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H2M NEWS

Quarterly Newsletter

NYCEDC Yankee Stadium City Brownfield Work West Bronx (Highbridge) Recreation Center Site

As part of the Yankee Stadium City Work Project, several sites in the Bronx are being renovated and redeveloped. Among these are the PS-29 Melrose School site at E. 157th Street and Melrose Avenue and the West Bronx (Highbridge) Recreation Center site at Shakespeare Avenue and W. 172nd Street. In order to provide improved recreational facilities in the neighborhood as a part of the agreement to develop and construct the new Yankee Stadium, New York City Economic Development Corporation (NYCEDC) and NYC Parks and Recreation developed plans to



PS-29 ball field construction

renovate both sites, including constructing a new synthetic turf ball field at each location.

The West Bronx (Highbridge)

Recreation Center site was an unused cul-de-sac in poor condition behind the recreation center building. The PS-29 Melrose School site was a fenced-in blacktop playground area adjacent to the school building, also in poor condition.

In 2007, H2M conducted a preliminary ball field feasibility assessment at both sites in order to characterize soil and groundwater quality and



West Bronx recreation center ball field under construction

to obtain general geotechnical information for the construction of the proposed ball fields for the NYCEDC. As a result of the investigations, several contaminants that are characteristic of historic fill were detected in soil at both sites at concentrations that exceeded their respective New York State Department of Environmental Conservation (NYSDEC) Recommended Soil Cleanup Objectives (RSCOs)

During initial construction activities at the West Bronx (Highbridge) Recreation Center Site, underground storage tanks were discovered. H2M worked with NYCEDC's



Completed recreation center ball field

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The Old Yankee Stadium



Completed recreation center ball field

Insurance Industry Reduces Costs With Environmental Experts

By Charles Martello PE, Vice President and Sui Leong PE, Vice President, H2M Environmental Division

An underground fuel tank leak can be an environmental disaster and it may not always coincide with insurance coverage, even when there is an active homeowner insurance policy in place. Issues such as maintenance of the fuel oil storage system, extent of environmental impact, insurance endorsements taken out by the policyholder and circumstances leading to the cause of the leak all potentially affect the trigger of insurance coverage. That's why more and more insurers are bringing in environmental experts.



There are approximately 640,000 USTs in service across the nation

“We do the investigation and assist the claims agents in interpreting data. H2M has a long history of working with insurance companies to address such issues” said Sui Leong, Vice President of the Environmental Division.

According to Charles “Chuck” Martello PE, Vice President of H2M, “the value we provide is technical support for claims managers when they’re evaluating claims and contamination on a property and the cause of those releases. We make sure contractors are operating at a cost within industry standards in accordance with regulations and gather information such that claim coverage determinations can be made. We also provide expertise in evaluating conditions and age dating of releases for potential subrogation against other parties such as previous insurance companies and/or fuel delivery companies. For example, did the release occur during the insurance coverage endorsement period?”



Understanding the geology and migration pathways of contamination is a key to controlling remedial efforts

In one project there was a release from a 3,000 gallon underground fuel oil tank on the insured’s property and into an adjacent surface water. The contractor was engaged by the local regulatory agency under a State Spill Response Contract. When the contractor realized there was insurance coverage the cost rates increased.

“We conducted a freedom of information act request and obtained copies of the Spill Response Contract unit rates. When comparing

the contractor’s pricing to the homeowner/ insurance company pricing we found the rates were excessive,” noted Martello. “With that evaluation, the cost for the resulting remediation dropped over 30% from \$72,000 to less than \$50,000.”



A complete understanding of the regulatory climate is critical to controlling remedial scope and costs

There are about 640,000 underground storage tanks nationwide that store petroleum or hazardous substances, according to the Environmental Protection Agency (EPA). In 1988, EPA issued regulations that addressed three areas: technical requirements, financial responsibility requirements, and government oversight of underground storage tanks.

“Not all insurance companies have the same policy conditions, endorsements and exclusions,” said Leong. “H2M is an invaluable resource in keeping tabs on the government and changes in environmental regulations ensuring future liability is controlled, cleanups are completed expeditiously, and costs are controlled.”

H2M’s (h2m.com) Environmental Division provides such specialized services as: hazardous site characterization and remediation, regulatory compliance and facility design, groundwater modeling, due diligence programs, Brownfield development and litigation support. In addition to cases involving fuel oil storage system failures, H2M provides consulting services in mold remediation, large complex commercial claims, cause and origin services (structural evaluation, water infiltration, etc.) and more. The division has provided claim support on thousands of residential and commercial claims for the insurance industry. Such support includes confirmation of coverage, subrogation assessment, exposure assessment, claim closure and cost control.

For more information please email h2m@h2m.com.



Being able to identify the type and gauge of USTs removed can be an important part of successfully subrogating a claim

The Environmental Division Insurance Initiative

By Kevin M. Taylor Project Manager in the H2M Environmental Division

The H2M Environmental Division has been providing environmental consulting, indoor air quality/mold and asbestos abatement services to the insurance sector for the last decade. These projects have varied from cause and origin assignments for residential oil tank leaks to large commercial and industrial facilities with significant soil and groundwater impact.

