

# Due Diligence and Asset Management Services

*Environmental Excellence. Asset Assurance.*



Let's say you have 150 sites you want to purchase and redevelop. What if your cleanup and closure costs were contained as a reasonable, guaranteed fixed fee? Now what if you not only had peace of mind about the path forward but saved \$2M in the process? That's just one of our successful due diligence projects. And just one of many reasons over 2,000 clients have turned to Apex for nearly 30 years.

## Risk exists.

Whether you are buying or selling, refinancing or redeveloping, risk is part of the equation. However, with our extensive understanding of contaminant sources, migration pathways, and regulatory frameworks, Apex can help you identify and manage your risk. We evaluate real or perceived environmental liability, anticipate and address any environmental concerns, strategically interpret regulations, tackle any property maintenance or repair issues, provide merger/acquisition/divestiture support, and negotiate on your behalf for the best possible outcome.

Apex adds value through all stages of the asset lifecycle, from preliminary due diligence through management and disposition, including all aspects of ongoing compliance and liability management. As a trusted partner of transaction, development, and property management teams, we've translated our depth of experience into a comprehensive service offering that includes components of Environmental Site Assessments (ESAs), Property Condition Assessments (PCAs), compliance audits, and more, depending on our clients' specific needs and risk tolerance. Our carefully-managed due diligence services result in both cost savings and cost avoidance—while protecting you and your shareholders from future liabilities.

## Specializing in all aspects of water, air, land, and facility services, our services include:

- Phase I ESAs
- Phase II investigations
- Industrial hygiene services (asbestos, mold, lead, indoor air quality, vapor intrusion)
- Property Condition Assessments
- Soil and groundwater remediation/state programs
- Facility decommissioning/decontamination and waste management
- Natural resource management for wetlands, streams, and threatened/endangered species
- Historical site use, document, and regulatory records review
- Site and area reconnaissance
- Underground/above ground storage tank (UST/AST) evaluations and upgrades
- Piping review and leak testing
- Water resource management (stormwater, wastewater, drinking water)
- Environmental compliance management
- Permitting

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## Acquisition and Refinance Due Diligence

Our due diligence professionals realize the importance of quality environmental assessments, as well as the need to capture, import, analyze, and interpret the resulting data using real-time technology. By doing so, we quickly resolve issues and recommend solutions well before the final report is submitted. We're adept at servicing both single sites and large portfolios, interpreting regulations and their potential impact on business operations, developing comprehensive, economical strategies for regulatory compliance, conducting studies in diverse environments, and recommending appropriate solutions and/or control technologies.

## Liability Management

We focus on helping you avoid, reduce, or eliminate environmental liabilities. Strategically, we can help establish practices and techniques that minimize future exposure. For existing liabilities, we evaluate alternatives, collect defensible data for successful negotiations, select the best method to absolve or reduce the liability, and prioritize the path forward to work within your budget. We can also help you negotiate preferable schedules with regulatory agencies, minimize the layers of oversight required by your management team and increase your potential for significant cost savings.

## Site Development and Construction

Our scientists and engineers can evaluate all the facets of your project development process including facility siting, wetlands, foundation support, drainage, contaminant remediation, and permitting issues, as well as serve as a quality control agent during construction. From assistance with pre-selection of qualified local contractors, on-site monitoring of daily construction activities, and field and laboratory testing to owner representation during meetings with regulatory officials, with Apex, building owners can delegate certain construction management services and focus on other critical project elements that warrant your attention.

## Real Estate Renovation and Rehabilitation

We prepare design plans and specifications with services ranging from USTs and ASTs, industrial hygiene, ADA, and other code projects to structural systems, roofing and environmental controls including vapor intrusion, radon mitigation systems, water intrusion controls, energy controls, and security systems. And should you find yourself in a dispute situation, our strategic advisors can provide litigation support, insurance claims reviews, and expert witness testimony and successfully guide you every step of the way.

### *Additional Specialties:*

- Health and safety monitoring
- Soil excavation screening and tracking
- Groundwater treatment and discharge monitoring
- Geotechnical design and consulting
- Construction inspection, testing, and loan draw reviews
- Engineering design and consulting
- Contract administration