

Phase I Environmental Site Assessments

What you need to know!

PURPOSE OF PHASE I ESAs

- Acquisition of Bank Financing
- Collecting Due Diligence data for real estate Acquisition, Divestiture, or Development
- Assessment of Risk Liability
- Often Required to support City Development Permit Applications

Underscoped and Poorly Prepared Phase I ESAs can Cost you Money

SCOPE OF WORK

A typical Phase I ESA includes the following:

- **Record Reviews** to establish former owners, tenants or business that occupied the site as well as current and historical land use activities on the Property. Based on the site operations, potential areas of contamination or environmental are identified.
- **Site Inspections** to evaluate site issues identified during the records review process and to identify potential contaminate indicators and any other common indicators of environmental impairment.
- **Interviews** to corroborate or augment information and data collected during the records review and site inspection process. Individuals with knowledge of the site are interviewed to determine if there are any current or historical land use operations which may have resulted in contamination or environmental liability.

- A **Report** to detail the assessment's findings, conclusions, and recommendation.

TYPICAL TIMELINE & COST

A Phase I ESA usually takes 3 weeks to produce and typically costs between \$3,500 to \$5,500 depending on the size and location of the assessment site.

Phase I ESAs identify Potential or Existing Environmental Contamination Liabilities on a Property

STANDARD REQUIREMENTS

Phase I ESAs can be completed to meet the requirements of several standards:

- Canadian Standards Association (CSA) Z768-01 (R2012) Phase I Environmental Site Assessment
- The City of Calgary Terms of Reference for Phase I Environmental Site Assessment
- American Standard Testing Method (ASTM) E1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process
- Oil and Gas Standards

All banks require Phase I ESAs completed in accordance with the CSA Standard.

RECOMMENDATIONS

Typical recommendations can include:

- Hazardous Building Materials Survey
- Phase II ESA
- No Further Action

Third Party Reliance is provided to banks and other parties at the time of reporting.



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