

Envirotest, Ltd.



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HEADQUARTERS
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Envirotest, Ltd.

We are a full service environmental consulting company founded in 1987. From our Houston headquarters, the Envirotest group of companies provide a comprehensive suite of environmental services worldwide. Our diverse client base includes many Fortune 500 Commercial and Industrial firms.

How Much Is Prevention Worth? The Solution to Indoor Air Pollution

By Gabriela De Pavia, MS, CIE
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The prevention of Indoor Air Quality (IAQ) problems is well worth the cost, given the high costs of major remediation efforts, health effects on staff, negative publicity, fines and lawsuits.

Modern office buildings are generally considered safe, however, in the 1970's, energy conservation measures minimized the infiltration of fresh air and contributed to the buildup of indoor air contaminants. We spend most of our time indoors, where concentration of pollutants are often much higher than those outside. Poor IAQ is related to illnesses such as respiratory diseases or irritant

reactions requiring absence from work and could cause acute health symptoms such as asthma and asthma-related illnesses, allergenic reactions and rashes.

The goal of this article is to give you basic pointers on how to prevent IAQ problems in your building and resolve such problems promptly if they do arise.

IAQ Basics:
Major indoor air contaminants include acetic acid, carbon dioxide, carbon monoxide, formaldehyde, nitrogen oxides, ozone, radon, volatile organic

compounds (VOC's), asbestos, synthetic fibers, tobacco smoke, miscellaneous inorganic gases, microorganisms and other biological contaminants.

Contributors to IAQ Problems

There are four elements involved: **1)** The **source** of contaminants and odors; **2)** problem with the design or operation of the **HVAC** system; **3)** a **pathway** that connects the pollutant with the occupants and **4)** the building **occupants**.

To assist in the prevention and Identification of IAQ problems, Envirotest recommends the following:

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Perfect Attendance Award

Shawn Baladez of Envirotest, was given a certificate of recognition by Glenn Bonin, Environmental Engineer at ConocoPhillips Sweeny and Chris Zannelli of Envirotest, for perfect attendance for the year of 2003 on the ConocoPhillips Sweeny tank seal inspection project.



Professional Geoscientist Licenses

By James D. Murphy, Ph.D., C.P.G.
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Geoscientist (PG) recognition and licensure is administered by the State of Texas as is the Professional Engineer (PE) designation and has similar rigorous requirements for knowledge, experience and education. Much of the subsurface work that we perform related to soil and groundwater investigations and Phase I, II, and III ESA's will require PG involvement and PG Report Review and subsequent PG Certification Seal.

We at Envirotest are proud of our five new Professional Geoscientists. They are: Robert Copus, Alex Fuhrmann, Dan Hannah, Jim Murphy, and Stuart Williams. Please join us in congratulating them on their achievement.

“Five Envirotest Professionals have been awarded Professional Geoscientist Licenses during the fourth quarter of 2003.”

Envirotest is pleased to announce an enhancement to our services that will afford our clients an additional degree of confidence in our work. Senate Bill 405 was passed September 1, 2001 by the Texas 77th Legislature. The act established a Geoscience Licensing Board with a mandate to have the act implemented by

September 1, 2003. By way of explanation, the mission of the Licensing Board is: “To protect public health, safety and welfare by ensuring that only qualified persons carry out the public practice of geoscience”.

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Envirotest Ltd.

Mission, Vision and Values

We think that our Mission, Vision and Values, as stated below, will be evident in our day-to-day interaction with our customers.

Mission:
(What we do)
 To provide our clients consulting expertise with a focus on solutions that protect people and the environment.

Vision:
(What we want to be)
 To be known as the premiere environmental consultant by employees, customers, partners, and regulators.

Values:
(The characteristics of our employees)

- Professionalism
- Customer Focus
- Can-Do-Attitude
- Teamwork
- Technical Excellence

Prevention continued from page 2

An Effective Communication System:

An effective communication system between building owners, facility managers, staff, contractors and occupants can help prevent IAQ problems and resolve problems cooperatively if they do arise.

Develop an IAQ

Baseline: A baseline review and inspection of building conditions helps identify current and potential indoor air issues and can prevent future problems. If a problem does arise, this baseline information will be very helpful.

Assign an IAQ Manager:

Many problems can be prevented with a common sense approach; however, prevention may involve reviewing and amending current practices and establishing new procedures. It is recommended that a building staff member be assigned to perform this. Education and training programs for building staff should be provided to assist in the prevention of IAQ problems.

