

ENVIRONMENTAL SITE ASSESSMENT SERVICES



Engineering Client Success

PHASE I

The Phase I Environmental Site Assessment (ESA) includes the collection and review of site-specific background data and Site reconnaissance of the property. The background survey focuses on determining past use and ownership of the Site. Appropriate regulatory agencies are contacted regarding past and present operations at the Site. Available Site information such as maps, aerial photos, and other publications regarding environmental conditions at the site are also reviewed. The Phase I is completed by an Environmental Professional (EP) according to the latest ASTM Standard.

During a Site reconnaissance, an EP will look for signs of potential environmental conditions or 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

The Phase II ESA is performed in the event that the Phase I ESA indicates the potential or actual presence of recognized environmental conditions 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 a TEC-approved laboratory for analytical testing and results to determine the presence of contamination.

Phase II 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.



In the event that contamination is identified, additional sample collection and analysis may be recommended in order to identify the vertical and horizontal extents of contamination. Once the nature and extent of contamination is defined, the appropriate remediation technique can be determined, and recommendations and cost estimates for cleanup can be provided.

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BASELINE ENVIRONMENTAL ASSESSMENT (BEA)

A BEA is an evaluation that is typically performed at the time of purchase, occupancy, or foreclosure that reasonably defines the existing environmental conditions and circumstances of the site as a facility*. The BEA is filed with the Michigan Department of Environmental Quality (DEQ) as a record of the new owners' environmental liability protection.

A BEA must include at a minimum a Phase I ESA (or equivalent completed to the latest ASTM standard (as defined)). In most cases, a BEA includes a Phase I ESA and follow-up Phase II ESA, which identifies the contaminant concentrations. Once the ESA work has been completed, the BEA report is prepared and submitted to the DEQ.



DUE CARE PLAN (DCP)

A DCP, OR Section 7a Compliance Analysis, is a record of the measures taken by the operator of a "facility" to ensure the safe occupancy and use of the facility. A DCP is based on the characterization of the nature and extent of site contamination. Optionally, DCPs can be submitted to the DEQ for their approval via the Response Activity Plan process.



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

* "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.

