

Environmental liabilities may arise from usage, storage, handling and disposal of hazardous or toxic materials. Environmental Site Investigations are undertaken to determine if potential or actual environmental liabilities exist for a specific property. A detailed subsurface assessment is usually required for a site when impacts have occurred or when lateral or vertical migration of the contaminant plume is suspected. Once the extent of contamination is delineated, a remediation program may be designed and implemented, or the site may be subjected to a risk evaluation to determine the level of clean-up, if any, that may be appropriate. Sites that do not pose a risk to human health or the environment may be controlled most economically through a program of containment and risk management.

Levelton's team of specialized contaminant hydrogeologists and engineers have completed hundreds of site assessments and remediation projects in Canada. Finding cost effective solutions for our clients is our primary objective, whether through site investigations, application of the best remediation design, innovation in the field, or application of risk management processes. We are accustomed to adapting quickly to the conditions and circumstances that can arise at sites as a result of geology, terrain, use, accidents and other factors.

A variety of options are available to remediate environmental impacts, depending on the characteristics and concentrations of the pollutants of concern, as well as site specific and client-related considerations. Levelton's remediation design specialists have expertise with a range of technologies to address your needs, both established and emerging, and simple and advanced.

Increasingly, real estate has potential financial, statutory and community liabilities associated with the environmental impacts of past and present use. Whether you own or lease; are buying or selling; or are borrowing or lending, an environmental assessment may be warranted to protect your long-term interests and the value of your assets. Environmental investigations are typically conducted using a phased approach in order to minimize the cost of the assessment.





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Stage 1 Preliminary Site Investigation is undertaken to address the question of whether or not there is a significant potential for contaminants to be present on the site. Normally, this involves developing a history of activities on, or adjacent to the site and assessing past and current activities to determine the risk of contaminant impacts. This requires conducting a review of historic documents, interviewing parties having knowledge of past property uses and inspecting the property and vicinity.

Stage 2 Preliminary Site Investigation, or a more intensive Detailed Site Investigation, may be required if the first phase of assessment identifies possible concerns that contamination may be present. These assessment phases usually involve collection of subsurface soil and groundwater samples for the purpose of confirming and, if necessary, characterizing the presence of contamination.

Depending on the site-specific aspects of a Stage 2 project, Levelton's services may include:

- Determination of the local hydrology and groundwater pathways;
- Identification of contaminant sources that have or may have contributed to the contamination of the property;
- Assessment of the site sensitivity and risk of further impacts;
- Identification of hazardous building materials, such as asbestos and PCBs.



Investigation and Remediation Services:

Assessments

- Due diligence assessments during real estate transactions
- Both intrusive and non-intrusive Preliminary Site Investigations
- Historic research and review
- Soil and groundwater impact studies
- Hydrogeological investigations
- Fate and transport assessments
- Asbestos/PCB surveys

Remediation

- Treatability studies
- Remediation system optimization
- Remediation design and project management services
- Permitting and regulatory liaison
- Asbestos / PCB / Lead abatement
- Decommissioning and removal of underground storage tanks

Emergency Spill Response

- First response supervision of spill containment
- Co-ordination of clean up efforts



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