



Environmental Professionals & LSP Services

Statement of Qualifications



2016 Package

Environmental Professional Services since 1988

33 Estes Street, Ipswich, MA 01938

T: (978) 356-1177 **F:** (978) 356-1849

cleansoils.com

Table of Contents

Company Profile	1
Mission Statement	2
Independent Environmental Consultants	2
Scope of Services	3
Licensed Site Professional (LSP) Consulting Services	3
Site Assessment & Due Diligence (21E)	3
Investigation Operations	3
Remedial Technologies	4
Oil & Hazardous Materials Response Actions	4
CSE Works for You	5
Selected Project Experience	6
Representative Clients	9
Federal	9
State	9
Municipal and Public Agencies	9
Commercial	9
Financial	10
Insurance Companies	10
Law Firms	10
Consultants/Contractors	10
Residential Property Owners	10
Non Profit Organizations	10
Staff Qualifications	11
William H. Mitchell, Jr., LSP	12
Kevin L. McAndrews	14

Environmental Professional Services since 1988

33 Estes Street, Ipswich, MA 01938

T: (978) 356-1177 **F:** (978) 356-1849

cleansoils.com

Company Profile

Clean Soils Environmental, Ltd. (CSE) is an experienced group of scientists, geologists, and engineers founded in 1989 providing federal, state, municipal, and private clients with high-quality and personalized environmental consulting services.



CSE has over 25 years of experience specializing in a wide range of environmental assessment, regulatory, and remedial response services. Our highly qualified, personable, and motivated staff work with our clients to navigate the maze of State and Federal regulations in order to find innovative and cost-effective strategies oriented towards a permanent solution.

CSE has been successful in achieving regulatory compliance for its clients by taking the lead role in developing remedial goals and implementing closure strategies as the project manager and Licensed Site Professional (LSP), while cooperating with environmental contractors to perform the specialized field tasks often required in environmental assessment and remedial response actions. The result is a team of specialized professionals working together to provide our clients with options and cost-effective solutions to reduce environmental liabilities and achieve regulatory and business objectives in a timely and concise fashion.

Our clients include residential homeowners, commercial and industrial property owners, financial institutions, insurance companies, contractors, developers, trucking companies, engineering firms, educational institutions, non-profit organizations, municipalities, and state and federal agencies. Our projects range from limited assessments to small petroleum releases at private residences to large industrial sites.

Mission Statement

CSE is committed to providing professional, pragmatic, and cost-effective solutions to environmental and regulatory compliance challenges. CSE strives to reach this goal by retaining knowledgeable individuals with integrity in order to provide our clients with quality work, attention to detail, rapid responses, and creative solutions for difficult technical problems. CSE is an agile, responsive firm that can react immediately to the changing conditions and requirements of a project. Each member of our well-trained and experienced staff is a decision-maker so that clients do not have to wade through layers of bureaucracy for answers or accountability. At CSE, we do our utmost to educate our clients, which takes the uncertainty out of the assessment and cleanup process.

CSE's clients can expect practical solutions and honest, straightforward answers. We pride ourselves on our technical expertise as well as outstanding management practices, which result in cost efficiencies for our clients. In an industry where technology and regulations are constantly evolving, CSE is vigilant about maintaining the most advanced equipment, while requiring ongoing education for our staff in the latest tools, techniques and regulations. We abide by all appropriate regulations and procedures mandated by the Department of Environmental Protection, the Environmental Protection Agency, and the Occupational Safety and Health Administration to assure the safety and quality of our work.

Independent Environmental Consultants

To provide the greatest degree of flexibility and personalized service, CSE regularly teams with other well respected professional companies and experts to provide tailored solutions to a wide variety of environmental problems. By using independent firms to provide contractor services, there is no motivation to call for excessive environmental sampling or remediation. The client can be assured that environmental investigations and remediations are conducted efficiently at the lowest cost. By working with CSE, the client will get the personalized and rapid service that a smaller firm can deliver, while at the same time having access to the extensive and specialized resources that may be required.



