

Purpose of a Phase I ESA:

- Assess potential impacts from petroleum or hazardous substances that may impede redevelopment.
- Establish baseline conditions for liability protection.
- Support property sale/acquisition activities.
- Provide documentation typically required by lenders to secure loans.

The Phase I ESA is comprised of the following:

1. **Site Visit and Interview:** Stantec will schedule a site visit and interview(s) with the property owner, current occupant(s), and/or other authorized representatives who are knowledgeable about the site. Site visits typically take two hours and interviews are generally limited to 30 minutes.
2. **Desktop Study:** Stantec will complete a property background check that includes reviewing current and historical documents and regulatory databases to determine if any potential environmental concerns/ RECs exist that may impact property reuse.
3. **Report:** A Phase I ESA Report will be prepared to summarize the findings of the site visit, interviews, and desktop study. A digital copy of the report will be provided to you.

Shelf Life: 1 year (some components must be updated after 6 months)

Estimated Timeline: 4-8 weeks

Phase II ESA

A Phase II ESA involves a physical study where environmental samples are collected and analyzed to characterize the type, distribution and extent of substances in the environment (if present).

Purpose of a Phase II ESA:

- Evaluate the findings of the Phase I ESA (if RECs are identified).
- Determine if a release has occurred.
- Delineate the extent of contamination (if present).
- Support efforts to obtain regulatory closure from the state environmental agency.

The Phase II ESA is comprised of the following:

1. **Work Plan:** Stantec will prepare a Work Plan for submittal to the EPA and ADEQ for approval prior to initiating sampling activities.
2. **Fieldwork:** After the Work Plan is approved, environmental samples (i.e. soil, groundwater, soil vapor, etc.) will be collected and analyzed. The study will characterize the type, distribution, and extent of petroleum or hazardous substances (if present).
3. **Report:** A Phase II ESA Report will be prepared to summarize the work performed, analytical results, and conclusions. A digital copy of the report will be provided to you.

Shelf Life: Indefinite (+/- changes in site conditions, sampling methods, regulations, etc.)

Estimated Timeline: 6-12 weeks

Regulated Building Materials (RBM) Survey

A RBM survey involves a physical study where samples of potentially hazardous building materials are collected and tested to confirm if regulated substances are present.

Purpose of a RBM Survey:

- Determine if asbestos containing materials (ACM), lead-based paint (LBP), Polychlorinated Biphenyls (PCBs), or other hazardous substances are present in building materials.
- Evaluate regulations that apply to the disturbance or disposal of confirmed hazardous materials before undertaking a building remodel, renovation or demolition.



The RBM survey is comprised of the following:

1. **Work Plan:** Stantec will prepare a Work Plan for submittal to the EPA and ADEQ for approval prior to initiating sampling activities. (Note: A cursory review of exterior and interior building conditions may be necessary to aid in developing a sampling strategy.)
2. **Fieldwork:** After the Work Plan is approved, building material samples will be collected and submitted to a laboratory for analysis.
3. **Report:** The RBM Survey Report will be prepared to summarize the work performed, testing results and conclusions. A digital copy of the report will be provided to you.

Shelf Life: Indefinite (+/- changes in site conditions, sampling methods, regulations, etc.)

Estimated Timeline: 4-8 weeks

Analysis of Brownfield Cleanup Alternatives (ABCA)

An ABCA is an analysis of remedial options potentially capable of achieving the required level of cleanup.

Purpose of an ABCA:

- Evaluate technical and economic feasibility of cleanup alternatives with reuse plans and redevelopment strategies.
- Evaluate and select preferred alternative.
- Support efforts to apply for an EPA Cleanup Grant.

Shelf Life: Indefinite (+/- changes in site conditions, sampling methods, regulations, etc.)

Estimated Timeline: 6-8 weeks

Corrective Action Plan (CAP)

A CAP is a detailed plan to implement the preferred remedial option to achieve the required level of cleanup.

Purpose of a CAP:

- Detailed implementation plan for selected cleanup alternative.
- Detailed cost estimate for selected cleanup alternative.
- Support efforts to apply for an EPA Brownfield Cleanup Grant.

Shelf Life: Indefinite (+/- changes in site conditions, sampling methods, regulations, etc.)

Estimated Timeline: 6-8 weeks

Have questions? Please contact:

**Robin Dumas, Economic Development Planner
II & Senior CDBG Planning Specialist, SEAGO**
phone: 520-432-5301 x210
email: rdumas@seago.org

Dave Laney, Principal, Stantec
phone: 602-670-7009
email: dave.laney@stantec.com

Disclaimer: Although this project has been funded wholly or in part by the EPA, the contents of this document do not necessarily reflect the views and policies of the EPA.

