

## Environmental Site Assessments

Under current state and federal environmental regulations, a property owner may be held liable for previous hazardous materials management or disposal practices, regardless of the property's owner's knowledge or participation in those practices. In order to establish the potential impact of this liability, an **Environmental Site Assessment (ESA)** is typically performed on a property. These ESAs are usually defined as a **Phase I ESA**, i.e., one conducted to identify potential environmental conditions without intrusive or sampling activities; or a **Phase II ESA**, i.e., an assessment that includes intrusive or sampling activities to evaluate the nature and possible extent of the environmental conditions.



*Undeveloped property with a transformer*

Phase I and Phase II (ESAs) are performed for a number of reasons:

- All Appropriate Inquiry (AAI) prior to purchase of a property to qualify for landowner liability protections under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)
- Pre-purchase business risk evaluation
- Evaluation of a property's regulatory compliance

## **SELECTED PHASE I PROJECTS:**

### **Confidential Client: Texas**

Kleinfelder/Buys & Associates conducted a Phase I ESA on approximately 80 sites comprising approximately 240 acres located in areas of limited access in Texas. The ESA was completed prior to purchase of these properties and was conducted in compliance with E1527-05 and AAI. Activities included site reconnaissance, interview with current and past owners and operators, environmental records reviews and historical records reviews. The ESA was completed in one month.

### **Confidential Client: Locations in Alabama, Louisiana, Mississippi & Texas**

Kleinfelder/Buys & Associates' team of professionals conducted an extensive Phase I ESA on seven gas plants comprising approximately 300 acres in Alabama, Louisiana, Mississippi and Texas. Activities included site reconnaissance, interview with current and past owners and operators, and historical and environmental record reviews. The ESA was completed in less than one month.

### **Confidential Client: Locations in Arkansas, Mississippi, New Mexico, Oklahoma & Texas**

Kleinfelder/Buys & Associates conducted a Phase I ESA for a confidential client on approximately 315 sites comprising approximately 1,000 acres located in areas of limited access in the states of Arkansas, Louisiana, Mississippi, New Mexico, Oklahoma and Texas. The ESA was completed prior to purchase of these properties and was conducted in compliance with E1527-05 and AAI. Activities included site reconnaissance, interviews with current and past owners and operators, environmental records reviews and historical records reviews. The ESA was completed in one month.



*Typical maintenance facility, with potential hazardous material storage in yard.*

### **KLEINFELDER/B&A PROFESSIONAL ESA TEAM:**

Kleinfelder/Buys & Associates' technical professionals meet the minimum qualifications for Environmental Professionals (EPs) as defined in CERCLA AAI, and are experienced and competent in completing ESAs following the American Society of Testing Materials (ASTM) Standard Practice for Environmental Site Assessments (E1527-05). Additionally, our employees have extensive experience in conducting Phase I and Phase II ESAs under stringent time constraints, often in remote areas. Kleinfelder/Buys & Associates, Inc. can provide all the necessary services to allow for the complete assessment of a property.

**For more information, please contact:  
Daniel Pring, *Environmental Manager*  
(303) 781-8211**