



## THE IMPORTANCE OF AN ENVIRONMENTAL SITE ASSESSMENT (ESA)

Provided by Earth Engineering, Inc.

Site development or property transactions can be an exciting time in a project. Plans and ideas start to become reality. Nobody wants to see these ideas fade away because an unforeseen problem crops up that can render a whole project nonviable. Often, this is because environmental liabilities were not identified or planned for in the early stages of a project.

To help prevent this catastrophe, every project should start with as much knowledge of the site conditions as possible. An Environmental Site Assessment (ESA) performed by a qualified Environmental Professional will get a lot of that information for a small expense, and it can be completed before committing to the property. The ESA starts with a Phase I which researches the site history and helps to identify issues that could be a big concern later. The Phase II is to quantify any impacts due to issues identified in the Phase I. The complete Phase I and II ESA can provide an estimate of any additional project costs that are expected so these can be planned in advance.

When the project moves from acquisition to development, items such as exporting excess soil or cleaning up an environmental issue identified in the ESA, so they are not surprises or require dreaded change orders. An EEI Environmental Professional can work with you to identify the most efficient process to include these tasks within the project work scope and help you maintain your schedule, weather it be a clean fill investigation, tank removal, or a site remediation.

With the changing environmental regulations and possible liabilities associated with environmental issues, getting a qualified Environmental Professional on your team is a great way to get through a project with a minimum of surprises for the project budget or schedule. If you have environmental questions or concerns, contact a qualified professional such as Earth Engineering Inc. to help you resolve it effectively.

For additional information, please call 610.277.0880 and visit [www.earthengineering.com](http://www.earthengineering.com).

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*Serving the Tri-County Area for over 10 years!*

The client is the center of everything I do: their needs, goals, and preferences, their financial considerations, and what type of coverage they are accustomed to. I have lots of happy customers who enjoy being able to call throughout the year when something comes up they want to discuss. For this reason I get many referrals, for which I am grateful. We form lasting relationships and there is hardly anything I would not do for my clients.

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