



Environmental Consultants & Contractors

Environmental Support Services for the Real Estate Industry

Creating Value Going on title, either through acquisition or foreclosure of a property, requires more than due diligence documentation. This also holds true for fiduciary third-party client responsibility.

Understanding the environmental risks and liabilities at the real estate deal's onset, in order to develop, package, and effectively manage property strategy, is imperative. Besides protecting your company and clients, this understanding will be the basis to structure and preserve the deal on the front-end as well as develop a positive future exit strategy.

SCS Engineers becomes your trusted partner in the real estate process, supporting your business efforts and success and helping you finalize the real estate transaction in the most expeditious and cost efficient manner. We will help you realize, preserve, and create the greatest value for your asset with the lowest contingent liability.

Real Estate Support SCS has supported our clients' business for over three decades. As an employee-owned firm, we all have the same vested interest to make it work for us and our clients, and operate as an extension of our client's staff.

Our understanding of the real estate process helps us tailor our assessment work products to meet the needs of our clients' different lines of business.

A standard phase I environmental assessment may be on the mark for a typical mortgage deal but may do substantial harm to a property in disposition. The work product must be structured to support the particular deal and go beyond just checking the due diligence box.

A typical environmental consulting firm's "cookie cutter" Phase I assessment will never achieve an understanding of the real estate process or make a positive contribution to a clients bottom line.

SCS Engineers continues to strive to provide superior market driven client services through:

- High quality work product at a fair price,
- Fast delivery and responsiveness,
- Flexibility and resilience,
- Low-key, practical, cost efficient, and expeditious solutions,
- Zero client surprises, routine project milestone updates,
- Sensitivity to clients' politics,
- Local perspective with a nationwide coverage; and,
- Main street consulting with a Wall Street understanding.

Completion of projects on or before deadlines and within or below budget is a hallmark of our efforts. This has contributed to the **firm's 80 percent repeat client rate.**

SCS Engineers offers a full line of environmental assessment services, including:

- Phase II Subsurface Assessments
- Fate and transport mechanism of PCE in subsurface environment
- Remedial investigation/feasibility studies
- Risk and liability assessments
- Clean up options, cost estimating, remedial strategies, voluntary cleanup program, agency negotiation
- Remedial design and construction
- Site closure consulting and options
- Compliance auditing
- Leased space decontamination
- Hazardous and solid waste consulting and management, waste disposal and recycling. TSDF auditing
- Response to off-site migration, co mingled plumes, third-party liability consulting

For more information on the environmental responsibilities and implications of purchasing real estate, please contact:
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