

Due Diligence Panel Discussion



STEP UP YOUR GAME

Allison DePage, Christine Pietrzyk
Brandon Kay, and Adam Conti



Expanding Due Diligence Beyond the Phase I

Ecological Components of Due Diligence

Allison DePage – Columbus Office



Wetlands and Streams

Wetland and Stream Delineation

Verification of Boundaries

Permitting Any Impacts



Endangered Species



A screenshot of the IPaC (Information for Planning and Consultation) website. The page title is 'IPaC Information for Planning and Consultation' and it is powered by E2E - the Environmental Conservation Online System. The main text describes IPaC as a project planning tool that streamlines the USFWS environmental review process. It includes 'GET STARTED' and 'LOG IN' buttons. Below, it lists three key steps: 'Explore species and habitat', 'Conduct a regulatory review', and 'Build a biological assessment'.



Cultural Resources



Expanding Due Diligence Beyond the Phase I

How Asbestos Can Affect Due Diligence and Property Transactions

Christine Pietrzyk – Chicago Office



What is Asbestos?

- Naturally occurring mineral fiber
- Fibers are virtually indestructible
- Resistant to chemicals and heat
- Has many useful properties, and has been used in over 3,000 different products.



Asbestos Due Diligence

- From a business purchaser's perspective, asbestos due diligence provides a full picture of potential future costs and can influence sales at the negotiation stage.
- Future Costs may include
 - Pre-Demolition Asbestos Inspection
 - Asbestos Abatement or Remediation
 - Required Permits & Fees
 - Business Interruptions



What gets missed during a Pre-Demolition Asbestos Survey?

- Caulk Products
- Floor Tile & Mastic

- Asbestos Siding & Concrete Products
- Roofing Products



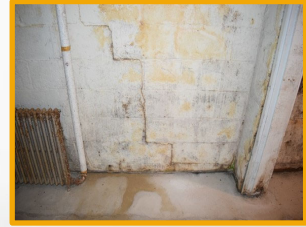
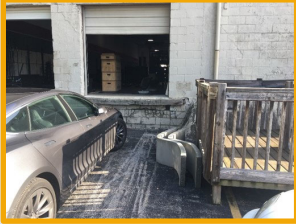
Expanding Due Diligence Beyond the Phase I

How To Explain the Value Of A Property Condition Assessment

Brandon Kay E.I. – Cincinnati Office



Follow Assessments and Recommendations



Expanding Due Diligence Beyond the Phase I

Here's Your Phase 1, Onto Step 2

Adam T. Conti, P.E. – Austin, Texas Office



2020

1997

2012

2019

ASSUMED GROUNDWATER FLOW DIRECTION

APPROX. PROPERTY BOUNDARY

FENCE

GRAVEL

AST

UNUSED AST STORAGE

AST OVER-FILLED RESULTING IN DIESEL FUEL RELEASE

SIGN & RACK STORAGE

Free

\$

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Free

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QUESTIONS?

