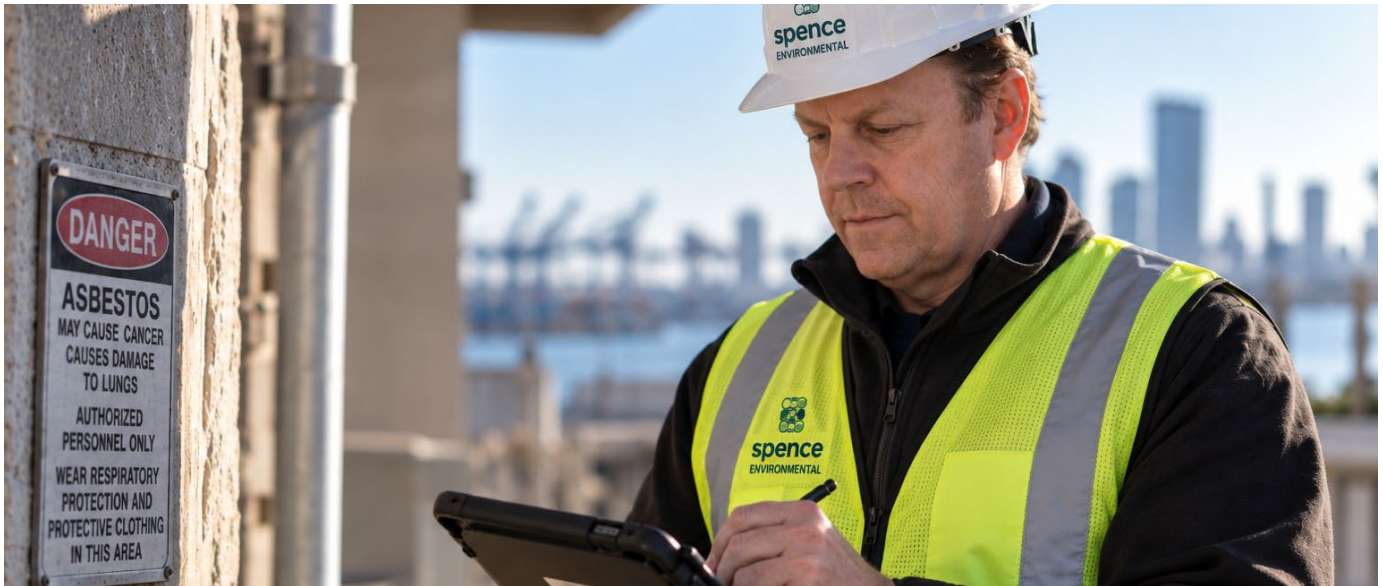


STATEMENT OF QUALIFICATIONS

Hazardous Building Materials • Environmental Consulting • Regulatory Support

General Qualifications | Southern California | September 2026



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SpenceEnviro.com

Company Profile

Spence Environmental Corp. provides hazardous building material testing, environmental consulting, and regulatory compliance support for public- and private-sector projects throughout Southern California. Based in Long Beach, the firm supports assignments across Los Angeles County, Orange County, the Inland Empire, Ventura County, San Diego County, and surrounding communities.

Founded by Michael Cushner in 2023, Spence Environmental combines direct principal involvement with more than 25 years of environmental consulting experience. The firm is structured to provide responsive communication, clear scopes of work, practical recommendations, and project documentation that clients can rely on.

AT A GLANCE	WHY CLIENTS CHOOSE SPENCE
Founded: 2023 Primary Service Area: Southern California Principal Experience: 25+ years Business Model: Direct principal involvement Project Types: Public and private sector Insurance: Fully insured consulting firm	• Clear scopes, schedules, and expectations • Responsive project communication • Regulatory awareness and practical guidance • Safety-focused field support • Direct access to experienced project leadership • Accountability from planning through final deliverables

Client Sectors

- State and local government agencies
- Commercial and residential property owners
- Municipalities and transportation agencies
- General and abatement contractors
- K–12 schools and higher education
- Environmental consulting firms
- Architectural and engineering firms
- Insurance firms and real estate developers

Leadership & Professional Qualifications



Michael Cushner

Founder, President & Project Manager

Michael Cushner founded Spence Environmental in 2023 and brings more than 25 years of environmental consulting experience related to hazardous building materials, renovation, demolition, construction, and environmental compliance projects.

As the owner and primary point of contact, Mike works directly with clients to understand project needs, develop appropriate scopes of work, provide schedule transparency, coordinate field activities, and deliver practical consulting support from start to finish.