The insurance initiative is led by Michael N. Gentils, Vice President in New York and Charles A. Martello, P.E., Vice President in New Jersey. Day to day operations are led by Kevin M. Taylor Project Manager in New York and Blair G. Sonzogni, P.G., Project Geologist in New Jersey.

Recently, H2M combined the environmental and indoor air quality divisions in New York, since these teams serviced the same clientele. H2M combined the divisions into one to increase project efficiency and to reduce response time for each client.



Underground Oil tank removal after evidence of leaking



500 gallon underground fiberglass oil storage tank with close-up of hairline fracture



Oil tank submerged in oil and water

Since starting insurance related work in 1997, H2M's environmental division currently services about 30 insurance companies in the Tri-state area. H2M's environmental division is currently expanding into other geographic regions. H2M also offers a **24-hour emergency spill and environmental response team.**

H2M will provide complete "turn key" project services on behalf of the clients using the 24-hour response services. H2M's Environmental Division takes pride in the relationships they have built with our clients.

NYCEDC Yankee Stadium City Brownfield Work *continued from page 1*

construction contractor to properly address, clean and remove the tanks so that ball field construction could proceed.

Working with the New York City Department of Environmental Protection (NYCDEP), the NYCEDC and the NYC Parks and Recreation, H2M proposed that the construction of the artificial turf ball field at both sites would be utilized to serve as a capping system. This system would prevent human contact with the historic fill material, thereby allowing construction and redevelopment to proceed without delay while protecting human health and the environment. The ball fields are currently being used by neighborhood youths.



West Bronx underground oil storage tank removal



PS-29 finished ball field

Inside H2M

H2M Promotions

Taneel Ortiz has been promoted to Account Executive of H2M LABS, INC.
email: tortiz@h2m.com

Charles A. Martello, P.E., Senior Environmental Engineer, has been promoted to Vice President.
email: cmartello@h2m.com

Ronald B. Lanner, R.A., LEED AP, has been promoted to Vice President and Director of Sustainability.
email: rlanner@h2m.com

Licenses & Accreditations

Nikolas C. Nemick, P.E., Michael Lantier, Cole Podolsky, Patrick Stone and Michelle Cranz, have all earned the U.S. Green Building Council's Leadership in Energy And Environmental Design (LEED) Accredited Professional (AP) status.

Saverio J. Belfiore, CSI; Danny Tanzi, P.E., LEED AP and Eric W. Maisch, LEED AP have all passed the *New York Registered Architects Exam* and are now licensed Architects. **Daniel Meehan, AIA, CSI**, has obtained the *New Jersey Architects License*

Adam J. Paukovich received a NY Professional Engineering License

Matthew Johnson and Jeffrey Hope obtained their Underground Storage Tank Closure and Subsurface Evaluators Licenses

ACIL New Chairman

The American Council Of Independent Laboratories (ACIL) has recently welcomed a new chairman to lead the organization, **John J. Molloy, P.E., President and CEO** Of H2M and H2M LABS.

IAQ AWARD

U.S. Environmental Protection Agency's (EPA) Office Of Radiation And Indoor Air Presented H2M's client the Baldwin Union Free School District with the prestigious 2008 Indoor Air Quality Tools For Schools Model Of Sustained Excellence Award. H2M assisted the school district by creating a plan for the school to help decrease indoor air quality problems and utilize integrated sustainable design approach throughout their buildings.



H2M Sustainability Efforts

Ronald B. Lanner, R.A., LEED AP, has been promoted to Vice President and Director of Sustainability.

With this move H2M is consolidating its sustainability efforts that in the past were shared by H2M's architecture and engineering departments.

The group will be responsible to:

1. Coordinate efforts to inform and educate our clients on the benefits of considering sustainable (Green) building materials, building systems and

practices. We will address life-cycle costs on major building components and also examine low-tech practical modifications to our everyday behavior that could lead to energy reductions and less waste.

2. Enlist H2M employees in a campaign to reduce our own carbon footprint, by reducing electrical usage and waste.

"We all have a responsibility to the environment and future generations. Our group will create a culture that eliminates wasteful practices and will develop practical, measurable and marketable solutions to achieve these goals," said Ronald Lanner.

H2M Photos



Mold Remediation Needed – Hazardous to your health mushrooms growing out of a ceiling due to water intrusion - Photo by Travis I. Irving Staff Scientist at H2M

Green Facts & Tips - From H2M's Sustainability Group

1. A typical faucets uses approximately 2 gallons of water a minute. If you turn off the water while brushing your teeth you can save approximately 8 gallons of water. If 200 million Americans (approximately 2/3 of our population) changed the way they brushed their teeth, it would save 1.6 billion gallons of water — a day!
2. Replace incandescent bulbs with compact fluorescent light bulbs (CFLs) to save about 50 percent on your lighting costs. CFLs use only one-fourth the energy and last up to 10 times longer.
3. Send an email! Forgo paper and send information via e-mail. If you would like to start receiving this newsletter as well as other H2M announcements via email, just email us your email address - newsletter@h2m.com



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