Mitigate IAQ Problems

Immediately: There are different types of mitigation approaches **a)** control of pollutant sources; **b)** modification to the ventilation system; **c)** air cleaning; **d)** control of exposures to occupants. The mitigation might require the involvement of combined expertise of

professionals from multiple disciplines. Once IAQ issues are identified, early action is needed. Whatever action you may take, the key is to keep the information current and readily available.

Hire Professional Assistance:

Some IAQ issues can be solved in house, however, there are cases when outside assistance is needed.

Furthermore, in this new millennium, there has been an increasing awareness of IAQ issues and bio-terrorism. If you think about it, when you ensure the performance of your building to meet normal conditions, it also gives you a level of preparedness for emergency conditions such as environmental terrorism.

I hope this article helps you understand the important role that "prevention" plays in the IAQ world. I leave you with a new phrase... "Prevention is the solution to indoor air pollution!"

Resources: EPA document "Building Air Quality"

**UPDATES
New Texas Mold Licensing Requirements**

After four drafts, the Texas Department of Health (TDH) finally presented the proposed Mold Assessment and remediation rules to the Board of Health (BOH) at the December 5, 2003

meeting. These rules, which require the TDH to license mold investigators and remediation contractors, were developed in response to House Bill 329. If approved by the BOH in January 2004, the rules will be published in the Texas Register for a 30-day public comment. After review, the rules will return to the BOH and, if approved, will become part of the Texas Administrative Code. The TDH cannot begin licensing until the BOH adopts the rules and the estimated date is April 1, 2004. For a link to the TDH website, please check www.envirotestltd.com/iaq.htm.

IICRC's S520 Mold Remediation Standard Completed

S520 is the largest unified effort ever conducted in the IAQ field. It is the result of three years of collaborative effort of the combined expertise of professionals from multiple disciplines. S520 is a 'procedural standard and reference guide for mold remediation in a manner that places a high priority on the safety and health of property owners, occupants, remediation workers and other affected parties'.

To order a copy of S520 visit www.iicrc.org

"Education and training programs for building staff should be provided to assist in the prevention of IAQ problems."

Envirotest Receives Recognition for Contribution

By Jason Binford, Manager of Commercial Services

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“Brownfields are abandoned, idled, and/or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.”

The Texas Historical Commission recently recognized Envirotest for contributions that led to the placement of a historical marker at the Myers-Spalti Manufacturing Plant. Most Houstonians will more readily recognize the Myers-Spalti Manufacturing Plant as the former El Mercado Del Sol, a failed 1980's era shopping center, located on downtown's near east side. The placement of the marker at the Myers-Spalti Manufacturing Plant, renamed Runnels Lofts, upon completion of renovations, represents the end of a twenty-seven month redevelopment project by a nationally recognized multifamily residential property developer.

The Runnels Lofts are located in a heavily urbanized and historically light industrial area on the southern bank of Buffalo Bayou. The property was originally developed as a complex of six adjoining buildings constructed between 1880 and 1928. The buildings were utilized primarily by Myers-Spalti, a furniture manufacturer, from initial development during the late 1800's until the 1950's. Post 1950's site usage included hardware and wire sales,

electronics repair, light automotive repair, general warehousing, storage, and various other light industrial and commercial interests. Generally, all property usage ceased prior to 1980. The existing improvements were partially renovated during the 1980's as the El Mercado Del Sol. The City of Houston owned shopping center failed economically and the property sat largely vacant throughout much of the 1990's.

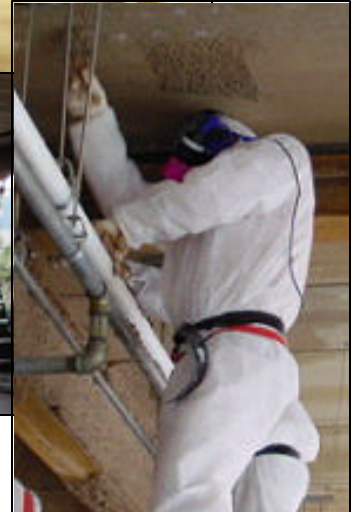
During the 1990's, the property existed as a classic example of a seriously underutilized industrial property and general urban blight. The United States Environmental Protection Agency has generically defined these types of properties as Brownfields. By definition, Brownfields are abandoned, idled, and/or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