Scope of Services

While CSE specializes in Environmental Site Assessments and Hazardous Waste Site Remediations, we also provide a wide variety of consulting services that include:

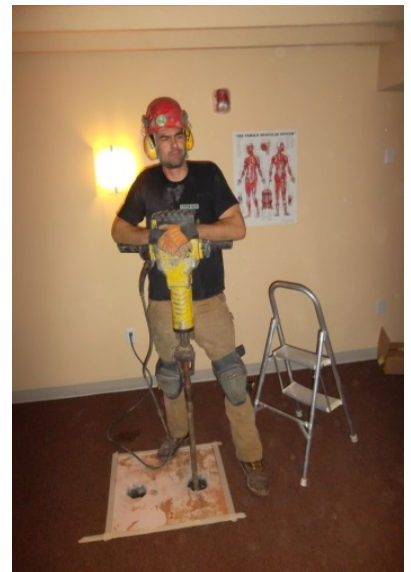
Licensed Site Professional (LSP) Consulting Services

- Massachusetts Contingency Plan (MCP) Consulting
- Regulatory Compliance and Guidance
- Response Action Management
- Third Party Review and Technical Direction
- Insurance Claim Management
- Petroleum Fund Reimbursement Support
- Litigation Support and Expert Testimony
- Brownfields Evaluations
- Environmental Permitting
- Client Education/Public Seminars



Site Assessment & Due Diligence (21E)

- Limited Site Assessment
- ASTM Transaction Screen
- ASTM Phase I Environmental Site Assessment
- ASTM Phase II Site Investigation
- Human Health and Environmental Risk Assessment & Characterization
- Environmental Compliance Audits
- Second Opinion Evaluations



Investigation Operations

- Soil Boring & Test Pitting Programs
- Groundwater Monitoring Well Network Installation
- Soil, Sediment, Groundwater, Surface Water, Soil-Gas, and Indoor Air Sampling and Analysis
- Vapor Intrusion and Indoor Air Quality Assessment
- Geophysical Survey Oversight and Data Interpretation
- Contaminant Characterization and Extent Delineation



Environmental Professional Services since 1988

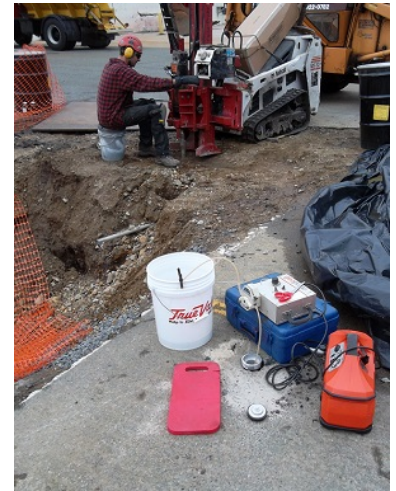
33 Estes Street, Ipswich, MA 01938
T: (978) 356-1177 F: (978) 356-1849

cleansoils.com

Page - 3

Remedial Technologies

- Soil Excavation and Disposal/Recycling/Reuse
- Ground-Water Extraction (Pump & Treat)
- Free-phase Product Recovery
- Sub-Slab Depressurization and Soil Vapor Extraction (SVE) Systems
- High-Vacuum Extraction
- In Situ Bioremediation (ISB)
- Surfactant/Co-Solvent Flushing
- In Situ Chemical Oxidation (ISCO)
- Soil venting
- Monitored Natural Attenuation (MNA)



Oil & Hazardous Materials Response Actions

- Release or Spill Investigation and Removal Action
- Underground/Aboveground Storage Tank (UST/AST) Assessment, Closure, and Removal
- Contaminant Nature, Transport, and Delineation Modeling
- Remedial System Oversight, Operation, and Maintenance
- Imminent Hazard Evaluations
- Determination of Regulatory Reporting Requirements
- MCP Phase I–V Initial & Comprehensive Site Investigations, Preliminary and Comprehensive Response Actions, Immediate Response Actions, Limited Removal Actions, Release Abatement Measures, Risk Characterizations, and Permanent Solutions
- Response to Notices by Regulatory Agencies



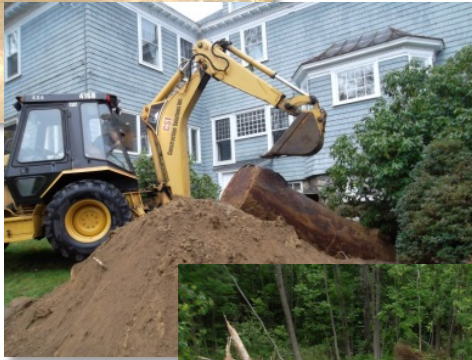
CSE Works for You

CSE understands that environmental problems are generally unforeseen and are not the focus of your business or project. We take the time to educate our clients in order to guide them with informed solutions to their environmental problems. CSE will serve as an advocate for our clients and negotiate with insurance companies, regulatory authorities, and the public.

