

ENVIRONMENTAL SITE ASSESSMENT SERVICES



Engineering Client Success

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

A Phase I ESA, often done for commercial or industrial property transactions, includes the collection and review of background data and a reconnaissance of the site. The background survey focuses on determining past uses and ownership. Appropriate regulatory agencies are contacted regarding past and present operations at the Site. Available information such as maps, aerial photos, and other publications regarding environmental conditions at the site are also reviewed. The work is completed by an Environmental Professional (EP) following the latest ASTM E1527 Standard.

During a site reconnaissance, an EP will look for signs of potential environmental concerns, which may include evidence of buried or discarded drums or containers; stained, discolored, or disturbed soils; stressed vegetation; pipes or other objects protruding from the ground; and evidence of underground storage tanks.



Existing and past operations on surrounding properties are also reviewed to determine the potential for migration of contaminants onto the Site. The Phase I also considers regulatory agency records of known environmental conditions on the surrounding properties.

PHASE II ESA

The Phase II ESA is performed in the event that the Phase I ESA indicates the potential or actual presence of recognized environmental conditions (RECs) as defined in the ASTM guideline. These conditions include the past, present, and future threat of a release of toxic, hazardous, or harmful materials or wastes to the Site. Phase II investigations generally consist of soil, groundwater, or hazardous materials sampling through the use of grab samples, soil borings, and/or monitoring wells. The samples are transported to an independent laboratory for analytical testing and results to determine the presence of contamination.

Phase II ESA investigations may also consist of regulatory file review and consulting services to assist clients with existing areas of known contamination, waste management, or compliance issues.



If contamination is identified, additional sample collection and analysis may be recommended to further define the vertical and horizontal extents of contamination. Once the nature and extent of contamination is defined, a risk assessment will determine the appropriate remediation or mitigation measures, if any, and recommendations and cost estimates for cleanup can be provided.

ENVIRONMENTAL SITE ASSESSMENT SERVICES



Engineering Client Success

BASELINE ENVIRONMENTAL ASSESSMENT (BEA)

A BEA is an evaluation that is typically performed at or before the time of purchase, occupancy, or foreclosure that reasonably defines the existing environmental conditions of the site as a Facility* (under Part 201) or Property (under Part 213). The completed BEA is disclosed to the Michigan Department of Environment, Great Lakes & Energy (EGLE) as a record of the new owner's or operator's environmental liability protection.

BEAs must be conducted within 45 days of purchase and include at a minimum an ASTM E1527 Phase I ESA or equivalent, as well as a Phase II ESA, which together define the site's environmental conditions. The BEA report is prepared and submitted to EGLE, and new owner or operator gains important protection from liability for cleanup of pre-existing environmental conditions.



DOCUMENTATION OF DUE CARE COMPLIANCE (DDCC)

DDCC is a record of the measures taken by the owner or operator of a Facility (or Property) to ensure the safe occupancy and use of the Facility. A Due Care Plan (DCP) is forward-looking document that can assist new prospective owners or operators with understanding their due care obligations, and what might be the cost of compliance, even before purchase or occupancy. Depending on the particular situation, lessees might be operators, and therefore would be responsible for due care compliance.

Compliance with due care obligations should be based on the characterization of the nature and extent of on-site contamination and the intended use of the site.



* "Facility" is any area, place, or Site where hazardous substance in excess of the concentrations, which satisfy the requirements of Sections 2012a(1) (a) or (17) has been released, deposited, disposed of, or otherwise comes to be located. A facility does not include areas in which response activities to satisfy residential criteria have been conducted.

Should you require a Phase I ESA, Phase II ESA, BEA, or DDCC/DCP, call on TEC's environmental professionals for an innovative, cost-effective approach to your project.