



solutions: environmental expertise

Today's real estate transactions require a detailed assessment of the physical conditions of both developed and undeveloped properties. **Lending institutions, investment advisors and potential buyers** are concerned with possible liability concerns including asbestos, petroleum hydrocarbons and other hazardous materials identified by the federal government. Additionally, jurisdictional wetlands and water resource impacts are increasingly affecting development projects through more stringent regulatory programs.

Successfully navigating through the maze of federal and state regulations requires resourcefulness, technical skills, creativity and professionalism. At Visconsi Companies, our team possesses the deep experience, skills, and insight to tackle any environmental challenge regardless of the scope.

Our expertise spans the spectrum of environmental needs. Please read more about each of these and hopefully view this as one more way that **Visconsi Companies is committed to being a leader in our industry:**

- » Environmental Due Diligence
- » Environmental Site Management
- » Jurisdictional Wetlands
- » Stormwater Management
- » LEED Certification

ENVIRONMENTAL DUE DILIGENCE

Environmental Site Assessments (ESA's) are the standard tool for evaluating site history and possible environmental liability, enabling the real estate, financing and development industry to fulfill due diligence requirements for a transaction. Visconsi Companies contracts out Phase I Environmental Site Assessments to a selected group of qualified consultants, evaluating the possible environmental problems from past or current operations. When historical reviews or site inspections reveal that potential soil or groundwater contamination may exist or that hazardous materials such as asbestos may be present, Phase II investigations are ordered. Critical to the development of a successful, cost effective mitigation/remediation program is not only the procurement of proper analytical data, but also the interpretation of that data. Our group possesses the technical skills and experience to assimilate the data, negotiate site closure or remediation issues and develop effective remediation strategies and costs.

As a fourth generation shopping center developer and a key development partner with the Walgreens organization, (successfully developing 80 projects for that company alone), our Team has completed over 60 environmentally challenged projects ranging in scope from minor asbestos removal and Brownfield cleanup to mitigating nearly a mile of streams and wetlands for a major shopping center project. Each project began with the same critical step, the Environmental Site Assessment.

ENVIRONMENTAL SITE MANAGEMENT

Single user sites attractive to clients such as Walgreens are “natural fits” for former or operating gas stations. The clear majority of those sites had been contaminated by petroleum hydrocarbon and were either in need of remediation or in the process of pursuing a No Further Action letter from the Bureau of Underground Storage Tank Regulations. From simple regulatory compliance to electro-remediation and Brownfield cleanup, we have achieved success on a regular basis. A small sample of our team’s experience is:

- » Performed the first Electrical Resistant Heating (ERH) process in Northern Ohio for the remediation of contaminated soil. The process used nearly 1,000,000 Kilowatt hours of electrical heat to volatilize the petroleum hydrocarbon contamination in order to meet the project’s stipulated targets. The process was a creative cost effective way to resolve the problem due to the depth of the contamination in lieu of removing and replacement, making the project economically viable.
- » With all the second generation sites utilized for the Walgreens development program, our Team has done everything from decommissioning tanks, to groundwater pump and treatment systems to simple confirmation that NFA’s have been issued on over fifty individual sites for that client alone.
- » A large, former industrial site in Eastern Cleveland, presented our Team challenges as a Brownfield project. The scope included the removal of over 28 tanks and related contamination, removal of a pump house contaminated with PCB’s and over 1200 lineal feet of oil reprocessing trenches in preparation of the property for sale.
- » Similar to most real estate development firms, Visconsi is also familiar to with a myriad of other environmental challenges grouped in the “industrial hygiene” area. From asbestos testing and remediation to mold/mildew concerns, we have the experience to comprehend the problem and develop a cost effective and deficient resolution.