The redevelopment project required a substantial vision and financial commitment by the property developer. From an environmental standpoint, the site was challenging because of the varied historic usage,

type of use, and age. Envirotest was retained by the developer to project manage and mitigate all environmental concerns associated with the redevelopment of the site. Environmental investigations at the site were led by our Jason Binford, and included a Phase I Environmental Site Assessment, numerous Phase II Subsurface Investigations, a phased soil remediation along a former railroad spur, hydrocarbon fraction analysis, removal and site closure of an underground fuel storage tank, and comprehensive asbestos and Lead-Based Paint abatements. The soil remediation and hydrocarbon fraction analysis were further accomplished utilizing newly available guidance and innovative techniques to obtain site closure via the Texas Commission on Environmental Quality's Texas Risk Reduction Program (TRRP). The establishment of the TRRP standard allowed Envirotest to safely and legally vary from generically based “off-the-shelf” cleanup criteria. The utilization of TRRP at the site allowed for the development and implementation of a property-specific remediation plan that allowed for unrestricted residential usage.

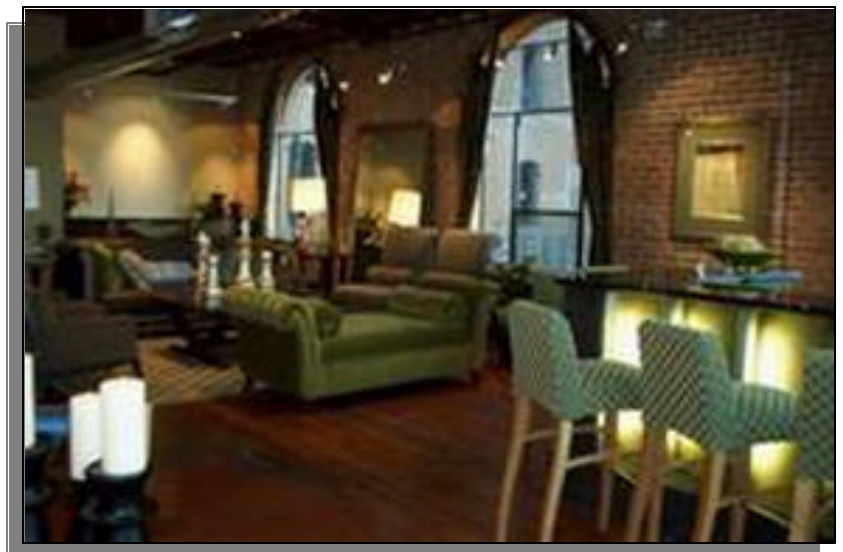
The Runnels Lofts redevelopment project tapped each of Envirotest core business units. Envirotest is proud to have been an integral participant of the successful redevelopment project. The property is a shining example of a developer's vision and commitment to the redevelopment of historically underutilized properties.

Jason Binford is currently the Manager of Commercial Services and has been employed with Envirotest since 1997. Upon request, Mr. Binford can present *Environmental Due Diligence for Real Estate Acquisitions and Financial Lending*, a 2-hour introduction into the redevelopment of historically depressed properties. He can be reached by phone at 832-615-8503, or by email at jbinford@envirotestltd.com



Photos of the redevelopment process

Interior view of the finished lofts.



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Envirotest Welcomes Dan Hannah

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Dan Hannah, P.G. has recently joined the Envirotest, Ltd. Team. Dan comes to us from Cirrus Associates, LLC in Webster, Texas where he worked as an environmental consultant over the previous year and a half. Before joining Cirrus Associates, Dan was employed by the IT Group in Oklahoma City, Oklahoma where he was part of a RCRA/CERCLA facility groundwater monitoring and

assessment team. Dan has a combined six years of experience in the oil and gas service industry prior to becoming an environmental professional.

Dan is a Registered Professional Geologist in the State of Texas and is a member of the American Institute of Professional Geologists. Dan holds BS and MS degrees, both in Geology, from Oklahoma State University.

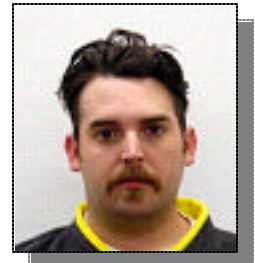


Jeremy Trehan

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Envirotest welcomes Jeremy Trahan to the Envirotest Team. Jeremy has over (7) years of industrial hygiene experience and has worked within numerous industrial plants in the Golden Triangle area. Jeremy has experience performing air monitoring, radiation sampling, water

sampling, and is certified in microscopy to analyze bulk samples for asbestos content using Polarized Light Microscopy (PLM). Jeremy is also certified to analyze air sample filters for fiber concentration utilizing the NIOSH 582 Method. Jeremy joined Envirotest in December of 2003.



We're on the Web! See us at:
www.envirotestltd.com



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