



WELCOME TO

peace of mind.

EXPERT ENVIRONMENTAL CONSULTING



CONSULTING IS AT
our

core.

For three decades Impact Environmental has been an industry leader in providing specialized environmental consulting for small businesses to fortune 500 companies in environmental site assessments, site characterization, remediation, construction support and engineering. We offer innovative services with unified capabilities that make us a true turnkey provider. The quality and breadth of the award winning services we provide sets us apart, highlighted by our ability to balance legal liability, insurance, construction, real estate value and budgets.

Protecting Your Legacy

Whether your organization is a REIT or a single property business owner/operator, real estate is your legacy. Let us help you maintain the long-term value of your portfolio with our expert environmental consulting and engineering services. We frame environmental issues and decisions through a business lens. Our unique business-minded perspective allows us to clearly understand our clients' interests, and to customize an approach

to each project that minimizes liability and protects valuable assets. This vision, combined with a relentless commitment to client concerns, quality work, and exceptional standards, is the key to our history of success.

Partnerships Built on Trust

Our reputation was established to what it is today through decades of experience and building relationships with our clients by considering them partners. Our clients stay with us because they

trust us to keep our word and get results. We are proud of our exceptional client retention, and to be able to say that we still have our first client from 1989.

We've Got You Covered

With the broadest coverage commercially available in the marketplace, Impact Environmental's comprehensive \$25MM dollar insurance coverage protects you from the unexpected.

ENVIRONMENTAL CONSULTING

Environmental Consulting is a professional service in which the consultant advises its clients on environmental matters related to pollution, liability, risk, and exposure on real property.

**NUMBER OF
Projects Completed**

10,875



WE'RE ON your side.

Experience You Can Bank On

Environmental risk is the single most important liability consideration when purchasing a property for development or for building your business. Having a solid partner in the due-diligence periods is critical to establishing the environmental quality of land before closing. We are committed to providing property assessments with straight-forward recommendations that you can understand, and partnering with stakeholders through the decision-making process so that you can keep focus on your core business. Our long history of excellence with assessments has also helped banks, attorneys, insurance companies, real estate investment firms, and construction managers in different phases of property transactions or management.

We Ensure Liability Doesn't Land on You

It's all too common that innocent property owners and corporations bear responsibility for contamination that may have occurred years before the onset of environmental regulations, or which are contaminated from nearby sites through migration of chemicals in groundwater or subsurface vapors. We focus our assessments and investigations to help support claims that can lead to cost recovery from third parties, including litigation support and expert witness services.

We Tell It Like It Is

We provide professional, detailed reports with straightforward language, accurate mapping and easy to understand recommendations so that you can evaluate your options and act quickly to make a business decision.

ASSESSMENT / SITE CHARACTERIZATION

Performing Environmental Site Assessments and Site Characterization is the starting point for determining if a property is polluted and for evaluating the extent of contamination.

NUMBER OF
Total Clients
over Lifetime

4,902

A close-up photograph of a person's hands working on a technical drawing. The person is wearing a blue and white plaid shirt. They are using a yellow ruler to measure a section of the drawing. The drawing appears to be a site plan or map with various lines and text. In the background, another person's hands are visible, also working on a similar drawing. The overall scene suggests a professional engineering or planning environment.

ENGINEERING for success.

Navigating the Critical Path

We know compliance and permitting like the back of our hands. An in-depth knowledge of the industry's evolving regulatory landscape is the key to successful evaluation, planning, and certification of projects. Our experienced technical staff manages critical path items from the onset to achieve client end-goals. Common examples that are mandated at the federal, state, or municipal level include institutional controls, stormwater management, sewer discharge, excavation dewatering, wastewater discharge, air emissions, solid waste handling, drilling, well pumping, chemical storage, and construction in wetlands or coastal areas.

Engineering Is Second Nature to Us

We take pride in our engineering expertise that serves as the technical foundation for client success. Our design services include practice areas such as remediation treatment systems, engineering controls, ground water modeling, and feasibility studies. We apply innovative solutions to remediation challenges as the building blocks for long term partnerships.

ENGINEERING AND PROFESSIONAL SERVICES

We hold multi-state professional licenses in our key areas of service, including Professional Engineers (PEs), Licensed Site Remediation Professionals (LSRPs), Professional Geologists (PGs), and Licensed Drillers. Professional licenses and registrations are required on projects for design, calculations, planning, permitting, and plan certifications.

**NUMBER OF
Years of Combined
Industry Experience**

326



BUILDING FROM THE ground up.

We Get It Right The First Time

Conducting remediation concurrent with construction activities is our specialty. Years of experience and proper project planning prevent bottlenecks and unexpected duplication of environmental work. Using the latest technology and insight of critical path items keeps a project on track. Our experience and vision of critical path items keeps project timelines and budgets on track. As part of the client team, we are focused on bringing solutions to the table instead of putting up roadblocks.

One Size Doesn't Fit All

Providing scalable environmental construction support services is challenging because scopes and specifications vary. We apply a custom approach to meet the demands of budgeting, critical path navigation and risk tolerance.

- community air monitoring programs
- health and safety plans
- respiratory programs
- LEED management
- waste reduction plans
- environmental auditing

CONSTRUCTION SUPPORT

Construction specs and regulatory oversight often place strict environmental requirements on a construction project. Environmental Construction Support Services are necessary to navigate the critical path of construction projects undergoing remediation and site development.

NUMBER OF
Days in the Field

7,540



UNLOCKING YOUR property's value.

Returning Brownfields to the Black

Unlocking the value of distressed commercial and industrial properties, commonly designated as "Brownfields", through strategic remediation is the key to bringing back financial viability. We have the experience and personnel to navigate complex Brownfield redevelopment projects while maintaining the sensitivity to both environmental and business objectives for all stakeholders.

We focus on providing our clients with expert environmental guidance on insurance claims, available grants, tax credits, offering plans, 1031 exchanges, and other incentives for the development or adaptive reuse of contaminated properties.

We Restore Sites

Cost effective site restoration starts with comprehensive investigations, which facilitate the proper selection of remedial technologies, engineering controls and institutional controls. This important process will make-or-break the success of Brownfield restoration.

We have years of experience helping clients successfully navigate and execute innovative solutions:

- in-situ bioremediation
- enhanced bioremediation
- bioventing
- bio-seeding
- metals stabilizing/fixation
- capping
- sub-slab depressurization systems (SSDS)
- vapor barriers
- monitored natural attenuation
- plume modeling/risk-based closures
- cut-off walls
- ex-situ soil excavation and off-site disposal
- soil vapor extraction
- air sparging
- dual/multi-phase extraction
- groundwater pump and treat
- enhanced fluid recovery
- in-situ chemical oxidation

REMEDIATION

Remediation or Site "clean-up" involves the active mitigations or removal of pollution on a property. It's critical to have a vision of a property's end-use before evaluating and selecting a final remediation strategy.

NUMBER OF
Square Feet
Revitalized

48.85
million



Welcome to Solid Ground.™

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