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# Celebrating Environmental Awareness Month



**By David Van Keuren, Environmental Project Manager, Earth Engineering**

Environmental Awareness. That is a phrase that can mean different things to each person who hears it. To some it means recycling and picking up litter. To others it means protecting endangered species. As a business it can mean money, potentially a lot of money. Environmental conditions and how we impact or understand those conditions can be viewed as either an expense or an investment.

Anyone who has been involved in the buying or selling of a commercial property has almost certainly encountered a Phase I Environmental Site Assessment. A Phase I is just like a building inspection or property value assessment. It consists of research into a property to identify potential sources of pollution on a property which are the responsibility of the property owner. If you become the owner of the property, you become the owner of the conditions on that property

including any pollution associated with it.

Anyone involved in developing properties also needs to be aware of the environmental conditions since development usually involves earthwork and moving soils. Imported soils which are not environmentally clean is inviting a problem later. If you try to export soils, it is always cheaper and easier to do so if you can provide evidence that it is clean. The cost of finding out is less expensive than the cost of schedule overruns of the development work which happens a lot.

Environmental Awareness, in a business setting is really a means of limiting uncertainty. Knowing what to expect can help plan for a project accurately. The investment in understanding the conditions, with the assistance of a trained, experienced, and qualified professional is one way to make sure you are prepared to take on that project.

Earth Engineering, Inc. is headquartered at 115 W. Germantown Pike, Suite 200, East Norriton, PA 19401. For additional information, please call 610.277.0880 and visit [www.earthengineering.com](http://www.earthengineering.com).

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