CSE's opinions and recommendations are always clearly stated and are relied upon by mortgage lenders, insurance companies, and government agencies.



**Residential Basement
Cleanup**



**UST Closure
Assessment**



**Post Excavation Soil
Sampling from a
Roadway Release**



**Installation of Groundwater
Monitoring Wells
Surrounding an Excavation**

We Are Environmental Problem Solvers

Environmental Professional Services since 1988

33 Estes Street, Ipswich, MA 01938
T: (978) 356-1177 F: (978) 356-1849

cleansoils.com

Page - 5

Selected Project Experience

1. Limited Site Assessment

Residence, Ipswich, MA

A home inspector observed a sheen on surface water and sump water within the basement of a dwelling. The inspector believed this was a release from the fuel oil tank. CSE conducted a site assessment and concluded the sheen was from organic matter (tree leaves blowing into the basement via the bulkhead) decaying within the basement. The cost of these services was less than \$500 including a letter report.

2. Limited Site Assessment

Residence, Newbury, MA

A home inspector observed a tar like substance on the ground surface directly next to an occupied barn. A quick site visit by CSE concluded the tar like substance was tar melting from the foundation walls of the barn onto the ground surface. The new buyer wanted to notify MassDEP. However, notification was not required because the release of tar was resulting or emanating from building materials in good repair and still serving its original intended use (310 CMR 40.0317(12)). The cost of these services was less than \$1,000 including a letter report.

3. AST Surface Assessment

Residence, Rockport, MA

CSE was retained to observe the conditions of an old AST system (AST, fill/vent line, feed line, and the boiler) in order to determine via visual observation and surface assessment whether a significant release of #2 fuel oil had affected the environment (i.e., soil surface only from the AST System) at the property. CSE collected surface soil samples around the AST and visually inspected the AST system for damage and evidence of a release. Following laboratory analysis of the soil, CSE concluded that there had not been a release to the environment and recommended upgrading the AST system components. The cost of these services was \$1,500 including a letter report.

4. UST Subsurface Assessment

Residence, Andover, MA

A home inspector observed a fill pipe to a believed underground storage tank. CSE along with a contractor were retained to observe the removal and document any findings of a release to the environment from the believed underground storage tank. Prior to excavation CSE requested access to the basement of the dwelling to determine where the feed line from the tank entered the basement. No line was observed and a drawing was found that showed the basement was designed to be a bomb shelter and the believed fill pipe was actually the bomb shelter's air intake. The

project was shut down and the fire department visited the site and all concluded the vent pipe was not connected to a fuel oil underground storage tank. CSE prevented an aggressive and costly excavation project for less than \$1,000 including a letter report.

5. ASTM Phase I ESA & Phase II Limited Site Assessment, Equestrian Estate, Hamilton, MA

CSE was retained by a realtor to conduct an American Society of Testing and Materials (ASTM) Phase I Assessment on a 10 acre portion of the property. During the site reconnaissance, CSE discovered various Recognized Environmental Conditions (REC) including floor drains and sinks with unknown discharge locations and pipes protruding from the ground with the underground connection unknown. CSE recommended an ASTM Phase II Limited Site Assessment to identify the unknown subsurface discharge points and to sample the locations, as well as investigate the protruding pipes. CSE oversaw the excavations, located the discharge points, and conducted field screening and collected soil samples for laboratory analyses. The laboratory results showed that the property had not been adversely impacted by petroleum products or pesticides. The protruding pipes were identified as a former fire protection water system. CSE submitted the ASTM Phase II report indicating this conclusion and the real estate transaction was completed.

6. ASTM Phase I & II Site Assessments Private Developer, Ipswich, MA

CSE was retained by a potential property buyer to conduct an American Society of Testing and Materials (ASTM) Phase I Assessment on a parcel of vacant land. During the site history research, CSE discovered that an adjoining property was previously a junkyard/salvage yard during the 1950's. Due to the proximity of this junkyard to the property, CSE recommended an ASTM Phase II Site Investigation to rule out impact to the property from a significant release of contaminants from the former junkyard. CSE oversaw the advancement of three soil borings and the installation of three monitoring wells. CSE conducted field screening and collected soil and groundwater samples for laboratory analyses. The laboratory results showed that the property had not been adversely impacted by the junkyard. CSE submitted the ASTM Phase II report indicating this conclusion and the real estate transaction was completed.

