

Evaluation of Site Conditions to Facilitate Property Transaction



Client: Real Estate Holdings Company, Philadelphia, PA

Brownfield Science & Technology, Inc. (BSTI) was retained to find solutions to adverse environmental conditions discovered during a Phase II Environmental Site Assessment. Metals, VOC's, PAH's and free phase petroleum (LNAPL) were identified in soil and groundwater interrupting the progress of a significant property transaction.

BSTI used forensic science and desktop research on the surrounding area to demonstrate that the chemical compounds and LNAPL discovered were from historic and/or offsite sources. To expedite the property transaction, BSTI negotiated practicable LNAPL recovery metrics with the PADEP for two monitoring wells and developed site-specific cleanup standards through risk modeling.

By demonstrating that on-site activities and infrastructure were not contributing to the contamination, and, that existing contamination was not a health concern, a buyer/seller agreement was reached and the property was sold.

Objective: Support major property transaction complicated by subsurface oil and chemicals.

Services

- Conducted regional analysis on history of regulatory decision making
- Completed forensic analysis to eliminate property as a source
- Customized site specific endpoints
- Performed regulatory negotiations and risk assessment
- Assisted in buyer/seller agreement

Applied Science

- LNAPL assessment
- LNAPL recovery (solar belt skimmers)
- LNAPL transmissivity analysis
- LNAPL fingerprinting/forensics
- Chemical compound ratio analysis
- Calculating site specific cleanup levels

