



# ENVIRONMENTAL SITE ASSESSMENT

REAL ESTATE DUE DILIGENCE HEALTH AND SAFETY ENVIRONMENTAL COMPLIANCE ENERGY EFFICIENCY



Nova Group



30 Retail Facilities Nationwide

## SERVICES

- ASTM Standard & Client-specific Phase I ESAs
- ASTM Standard Transaction Screen ESAs
- Third-Party Report Reviews
- HUD Multifamily Accelerated Processing (MAP) and HUD LEAN ESAs
- Subsurface Investigations (Phase II ESAs)
- Feasibility (Preliminary) Studies
- Remedial Action Work Plans
- Soil & Groundwater Remediation Oversight & Reporting
- Groundwater Monitoring Well Installation & Sampling

### Service Overview

An environmental assessment is conducted to identify potential environmental concerns related to on-site and off-site activities. A phased approach allows the client to maximize information obtained while minimizing costs. Nova networks with national database research firms and coordinates subcontractors.

### Typical Environmental Site Assessment activities include:

- Review of topographic/geologic/hydrogeologic information pertaining to the site and surrounding area
- Review of historical land use activities at the site
- Review of regulatory information
- Site reconnaissance
- Surrounding property observation

### Experience

Nova field professionals and team leaders have solid experience conducting and managing Environmental Site Assessments for private clients, banks, and government agencies all over the country. Nova employees are trained to conduct or review Phase I investigations in accordance with ASTM E1527-13, the EPA's All Appropriate Inquiry (AAI), Freddie Mac, Fannie Mae DUS, and HUD guidelines or specific lender requirements. Staff has a strong understanding of facility operating systems, state and federal regulations, and the fate and transport of chemicals through air, soil, surface water, and groundwater. Additionally, Nova has staff trained in specific areas of expertise who are available to advise as needed.



#### RAY HUTCHISON

Senior Vice President, New York, NY

Mr. Hutchison has over 20 years of experience in the engineering and environmental science fields. He has been involved in the details of thousands of real estate transactions and understands the specific needs and scopes of work required for the different parties involved in the transaction.

Phone: 201-391-0520 | E-mail: [Ray.Hutchison@novagroupgbc.com](mailto:Ray.Hutchison@novagroupgbc.com)

## CASE STUDY

### Summary

Nova was engaged to conduct Phase I Site Assessments for a single client on a portfolio of over 300 commercial properties throughout the United States, while adhering to a strict 21-day deadline. The portfolio included various property types that ranged from small gas stations to convenience stores to large distribution warehouses.

### Highlights

In addition to Nova's assistance in closing the deal in a short time frame, all work followed strict client guidelines, which went beyond the ASTM E1527-13 scope. Nova exceeded the client's expectations throughout the process by offering proactive communication and compiling all salient data for the assessments and inserting it into a comprehensive summary matrix. This allowed for ease of review for all parties involved with the project.