His professional experience includes support under on-call contracts and project-specific assignments for municipalities, schools, public agencies, property owners, contractors, and private-sector clients.

Credentials & Specialized Training

Cal/OSHA Certified Asbestos Consultant

Professional certification supporting asbestos surveys, consulting, project monitoring, and regulatory compliance.

Indoor Air Quality & Mold

Formal training related to indoor air quality evaluations and mold inspections.

CDPH Lead-Related Construction Certifications

Inspector/Risk Assessor and Project Monitor.

HAZWOPER Training

Hazardous Waste Operations and Emergency Response training supporting field safety and environmental project work.

Current certification details and supporting documentation are available upon request.

Core Capabilities

Spence Environmental's core services center on hazardous building materials and environmental consulting needs that commonly arise during renovation, demolition, property evaluation, construction, and ongoing facility operations.



Asbestos Consulting

- Renovation and demolition surveys
- Sampling and evaluation
- AHERA and Rule 1403 support
- Abatement specifications and work plans
- Project monitoring and clearance-related services
- Operations & Maintenance program support



Lead-Based Paint Consulting

- Lead-based paint surveys and inspections
- Risk assessments and hazard evaluations
- Abatement specifications and work plans
- Project monitoring and clearance-related services
- Lead waste sampling
- Operations & Maintenance and cost-estimating support



Mold & Indoor Air Quality

- Mold and moisture assessments
- Mold spore air sampling and interpretation
- Indoor air quality evaluations
- Remediation monitoring and third-party observations
- Remediation specifications and work plans
- Other contaminant investigations as project needs require



Environmental Consulting

- Environmental site assessments and investigations
- Field sampling and documentation
- Regulatory compliance support
- Remediation planning and coordination
- Universal waste management and inventories
- PCB-related investigations and other project-specific support

Project Delivery & Regulatory Support

Our approach is built around clear communication, defined expectations, regulatory awareness, and dependable project support. The objective is not simply to identify a condition, but to help clients understand what it means and what practical next steps are appropriate.

Clear Scope & Expectations

We begin by understanding the project, defining the scope of work, and establishing clear expectations for schedule, deliverables, and next steps.

Responsive Communication

Clients receive direct, timely communication throughout the project, including updates at important milestones and when conditions change.

Regulatory Awareness

Our work is informed by applicable environmental, health, and safety requirements so clients can make decisions with greater confidence.

Practical Project Support

We provide clear findings and practical recommendations designed to help clients move projects forward efficiently and responsibly.

Safety-Focused Field Work

Field activities are performed with careful attention to applicable safety requirements, site conditions, and project-specific procedures.

Direct Project Leadership

Clients have direct access to experienced project leadership throughout the work, from initial planning through final deliverables.

Regulatory & Technical Coordination

Project requirements may involve local, state, and federal rules, as well as owner-specific procedures and construction schedules. Spence Environmental helps clients identify applicable requirements, coordinate documentation, and translate technical findings into usable project decisions.

When an assignment requires additional disciplines, Spence Environmental can coordinate with qualified Certified Industrial Hygienists, safety professionals, engineers, scientists, laboratories, contractors, and other project partners as appropriate to the scope.



EXPERIENCE

Representative Experience & Client Sectors

Michael Cushner's professional experience includes assignments supporting a range of public-sector organizations and institutional clients. Representative organizations include:

- State of California Department of General Services
- Orange County Public Works
- Los Angeles County Parks and Recreation
- Caltrans District 12
- City of Beverly Hills
- City of Long Beach
- City of Hermosa Beach
- Fountain Valley School District

Note: The organizations listed above reflect Michael Cushner's professional experience and are not necessarily direct clients of Spence Environmental Corp.

Representative Project Environments

Experience includes work associated with public facilities, schools and campuses, municipal and transportation infrastructure, commercial and residential properties, renovation and demolition projects, and active construction environments.



Hazardous building material field assessment



Direct principal involvement and project coordination



Environmental planning and site support

NEXT STEPS

Project-Specific Qualifications Available

This Statement of Qualifications provides a general overview of Spence Environmental's experience and capabilities. For a specific solicitation, project, or procurement need, we can provide a tailored qualifications package addressing the requested scope.

NEED QUALIFICATIONS FOR A SPECIFIC PROJECT?

Contact Spence Environmental for project-specific experience, supporting documentation, and next steps.



Spence Environmental Corp.

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Website: SpenceEnviro.com

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Available upon request:

- Current professional certification documentation
- Insurance documentation
- Project-specific resumes and qualifications
- Representative project information and references, as applicable

Learn more at [SpenceEnviro.com](https://www.spenceenviro.com)