

Guy Sheets

Director of Business Development



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Professional Summary

Mr. Sheets has over 35 years of experience in environmental consulting and energy services, as project manager and director for national accounts and with projects involving real estate transfers, environmental compliance, brownfield development, demolition, siting, permitting, and construction. Much of this work has been done working in support of legal counsel to complete site acquisition, negotiation of permits, zoning, legal research, and review of contracts. Over the last ten years much of this experience has been associated with the siting and permitting of new power generation and gas pipelines and property development associated with the Marcellus gas expansion in northern PA, including feasibility studies for renewable energy and the associated transmission. His project experience also includes risk assessments, property acquisition/divestitures, subsurface investigation, brownfield development, permitting, UST closures, demolition, and remediation. Mr. Sheets supports industrial, commercial and State and Federal Government supporting renewable energy, oil & gas exploration, linear development, and site development.

The following summary of Mr. Sheet's experience is not comprehensive.

Environmental Project Experience

Land Redevelopment and Environmental Permitting Support - Pine Creek Structures and Construction Division:

Project Manager for redevelopment of industrial and commercial retail lots for structures manufacture and retail sales. Projects involved legal support services to complete due-diligence, negotiate sales agreement, permits, and cost estimating, review of contracts and other legal documents, and subcontractor agreements. Worked on over 6 projects in Pennsylvania and throughout the eastern US involving permitting and land development services for frac sands storage buildings and commercial retail centers. Services included wetland environmental due-diligence, geophysical surveys, compliance audits, mapping, cultural resources, PNDI, surveying, GIS management, section 105 permits, geotechnical and floodway mapping, building code, air permitting, stormwater basin design and permitting, SARA Title II reporting, building code issues.

State of PA DCED – Completion of Reuse Study for Closed Cromby Generation Station

State of PA Department of Economic & Community Development received federal money to develop a marketing document (Playbook) to help promote redevelopment of coal fired power plants across Pennsylvania. AMO working with the DCED was awarded this contract for the former Exelon owned Cromby Generation Station located in Phoenixville PA. Worked with Exelon's legal and site managers to obtain documents and complete research of historical documents including permits. Worked with AMO's selected counsel to support permit reviews for reuse scenarios. The project included; Phase I Environmental Assessment, the collection and review of documents from Exelon and local, county, state, and federal agencies to review the make-up of the facility including construction, operation, and infrastructure. This information was used to relay to potential developers to promote the site for redevelopment our total scope included, demolition planning, estimating, permit evaluation, dam removal evaluation, infrastructure review, zoning review, review of hazardous material removal to date and required to support demolition, development of reuse options for energy and other commercial/industrial/residential uses. The information was compared to regional information to support the selected uses such as work force availability, regional education, local jobs and industry, work force trends all to develop the highest and best use for the site.

Education

Glenville State College,
Glenville, West Virginia,
A.S., Forest Management

Areas of Expertise

- Phase I/II Environmental Assessments
- Permitting
- Land Development
- Marcellus Midstream Development
- Project Management
- Siting and Permitting of New Power Generation



Environmental Project Experience (continued)

Brandywine Realty Trust (BRT) – National Property Transfer, Compliance, and Construction Support

Working directly with BRT’s chief counsel and external counsel, completed various services to support the acquisition, divestiture, and operation of Brandywines office buildings, light industrial properties and land throughout the eastern US. Services included Phase I/II Environmental Assessments, Permitting, Compliance, Property Condition Surveys, Remediation, geotechnical engineering and stormwater management.

Conectiv Siting of Natural gas Fired Power Plants, PA

Tasks with the identification of 4 sites that met conditions to permit and construct natural gas fired power plants. Starting with 40 sites (primarily brownfield sites with available infrastructure), completed siting and ranking of sites to provide due-diligence for the client and outside counsel to select sites for development. Services included Phase I/II Environmental Assessments, Ecological, 316 A/B permitting, review of routing for pipeline and transmission easements, stormwater, geotechnical investigations, and remedial estimating.

Midstream Permitting – Williams Energy:

Project Manager for routing support and permitting for midstream gas pipeline development in Susquehanna County, PA. Services included wetland delineation, mapping, cultural resources, PNDI, surveying, and GIS management.

PA Demolition – Confidential Client:

Project Manager for demolition of the former Montgomeryville Mart. Services included Phase I environmental assessment, storage tank removal, drum sampling and removal, hazardous material survey, removal and disposal of PCB-containing electrical equipment, demolition oversight, and material disposal management. Montgomeryville, Pennsylvania.

Redevelopment of Former Mental Hospital.-Westrum Development Corporation:

Managed the sampling plans, field sampling program and structural assessment for the demolition of six (6) million square feet of buildings known as the former Byberry Mental Hospital associated with its redevelopment. Project involved sampling for hazardous materials including removal of over \$6M in asbestos containing material (ACM) removal. Demolition specifications were development and assisted the owner throughout the bid process. Somerton, Pennsylvania

Environmental Baseline and Risk Assessment Activities – Confidential Client:

Project Manager for environmental baseline and risk assessment for the filming of “Twelve Monkeys” in PECO’s Richmond Station in Philadelphia. Services included asbestos and hazardous assessment, risk assessment, Phase I environmental assessment, air monitoring, and health & safety monitoring. Philadelphia, Pennsylvania

Worldwide Property Acquisitions and Divestitures – Confidential Client:

Manager of national account for Fortune 100 chemical, automotive, and aerospace manufacturer, supporting due-diligence for property acquisition and divestitures worldwide. Projects included reviews of environmental, health & safety, OSHA, and property condition inspections. Completed environmental baseline assessments for divestitures to determine current environmental liabilities, as well as Phase II investigations of soil and groundwater. Worldwide locations

