

# *PREFERRED ENVIRONMENTAL SERVICES*

## *Qualifications and Experience*



323 Merrick Avenue - Merrick, New York 11566

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[www.preferredenv.com](http://www.preferredenv.com)

## ***CORPORATE OVERVIEW***

Preferred Environmental Services is a full-service New York State, New York City & Port Authority NY& NJ, NYC School Construction Authority - Certified Women-Owned Business Enterprise (WBE) environmental consulting firm. Our firm is dedicated to achieving your individual environmental needs. Our mission is to act as your lead environmental advisor, with as much dedication and fore-thought to the success of your projects as an in-house staff member. This is accomplished by in-depth communication with the primary stakeholders or involved parties in your projects, with early and clear identification of the critical paths, the anticipated timeline and estimated costs to achieve a mutually agreeable conclusion to your environmental project.

## ***SERVICES OFFERED***

The awareness of the potential adverse consequences of environmental problems seems to increase daily, resulting in real or perceived impacts on businesses and construction projects due to the likelihood of environmental liabilities. Preferred's environmental professionals are experts at conducting all levels of environmental studies, from baseline field assessments to full assessments of environmental impact. This firm has broad experience in all phases of environmental assessment activities, focusing on property transfer, construction support and environmental restoration. Preferred personnel have completed more than 5,000 environmental assessment and related projects in the last twenty (20) years. Preferred's environmental assessments have included delineation of contaminants from numerous sources in all types of media, inclusive of the recently heightened scrutiny of soil vapor intrusion and receptor migration pathways. Environmental assessment and construction work have been successfully conducted under the scrutiny of local, state and federal programs such as the NYC and NYS Voluntary Cleanup Programs and Brownfield Cleanup Programs, State and Federal Superfund, PBS, RCRA, CERCLA, NYS Navigation Law, Petroleum and Chemical Bulk Storage, NJDEP- and PADEP-regulations. Preferred is also a NYS DOL-licensed firm for the sampling and monitoring of Asbestos Projects and hazardous material assessments. Although Preferred Environmental Services is based on Long Island, the firm capabilities and experience has

focused extensively on real estate in the Metro New York, lower New York State, New Jersey, Pennsylvania and Connecticut. Among the services being actively provided to our clients are the following:

**DUE DILIGENCE, ENVIRONMENTAL COMPLIANCE & CONSTRUCTION ASSISTANCE/OPERATION AND MONITORING**

- All Phases of ASTM Due Diligence: Phase I and Phase II Environmental Site Assessments and Site Sampling Studies inclusive of the new “all appropriate inquiry” (AAI) standard of care from low to very high-risk properties;
- Technical and environmental assistance to General Contractors for large scale infrastructure construction projects. Preferred is specifically adept in the integration of environmental requirements into all phases of site construction. Our superior understanding of the complexities facing construction contractors is evident and starts from the preparation of “*implementable*” and *reasonably and cost effectively-completed* environmental submittals (field sampling plans, QAPP, organic vapor monitoring plans, health and safety plans, excavation and waste handling plans, SWPP, CP, Emergency Response Plans, etc.), implementation of in-situ and ex-situ waste and soil characterizations, hazardous material reviews, hazardous materials sampling and characterization, Worker Documentation and Community Air Monitoring, segregation of soil, waste characterization, soil management and handling plans, etc. In addition to environmental requirements, Preferred can incorporate the provision of Certified Safety Personnel (CSP) and Certified Industrial Hygienist (CIH) and/or Environmental Professional as per NYC contract specifications.
- Reasonable and cost-effective integration of environmental requirements during property redevelopment via the implementation of Inactive Hazardous Waste Site, NYC OER “E” designated parcels, NYC VCP, Hazardous Materials Investigations, NYC DeMapping, Voluntary Cleanup Program and Brownfield Cleanup Program projects for numerous properties inclusive of dry cleaners, former electroplating facilities, gasoline stations, fuel oil terminals, etc.;
- Remediation Scoping, Cost Estimation, Regulatory Negotiation, Oversight and Closure Documentation of complex environmental conditions;
- Installation, Operations, Maintenance and Monitoring (OM&M) of typical and state-of-the art Remediation Systems. Preferred has performed all phases of environmental-related remediation construction projects from the installation, operation, monitoring, repair, and maintenance of soil vapor extraction, air sparge, in-situ oxygen curtain (ISCO), skimmer pump for heavy oils, handling of regulated materials, transportation and disposal oversight, waste materials classification for purpose of off-site disposal, and the decommissioning of remediation systems. Preferred also provides OMM for four (4) NYS Superfund remedial systems between the last 3-8

years. Routine services include real-time monitoring, influent and effluent monitoring, sampling, analysis and reporting.

