



GEOTECHNICAL
CONSULTANTS INC.

Funding Environmental Assessments and Cleanup Projects

Funding for environmental assessment and cleanup activities for a redevelopment project can be challenging to say the least. GCI's environmental professionals can help identify potential grant and loan opportunities for these projects. Eligible sites generally must be a designated a Brownfield¹ and projects can be funded via grants and loans from a variety of sources to cover costs up to \$1,000,000 per project.

Funding can be obtained for the following eligible activities:

1. Phase I Environmental Site Assessments (ESAs)
2. Phase II ESAs utilizing Ohio EPA Voluntary Action Program (VAP) standards
3. Asbestos Inspections
4. Cleanup activities including storage tank removal, asbestos removal, soil and ground water remediation, and certain other eligible corrective actions.



Grant funded fill placement for cleanup



Grant-funded tank removal project

GCI has assisted property owners and developers with many successful grant applications, including funding for the following projects:

- Cleanup actions at the former industrial site at 580 W. Goodale St. in Columbus (now known as the 600 Goodale property)
- Environmental assessment and cleanup actions at the former Timken Roller Bearing plant on Cleveland Avenue in Columbus
- Environmental assessment and cleanup actions at the former Dublin Road landfill at Grandview



Grant funded soil treatment for cleanup

Avenue/Dublin Road in Columbus

- Environmental assessment and cleanup actions at the former Fairfield Engineering plant in Marion

To discuss potential funding for your project, contact Bruce A. Savage, C.P., GCI's Director of Environmental Services at (614) 895-1400.

¹Ohio Brownfield definition: "Abandoned, idled, or under-used industrial and commercial property where expansion or redevelopment is complicated by known or potential release of hazardous substances or petroleum."

Impact of the New Phase I ESA Standards

On December 30, 2013, the U.S. EPA amended the standards and practices for conducting All Appropriate Inquiries (AAL) under CERCLA to reference the new ASTM Practice Standard for Phase I Environmental Site Assessments, specifically known as ASTM E1527-13. GCI has trained staff, revised its Phase I ESA report templates, and is now issuing reports meeting to meet the new standards and practices.

The five key changes that will affect how Phase I ESAs are conducted and the impact on clients are briefly outlined below.¹

1. Updated the definition of Historical Recognized Environmental Condition (HREC)

The definition was revised to clarify that the scope and application of an HREC is limited to include only past releases that have been addressed to unrestricted residential use. In addition, the new term "Controlled Recognized Environmental Condition" is defined to include past releases that have been addressed but allow contamination to remain in place.

2. Added a definition of Controlled Recognized Environmental Condition (CREC) to the standard

The CREC term was added to further clarify that HRECs describe conditions where past releases were addressed at a property to the level of allowing for unrestricted residential use. A "controlled environmental condition" describes the condition where previous releases at properties that underwent risk-based closures were addressed, but contaminants are allowed to remain in place under certain restrictions or conditions.

3. Clarifies the need to specifically address vapor migrations

This revision clarifies that releases of contaminants that migrate via vapor in the subsurface or in soils are recognized environmental conditions. Prospective property owners will have the added assurance that releases that migrate onto a subject property via a vapor pathway will be identified as recognized environmental conditions.

4. Expands and standardizes Section 8.2.2 Regulatory Agency File and Records Review

This additional guidance, and added framework for file and record reviews, clarifies that an environmental professional should make efforts to review and document the validity of information found from searches of agency databases. The result is expected to be an increase in validity of reports and an increase in the level of confidence that users, or prospective property owners, can place on site assessment results.

5. Mandates User Responsibilities

The revision of the “User Responsibilities” clarifies which aspects of the site assessment investigation may be the responsibility of the user, or prospective property owner, or the user’s chosen representative, and not necessarily the responsibility of the environmental professional. In order to satisfy AAI, users must take into account their specialized knowledge or experience of the property, and any commonly known or reasonably ascertainable information about the property, and communicate this information to the consultant in the user questionnaire. Users must also conduct a title search for environmental liens or activity and use limitations recorded against the property.

In summary, the new AAI requirements for the ASTM E1527 standards increase the effort needed by consultants and their clients to meet the standards. The new requirements on the User will likely also require an investment of additional time to comply with the User Responsibilities mandates.

While the older ASTM Standard 1527-05 may still be used, USEPA intends to publish a rule in the near future removing the reference in the AAI rule to 1527-05, in order to reduce confusion associated with the AAI rule referencing a standard which is no longer considered the consensus-based standard.

The Rule is available for purchase from ASTM at <http://www.astm.org/Standards/E1527>. GCI has trained staff, revised its ESA report templates, and is issuing reports meeting E1527-13.

For more information about this topic or to discuss services for your site, contact Kevin Fulk at kfulk@gci2000.com or Bruce Savage at bsavage@gci2000.com, or call GCI at (614) 895-1400.

¹ Summary of Updates and Revisions to ASTM E1527 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, How E1527-13 Differs from E1527-05, U.S. EPA

Portable Tool Takes Screening for Heavy Metal Levels to the Field

A portable X-ray Fluorescence (XRF) Analyzer equips GCI’s environmental team to screen heavy metal levels while on-site. The portable, handheld tool is used to determine whether metal contaminants are of concern on a site, and if so, to more easily define areas of concern for remediation.

The XRF tool provides both qualitative and semi-quantitative material identification results in real time, so clients can know immediately whether or not a problem exists, the probable extent of contamination, and the type of contaminant. Samples are still sent to the lab for additional validation but the number of samples needed is reduced, which saves valuable time and cuts analytical costs.

The XRF is used for detection, identification, analysis, regulatory compliance and screening for metals and alloys on a wide variety of projects including manufacturing, industrial, commercial, energy, mining and residential sites and redevelopment parcels. Early knowledge of possible metal contamination can help developers and owners minimize due diligence time and costs.

Operators of the XRF Analyzer are required to be certified through the U.S. Nuclear Regulatory Commission. GCI personnel have obtained XRF certification.

For more information about XRF or to arrange environmental services for your next project, contact Bruce Savage or Mike Lacher at (614) 895-1400.

GCI Founder Dan Longo, P.E. Continues in Consulting Role



*Dan Longo, P.E.,
GCI Founder*

GCI recently announced the transition of founder Dan Longo, P.E. to part-time consulting status. Although Dan is retiring from fulltime hours, he will continue to provide forensic and expert witness services and be available to consult on complex projects.

GCI was founded in 1979 by Dan Longo and his wife, Anne. They established the company “to provide engineering, consulting and testing services to their clients with integrity, innovation and personal attention at a reasonable fee,” a philosophy that endures today.

Dan Longo’s transition is the next step in GCI’s 10-year succession plan that was implemented in 2005. GCI continues to be led by firm principals that include:

- David Caprio, P.E., President
- Bruce Savage, C.P., Environmental Services
- Jim Rosebrock, P.E., Field Services
- Curtis Miller, P.E., Geotechnical Engineering
- Cindy Brass, CFO

GCI has grown to be a premier regional geotechnical and environmental consulting and testing firm with more than 80 employees serving clients throughout the Midwest and Mid-Atlantic regions.



*David Caprio, P.E.,
GCI President*

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On solid ground...with GCI