

# Brownfield Development

Remediating brownfield sites is a formidable venture, but GAI Consultants helps private and public sector clients turn these potential liabilities into productive assets, solving permitting, public perception, and environmental issues. Our award-winning professionals work extensively with developers, private industry, redevelopment authorities, and government agencies to revitalize former industrial or commercial property polluted by real or perceived environmental contamination.

**Our portfolio of award-winning successes means our clients meet their project goals with sustainable solutions.**

Many states have Brownfield and Voluntary Remediation programs with specific guidelines. GAI is actively involved with these programs in Pennsylvania, Indiana, Ohio, West Virginia and other states as they develop. We tailor brownfield investigations to meet each project's specific needs. The Comprehensive Environmental Response,

Compensation, and Liability Act (CERCLA) requires buyers and lenders to exercise "due diligence" in investigating on-site liabilities prior to purchasing commercial or industrial property. The American Society for Testing and Materials (ASTM) developed a standard practice for Phase I environmental site assessments in 1993, and GAI's completion of a site assessment in accordance with ASTM standards is considered due diligence.

If GAI determines that conditions at a site could affect the environment, we conduct a Phase II site investigation and characterization study. Our environmental specialists analyze soil, groundwater, building materials, and other identified conditions, and thoroughly document the extent and degree of possible contamination. This proactive approach provides GAI with the detailed knowledge needed to guide clients through the next stage of the process: determining necessary site remediation measures.

GAI designs and oversees Phase III remediation of brownfield sites based on contamination levels,



## Service Profile



site conditions, and other factors. Our professionals determine and recommend remedial solutions that protect human health and the environment, and keep permitting and design processes moving forward.

The level and type of site contamination, and who assumes liability for cleanup, are significant factors in redeveloping industrial properties. Brownfield owners are often reluctant to sell or redevelop due to the liability of costly cleanup. GAI evaluates topographic, hydrologic, geologic, environmental, and geographic factors at these sites, along with social, economic, and legal impacts. Keeping abreast of regulatory changes and cost-effective remedial solutions, GAI turns over-used environments into fresh new spaces.

Our strategies for brownfield redevelopment include reusing existing structures or equipment, addressing transportation and utility access, and determining local interest in site development. The GAI portfolio of award-winning brownfield projects exemplifies our dedication to meeting clients' project goals while promoting sustainable solutions for the environment.

### Brownfield Development Services

- Phase I site assessments
- Phase II site investigations/characterization
- Remedial solutions development
- Risk assessments
- Phase III remediation design and oversight
- Geotechnical studies
- Environmental overview
- Air and groundwater monitoring
- Site permitting for re-use
- Alternative site plans
- Transportation system plans
- Revegetation
- Community involvement program
- Health & Safety training
- Construction monitoring

### GAI Services Summary

- Airport Planning and Design
- Bridge and Structure Inspection and Design
- Coal Combustion Residuals Management
- Construction Inspection and Management
- Cultural Resources Management
- Economic Analyses and Strategies
- Electric Transmission Design and Siting
- Environmental Engineering
- Environmental Studies, Species Studies, Permitting
- Gas Pipeline Surveying and Mapping
- Geographic Information Systems (GIS)
- Geotechnical Engineering and Geology
- Impoundment and Landfill Permitting and Design
- Land Development Engineering
- Landscape Architecture and Design
- Master Planning and Urban Design
- Mechanical, Electrical, Structural Engineering
- Natural Gas FERC Certification and Permitting
- Nuclear Energy Engineering Support
- Right of Way and Appraisal Support
- Land Surveying and Mapping
- Transportation Planning and Design
- Utility Management Consulting
- Water, Stormwater, Wastewater Management

The scope of professional services that are provided by or offered out of each GAI office including, but not limited to, engineering and surveying services, is governed by the professional and business licensing requirements of each individual State or jurisdiction in which the GAI office is located and whether GAI has the requisite professional and business licenses for that State or jurisdiction. Nothing on GAI's Web Site or marketing materials is intended to be interpreted or construed as offering to perform professional licensed services where prohibited unless the licensing requirements have been met. Engineering services are not offered out of GAI's Northern Kentucky (Florence) office location. Surveying services are not offered out of GAI's Illinois location or by our New York subsidiary.