7. Roadway Release Cleanup and Method 1 Risk Assessment 1-90 Blandford, MA

A release of approximately 100 gallons of diesel fuel was released onto the roadway shoulder and migrated towards a nearby intermittent stream. CSE directed the IRA remediation activities involving the excavation of impacted soil and analytical testing of soil and surface water. CSE reached a condition of no significant risk supported by a Method 1 Risk Characterization and submitted a Class A-2 Response Action Outcome (RAO) Statement to reach closure for the release.

8. Cleanup of a #2 Fuel Oil Release & Method 1 Risk Assessment

Residential Property, Billerica, MA

A release of approximately 100 gallons of heating oil occurred when a feed line connected to a 275-gallon AST ruptured. The oil flowed onto the basement floor, into the sump-pump system, and onto the ground surface adjacent to the dwelling. The oil company denied responsibility for the release, forcing the homeowner to retain several contractors to respond to the release and assess the extent without performing any remedial activities. The Board of Health condemned the residence due to petroleum vapors migrating into the dwelling. CSE was retained by the homeowner to provide a second opinion. CSE conducted the cleanup, which included engineering a structure to support the building, and excavating contaminated soil from beneath a portion of the dwelling as well as from the ground surface adjacent to the dwelling. CSE collected post-excavation soil samples and the analytical results indicated the cleanup had achieved a condition of “No Significant Risk”. Therefore, CSE was able to close the site with a Class A-2 Response Action Outcome Statement supported with a Method 1 Risk Characterization with no limitations on future uses of the property.

9. UST Removal and Cleanup of #6 Fuel Oil

Town of Burlington, MA

Burlington High School switched from oil to gas heat and hired CSE to direct and oversee the removal of two 10,000-gallon heating oil underground storage tanks (USTs). During the removal, petroleum contamination was discovered in the tank grave. The leaking USTs were located within the Town Aquifer Protection District and less than 200 feet from a wetland and a Class A surface water body. To better estimate the final cost of the project, CSE recommended conducting a subsurface investigation to determine the extent of contamination and potential impact to the wetland before attempting the cleanup. CSE worked closely with the Burlington Board of Health and Conservation Commission in accordance with local by-laws, and incorporated environmental mitigation measures to protect the wetland during the remediation. The cleanup went according to plan. Both soil and groundwater contamination was removed and post excavation soil and groundwater testing indicated that a condition of “No Significant Risk” was achieved. This included restoring the groundwater to drinking water standards. CSE prepared and submitted a Class A-2 Response Action Outcome (RAO) Statement to close the site without any Activity and Use Limitations on the school property.

Representative Clients

Federal

National Park Service

State

MA Department of Conservation & Recreation

MA Department of Transportation

MA Division of Ecological Restoration

MA Division of Capital Asset Management (DCAM)

Massachusetts Water Resources Authority

Municipal and Public Agencies

Boston Housing Authority

Camp Edwards Military Reservation

City of Salem

Danvers Housing Authority

Brandeis University

Federal Aviation Administration

Gloucester Housing Authority

Stoneham Public Schools

Town of Burlington

Town of Georgetown

Town of Ipswich

Town of Topsfield

Town of Wakefield

Commercial

99 Restaurant & Pub

ABC Bus Company

Abilene Motor Express

Aldo Construction

American Transportation & Logistics, LLC

Anton's Cleaners

AT&T Wireless Services

Atlas Van Lines

Boston Artificial Limb Company, Inc.

Bursaw Oil Company

Continental Express

Dwyer's Cleaning Spot

Evan Delivery Company, Inc.

FedEx Ground

Gold Medal Bakery

Gorton's

Grossmans

Gulf Gas Stations

Hartt Transportation Systems, Inc.

Hertz Corporation

International House of Pancakes

KeHE Distributors

KLLM Transport Services, LLC

Knight Transportation, Inc.

LandVest, Inc.

Lynch Construction Company

Marshalls

Martin-Brower Company, LLC

Metropolitan Trucking, Inc.

Midwest Transport Inc.

Monarch Express, LLC

Mystic Motor Transportation Co. Inc.

Nextel

Pinewoods Camp, Inc.

Precision Motor Transport Group

PZME Realty, LLC

Richardsons Farm

Reinhart Transportation, LLC

RM Technologies

Rowe Machinery, Inc.

Ryder Integrated Logistic, Inc

Ryder Truck Rental, Inc.

