Condition of Property

environmental site assessment (ESA)

Client Centered

TLI Solutions specializes in issues with both technical and legal elements. Our results can help you identify site contamination and potential environmental liability. We have performed over 500 Phase I ESAs for a variety of clients in 17 states.

TLI Solutions (TLI) specializes in issues comprised of technical and legal elements. Both legal and technical staff participates in environmental compliance projects (ECPs) with highly specialized science, engineering, and legal capabilities to address a wide variety of environmental concerns. Our environmental, multi-disciplinary staff have modified our site assessment approach to meet requirements for preliminary assessments (PAs), site assessments (SAs), site inspections (SIs), and ECPs in a legally defensible manner.

ECPs

TLI has performed over 500 Phase I ESAs, in 17 states, for a variety of clients. We conduct ESAs consistent with American Society for Testing and Materials (ASTM) standards E1527-00 and E1528-00 that address the Transaction Screen Process and the Phase I Environmental Site Assessment Process providing an appropriate level of inquiry into prior uses and ownership of real estate. We understand our clients are interested in determining the potential liability associated with a property to avoid becoming involved with costly environmental concerns, or to identify issues associated with property that is already owned. Our ECPs include the following:

- A demonstration of due diligence necessary for an innocent landowner defense
- Evaluation of potential environmental liability
- Results that can strengthen your transaction bargaining position

How We Provide Value-added Services

- TLI's research revealed that a ring-shaped mound, reputed to be an Indian burial mound, was simply a fire ring constructed adjacent to a Depression-era bobsled run. The client developed the site into a transmission facility.
- Initial historical research conducted for an ESA at a parking lot indicated the site had been occupied by environmentally benign facilities. In seeking corroborative information, we discovered from historical aerial photographs and fire insurance maps that streets had been relocated—establishing that a foundry formerly occupied the property. Sampling confirmed the presence of high lead levels and the client avoided potential liability.

Preliminary Assessments (PA)

TLI has conducted hundreds of PAs that have included a review of existing, readily available information about a site and the surrounding area. Based on the review, TLI uses the PAScore software to generate PA score sheets, the *Potential Hazardous Waste Site PA Form* with associated documentation, and a narrative report including maps and background information.

TLI Solutions

Condition of Property

continued

ESAs identify the potential type and magnitude of contamination at a site and can be used to determine whether a piece of property requires remediation and whether it is a sound development opportunity.

ESAs can take the form of Phase I and Phase II Site Assessments, Preliminary Assessments, Site Investigations, and Expanded Site Investigations.

TLI Solutions Experience

Site Inspections (SI)
TLI Solutions (TLI) has conducted SIs on hundreds of industrial and commercial properties, including HRS scoring to identify sites for the NPL listing process. These SIs eliminate releases that pose no significant threat to public health or the environment from further consideration and determine the potential need for removal actions. The SI incorporates and builds upon a PA—requiring the collection of samples or the evaluation of existing analytical data to evaluate site conditions.

Expanded Site Inspections (ESI)
An ESI supplements an SI by providing additional information required to support preparation of an HRS package. The objectives of the ESI are to collect or develop additional data, generate an HRS score for the site, and determine whether response actions are required. For ESIs, TLI conducts site visits to develop the work plan, sampling and analysis plan, and health and safety plan associated with sample collection, and performs field sampling. We conducted an ESI at a 2,000-acre environmentally-sensitive facility in Missouri, identifying 36 areas of concern, and collecting approximately 2,200 samples from a variety of media.

Multimedia Environmental Assessments
TLI has conducted approximately 200 environmental multimedia assessments for Bureau of Land Management and Army facilities to identify deficiencies in compliance with 22 environmental and occupational safety and health administration regulations. The assessments also provide guidance regarding the development and implementation of environmental programs, including suggestions for pollution prevention activities. These compliance assessments were conducted at Fort Leavenworth, Kansas. About 50 facilities were assessed under 17 environmental regulatory areas, including closed sanitary landfills, pesticide storage and mixing areas, a stripped paint disposal area, and active fire training pits. We reviewed the results of a RCRA facility investigation and groundwater monitoring records, inspected eight land disposal sites, and monitored records for compliance with 40 CFR 264 Subparts F and G, and state requirements.

FOSL & FOST Documents
TLI has evaluated Finding of Suitability to Lease (FOSL) and Finding of Suitability to Transfer (FOST) documents, which are reviewed to ensure that property is adequately remediated before transfer for public or private use. This often involves the evaluation of previous remedial efforts conducted at the site, including chemical and radiological, lead-based paint, asbestos, and UXO remediation. For example, during McClellan's transition from an active base to base closure, we provided technical support for base closure oversight by reviewing more than 30 Environmental Baseline Surveys, FOSTs, and FOSLs. For the Savanna Army Depot Site, TLIS evaluated remediation regulatory requirements in FOSL and FOST documents and conducted inspections of several buildings in support of FOSL and FOST document reviews.

Army and Air Force Exchange Service (AAFES)
Phase I and II ESAs were conducted for AAFES (under a subcontract). Phase I ESAs were conducted for three distribution center prospective sites, including historical research, site inspections, interviews, and review of governmental data reports. A Phase II ESA was then conducted at one site, including collection of subsurface soil and groundwater samples.