

Brownfield Remediation and Redevelopment



Studies have proven that brownfield redevelopment can dramatically increase property value. Beyond that, it improves air and water quality, enhances public health and safety, reduces blight, spurs job growth, and increases your local tax base. Equally important, it promotes further investment in the community. More development/redevelopment tends to follow and revitalization begins.

The value is evident.

But so is the risk. To mitigate your risks and capitalize on the opportunities brownfields provide, you need experts who can thoroughly assess, investigate, and evaluate the financial implications—costs, capital cost, and cash flow—of any and all environmental liabilities. That insight must be captured at the onset of your site evaluation. Without that understanding, there may not be a deal. You also need a company you can trust to pinpoint potential impacts you may face, from timelines and community concerns to long-term and short-term remediation issues that factor into development. And you need a firm that uses effective and innovative remediation approaches to expedite site closure, avoid setbacks, and drive savings.

Our brownfield expertise has helped countless developers, investors, builders, redevelopment agencies, and government entities bring blighted properties into productive use.

Brownfield Services

- Impact and economic assessments
- Phase I/II/III environmental site assessments (ESAs)
- Remedial investigations and feasibility studies (RI/FS)
- Environmental due diligence
- Litigation support
- Risk assessments and management

- Underground storage tank (UST) removals
- Asbestos/hazardous material management/abatement
- Regulatory negotiations
- Permitting and project management
- Geophysical surveys

Remedial Technologies

- Excavation
- Aeration
- Stabilization
- Vapor barriers
- Vapor and groundwater extraction
- Subslab depressurization
- Consolidation and capping
- In-situ and ex-situ bioremediation
- Chemical oxidation
- Permeable reactive barriers (PRB)
- Air-sparging
- Administrative controls

Why Apex

Development and Land Transaction Technical Services

From Phase I ESA and ESA update preparation to development and implementation of appropriate, health risk-based remedial approaches, we understand the human health and toxicological issues associated with developing and transacting chemically affected properties.

We leverage a network of redevelopment programs and policies to propel your projects forward. With knowledge of state response programs across the country, we can help you achieve a “no further action” status in the safest, most compliant manner possible. For example, within the West Coast alone, we help our clients extract value from various voluntary cleanup programs, site designation processes, the Polanco Redevelopment Act, the Prospective Purchaser Policy, the California Land Reuse and Revitalization Act Assembly Bill 389, and the aforementioned SB 989. We address agency and stakeholder concerns while removing the environmental issues that pose developmental challenges.

Green Remediation/Redevelopment Experience

We have experience with designing and executing sustainable remediation and development programs for brownfield sites. And our technological advances pay off in dividends for our clients and our communities with economic, reputational, and generational benefits. For example, to support green remediation goals, we developed a remote station soil vapor extraction (SVE) monitoring technology to provide the on-site treatment of 100K tons of soil. This innovation reduced greenhouse gas (GHG) emissions by eliminating truck traffic (4,500 landfill trips) and prevented nearly 3M tons of CO₂ from being released to the atmosphere. More importantly, perhaps, it's an approach that we now use in projects across the country.

Regulatory Relationships

In addition to nearly 35 years of industry experience and extensive technical and project management expertise, Apex's principals and project managers have built solid relationships with key regulatory agency staff throughout the US. Our strong technical reputation has grown significantly in recent years, along with our physical presence. Many key regulators know and trust Apex, and this, in turn, benefits our clients.

Risk Assessment Expertise

In many cases, a Human Health Risk Assessment (HHRA) is needed for a project site. Apex routinely utilizes HHRA's and Ecological Risk Assessments (ERAs) to negotiate site closures and alternate cleanup levels, develop site-specific background metals concentrations, and derive remediation strategies with regulators—saving our clients millions of dollars in the process.

Waterfront Experience

For over 30 years, Apex has assessed and remediated waterfront/port sites. Our team possesses exceptional qualifications with remediating sites impacted by complex, commingled subsurface contamination plumes. We specialize in helping ports reposition/accommodate offshore wind development and industrial redevelopment with harbor plans that revitalize economically challenged areas with cost-effective remediation and rehabilitation solutions.

www.apexcoss.com

info@apexcoss.com • (800) 733-2739



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