Sheraton Hotels

Space Buildings

Sports Oil Corporation

Staples

Syigma Network

Sysco Boston, LLC

United Way of Tri-County

Environmental Professional Services since 1988

33 Estes Street, Ipswich, MA 01938

T: (978) 356-1177 F: (978) 356-1849

cleansoils.com

Page - 9

US Foods, Inc.
Valvoline Instant Oil Change
Wesco Gases

Financial

Beverly Cooperative Bank
Cape Ann Savings Bank
Danvers Savings Bank
Eastern Bank
First Ipswich Bank
Georgetown Savings Bank
Ipswich Cooperative Bank
Institution for Savings
Salem Five Cents Savings Bank

Insurance Companies

Andover Insurance Company
Arbella Insurance Company
CNA Insurance
Hanover Insurance Company
XL Specialty Claims Administrators,
Inc.

Law Firms

Fasanella & Wood, LLP
Rackermann Sawyer & Brewster
Ross & Ross

Rubin & Rudman, LLP

Consultants/Contractors

Allstate Power Vac
Bronson Drilling
Cappacio Environmental
Clean Ventures, Inc.
Cura Emergency Services
Cyn Environmental Services
Emergency Response & Training
Solutions
ENPRO Services, Inc.
IES Inc.
First Environment
Maxymillian Technologies, Inc.
REW Environmental, Inc.
Total Waste Management, Inc.
Western Mass Environmental
XL Environmental, Inc.

Residential Property Owners

Over 100 Residential Clients

Non Profit Organizations

Animal Rescue League
The Trustees of Reservations
YMCA of the North Shore

Staff Qualifications

Environmental Professional Services since 1988

33 Estes Street, Ipswich, MA 01938

T: (978) 356-1177 **F:** (978) 356-1849

cleansoils.com

Page - 11

William H. Mitchell, Jr., LSP

President/LSP/Geologist



Professional Qualifications

Mr. Mitchell, a co-founder of Clean Soils Environmental, Ltd. (CSE), is an experienced Licensed Site Professional, geologist, and project manager having over 25 years of environmental consulting experience managing and directing oil and hazardous assessment and cleanup projects throughout Massachusetts. As one of the first LSPs, Mr. Mitchell has directed and brought to closure hundreds of assessment and remediation projects in accordance with the Massachusetts Contingency Plan (MCP) since its conception in 1993. These projects are primarily for commercial and industrial facilities to address petroleum, metals, and solvent contamination of soil, groundwater, and indoor-air. Mr. Mitchell also works for residential clients who experience releases of oil or hazardous materials.

Mr. Mitchell has conducted numerous subsurface investigations, environmental site assessments, and remedial activities associated with underground storage tank systems and releases of hazardous substances. Experience associated with these studies include; site characterization, risk assessment, and assessments of environmental impact to groundwater, soil, indoor-air, wetlands, waterways, and sediment. Mr. Mitchell offers his expertise and provides guidance regarding hazardous waste management, regulatory guidance/compliance, treatment systems, client education, wetlands assessment, and waterways restoration.

Mr. Mitchell has held positions in the areas of oil and hazardous waste assessments and cleanups, oil and gas exploration, geology and geophysics in both Massachusetts and Alaska. His wide range of environmental knowledge and experience bring an interdisciplinary approach to solving environmental problems. Mr. Mitchell is one of the few LSPs that still perform field services including on-site cleanup oversight, collection of field data, management of laboratory data, etc.

Education

Salem State University **1979**
Bachelor of Science in Geology

Certifications

- Massachusetts Licensed Site Professional (LSP), License # 1965 **1993**
- Certificate of Professional Achievement in Hazardous Waste Management from Northeastern University **1996**
- 40 Hour OSHA Hazardous Waste Operations and Emergency Response (HAZWOPER) **1989**
- 8 Hour OSHA (HAZWOPER) Site Worker Annual Refresher **1989 - present**
- 8 Hour OSHA (HAZWOPER) Site Supervisor **1994**
- Certified Asbestos Inspector **1990**
- Certified Asbestos Abatement Project Management Planner **1990**

Professional Organizations

- Massachusetts Licensed Site Professional Association **1993 – 2016**
 - Education Committee Member **2013 - present**
- Massachusetts Licensed Site Professional Association Public Relations Group **2000 – 2004**
- Department of Environmental Protection Homeowner Work Group **1999 – 2000**
- Chairman, Ipswich Conservation Commission **1999 – 2000**
- Vice Chairman, Ipswich Conservation Commission **1998 – 1999**
- Commissioner, Ipswich Conservation Commission **1997 – 1998**

Environmental Professional Services since 1988

33 Estes Street, Ipswich, MA 01938

T: (978) 356-1177 F: (978) 356-1849

cleansoils.com

Project Experience

Environmental Investigations

Mr. Mitchell has performed hundreds environmental assessments and subsurface investigations throughout Massachusetts. His experience ranges from historical research for due diligence assessments involved in real estate transactions to project management and LSP opinion rendering for releases of oil and hazardous materials. He has investigated sites contaminated with various petroleum products, chlorinated organic compounds, pollutant metals, and pesticides and has completed numerous Phase I, Phase II, and Phase III studies.