JURISDICTIONAL WETLANDS

Wetland regulations significantly impact the overall feasibility, economics and timely development of new projects. The Visconsi Companies’ team has extensive experience in dealing with regulatory agencies on wetlands identifications, delineations and permitting, and in facilitating the design of programs for wetland mitigation. Within the 80+ years of combined experience of our Construction Services Team, a sampling of their accomplishments is as follows:

- » Visconsi Companies completed the successful mitigation of 4,941 lineal feet of streams with under an acre of wetlands for the development of a 310,000 square foot shopping center on 40 acres in Strongsville, Ohio. The mitigation entailed identifying potential mitigation sites, securing the sites, engineering and constructing the restoration of streams and preservation of others on several parcels of land in the same watershed. We were successful in negotiating with the Park Districts in two separate counties for the donation of the preserved and restored properties in return for their stewardship of the lands. The on and off-site water resource concerns were addressed in cooperation with the Ohio Environmental Protection Agency by a unique series of bypass systems and pond construction to control the temperature of stormwater being discharged off the site.

- » Successfully negotiated with the US Army Corps of Engineers and Ohio EPA for the mitigation of a pre-disturbed site for the development of a Wal-Mart project in Middlefield, Ohio. The previous owner had destroyed several acres of wetland forest and streams. Due to our reputation with the agencies, we were able to create suitable mitigation via off site Conservation Easements and Wetland Bank credits to secure the necessary permits and meet the needs of project in scope and schedule.
- » Received agency approval and permits for a project that had been “red tagged” by the US Army Corps of Engineers due to a previous owners destruction of wetlands in Sheffield, Ohio.
- » In addition to our success in Ohio, our team has a history of successful permitting in North and South Carolina, Massachusetts and New Hampshire.

STORMWATER MANAGEMENT

In 1999, the U.S. EPA published the Stormwater Phase II rule, changing the way real estate developers and municipalities looked at stormwater “runoff” for the foreseeable future. A significant portion of this rule requires the development, implementation and enforcement of a program to reduce pollutants in any stormwater runoff as a result of construction activities which disturb 1 acre or more of land. The engineers on our Team are well versed in stormwater calculations, erosion and sediment control (ESC) best management practices and site deployment. We have established a strong track record with Ohio EPA in designing and administering our storm water management programs on our construction projects. With our relationship with OEPA and by addressing the potential stormwater runoff issues early in the project development stage, our projects have been able to avoid costly delays and additional costs.

- » Our Strongsville, Ohio project required an initial seven phase control plan to protect both on and off site streams from siltation created by clearing and grading 40 acres of heavily wooded property. Visconsi Companies worked with the civil engineers and Ohio EPA to develop the initial plan prior to the start of clearing. During the early stages of the sitework, daily reports and weekly meeting were utilized to modify the sedimentation control plans depending on the work phase accomplished. Communication with Ohio EPA, documentation of monitoring and modifications to the plan allowed the site grading to be accomplished violation free and in accordance with our schedule.
- » Visconsi Companies was one of the first developers to utilize state of the art self-contained siltation/sedimentation devices for stormwater runoff protection on small sites as part of our Walgreens program. This creative resolution to stormwater protection allowed us to meet the stringent requirements of phase II rules without the purchase of additional land for surface mitigation.
- » Our program now includes one of the area’s first small site developments utilizing bio-swales as part of the stormwater design. As part of the project’s landscape design, extensive negotiations with the City’s engineering and Planning Departments were required and successfully accomplished.

LEED CERTIFICATION

In 1993, a coalition of corporations, developers, builders, universities, government agencies and nonprofit organizations founded the U.S. Green Builders Council (USGBC) to promote buildings that are environmentally responsible, healthy places to live and work. Six years later, the USGBC published the LEED Green Building Rating System. LEED stands for “leadership in engineering and environmental design.” It has become the nationally accepted benchmark for the design, construction and operation of high-performance, energy efficient and environmental conscious (green) buildings and developments. The LEED program promotes a whole-building approach to sustainability by recognizing performance in key areas that include human and environmental health, sustainable site development, water savings, energy efficiency, material selection and indoor environmental quality.

In 2001, USGBC launched the Professional Accreditation program to certify building professionals who possess the knowledge and skills to successfully steward the LEED certification process.

Organizations who have LEED Accredited Professionals on staff exhibit the desire and foresight to not just recognize the future, but to transform the “built” environment. Visconsi Companies is one such organization. One of the most experienced members of our Team is a certified LEED Accredited Professional. He and our staff can review your current operations, facilities and project and oversee your achieving the LEED certification level targeted by your organization.