LSP and MCP Services

Mr. Mitchell has provided MCP guidance and LSP services for reduction of environmental risk (IRAs, LRAs, and RAMs), closure reports (RAOs and AULs) under the Massachusetts Contingency Plan (MCP), as well as closure for numerous Phase I through III studies.

Remediation Systems

Mr. Mitchell supervised the construction, startup, and operation of several remediation systems to recover free phase product on groundwater. The systems involved the recovery of several feet of free phase light and heavy fuel oils on groundwater using various technologies. Mr. Mitchell has also implemented and supervised numerous soil remediation projects to address a variety of contaminants. Many of these were targeted soil removal projects completed as Immediate Response Actions and Release Abatement Measures to reduce exposure risk.

Underground and Aboveground Storage Tank Investigations and Closure

Mr. Mitchell has conducted multiple underground and aboveground storage tank removals and closure investigations for government and private clients. These investigations involved ground penetrating radar surveys, removal documentation, and sampling for underground tank removals, as well as Limited Removal Actions and Immediate Response Actions to remediate contaminated soil associated with those removals.

Federal Superfund Sites

Mr. Mitchell has encountered several Federal Superfund sites while conducting MCP work. One of these cases included the submittal of an Immediate Response Action (IRA) Completion report for an Adequately Regulated NPL Federal Superfund. Additional Superfund activities have included site characterization and groundwater monitoring programs.

Vapor Intrusion Assessment Projects

Mr. Mitchell has assessed vapor intrusion exposure conditions during an Interim Deadline according to a Notice of Noncompliance for a tetrachloroethylene or PCE contamination via soil, groundwater, soil gas and sub-slab vapor, and indoor air sampling.

Kevin L. McAndrews

Project Manager, Geologist



Professional Qualifications

Mr. McAndrews has over 5 years of experience managing environmental projects to address releases of petroleum and hazardous materials throughout the New England region. His experience includes implementing site investigations, managing remediation crews, and preparing reports for MCP compliance. He is also proficient in all aspects of assessment required during real estate transactions, from limited screening-style reviews to comprehensive Phase I & II work completed to the All Appropriate Inquiry ASTM standard. He is skilled in directing emergency and comprehensive response actions, modeling contaminant migration pathways in various geologic and hydrogeologic conditions, developing remedial action plans, piloting unmanned aircraft systems (UAS) and contributing to professional and technical opinions.

Responsibilities include all aspects of field work employing various types of drilling and multi-media sampling techniques; soil characterization and management for off-site disposal and recycling; active excavation screening and direction; chemical injection treatments for groundwater remediation projects; cost estimates and work proposal preparation; AST and UST assessment and closure activities; client consultation and contractor coordination; data tabulation and figure drafting; contaminant modeling, risk assessment engagement, permit applications and report writing.

Education

B.S. in Geological Sciences <i>Salem State University</i>	2012
---	-------------

Certifications

- | | |
|---|-----------------------|
| ▪ 40 Hour OSHA Hazardous Waste Operations and Emergency Response (HAZWOPER) | 2012 |
| ▪ 8 Hour OSHA (HAZWOPER) Site Worker Annual Refresher | 2013 – present |
| ▪ 8 Hour OSHA (HAZWOPER) Supervisor | 2015 – present |
| ▪ Adult and Pediatric First Aid/CPR/AED | 2015 – present |
| ▪ Asbestos Awareness | 2015 – present |
| ▪ Remote Pilot Airman Certificate | 2017 – present |

Professional Organizations

- | | |
|--|-----------------------|
| ▪ Geological Society of America | 2011 – present |
| ▪ Massachusetts Licensed Site Professional Association | 2012 – present |
| ▪ Young Professionals Committee Member | 2012 – present |
| ▪ Education Committee Member | 2012 – present |
| ▪ Massachusetts Geological Society | 2015 – present |