- Development of OM&M manuals, notifications, requirements and annual certifications.
- Above Ground & Underground Storage Tank Management, Compliance, Removal, Spill Closure & Documentation at Bus garages, gasoline stations, industrial facilities, etc.
- Implementation of soil and groundwater remediation via the design, injection and monitoring using ex-situ and in-situ oxygen-enhancing agents, chemical oxidation, Fenton's Reagent, metal-reducing compounds, and other innovative technology.
- Extensive experience with the PBS regulations for gasoline stations, implementation of compliance, tank removal, remediation of soil, groundwater and soil vapor. Installation of monitoring systems, collection and analysis of samples, quarterly compliance monitoring, record keeping, monitoring reports and negotiation with regulatory agencies.
- Preparation and implementation of soil handling plans, HASP on-site air monitoring, Community Air Monitoring Plans, odor control and mitigation, vibration and noise monitoring, and remediation/investigation waste disposal, design and the installation of passive and active sub-slab depressurization systems (SSDS).
- Assistance in Escrow Negotiations for Restoring Environmental Compliance and Environmental Insurance Underwriting;
- Petroleum Spill Investigations, Regulatory Compliance, Auditing and Spill Closure. Preparation of Local, State and EPA Spill Prevention, Control and Countermeasure Plans, SPPCC Best Management Plans, participation in Environmental Impact Assessments;
- Environmental Loss Control, Risk Management, Consultation to Insurance Companies Claims Divisions and Independent Adjustor, Forensic Claim Evaluation, Causation Determination, and reserve estimation;
- Litigation Support, Depositions and Expert Witness Testimony on Varied Environmental Issues.

### **SUBSURFACE SITE INVESTIGATIONS**

- Phase II Site Investigation Sampling Plans, Health & Safety Plans; and Quality Assurance/Quality Control Plans;
- Soil Contamination Studies using Rapid Delineation Field Technologies, with projection of costs for environmental restoration;
- Soil Vapor Studies and Indoor Air Quality Evaluations. Groundwater Contamination Studies, with Characterization and Delineation, Source Area Evaluations;

- 2-Dimensional Contaminant Fate and Transport projections;
- Complete Phase II Reports and Cost Estimations for Compliance.

### **INDUSTRIAL AIR QUALITY INVESTIGATIONS & COMPLIANCE**

- NYS DOL-licensed for the monitoring of Asbestos Sampling Projects.
- Implementation of indoor air investigations involving indoor air quality (mold, asbestos, soil vapor, fuel oil, gasoline, solvents, silica, thermite, noise, confined space welding, particulates and other related constituents)
- Conduct of Community Air Monitoring Programs (CAMPs), development of the CAMPs, documentation and reporting.
- Performance of Operations, Maintenance and Monitoring (OM&M) of Remediation Systems – soil vapor extraction, air sparge, injectables, influent and effluent monitoring, sampling, analysis and reporting for private, municipal, state and federal projects.

### **REMEDIAL INVESTIGATIONS AND REMEDIAL ACTIONS**

- Remedial Investigation/Feasibility Studies, Sampling Plans, Health & Safety Plans; Reports.
- Interim Remedial Measures, Work Plans, Sampling Plans, Health & Safety Plans; Reports.

### **ENVIRONMENTAL LOSS CONTROL - INDUSTRIAL CONTAMINATION & PETROLEUM SPILL MANAGEMENT FOR INSURANCE CARRIERS**

- Aggressive, prompt and thorough claims investigation for complex claims – commercial and residential
- Cause and Origin Investigations of Environmental Matters involving forensic analysis
- Immediate thorough investigation and evaluation of causation
- Identification and procurement of pertinent documents relating to claim and potential for subrogation
- Comprehensive evaluation of claims with qualified reserve recommendations
- Timely (24 to 48-hours) concise direct reports on causation with recommendations
- Litigation or Subrogation Assistance

### **ENVIRONMENTAL RISK TRANSFER**

- Risk Transfer by due diligence and escrow allocation.
- Design and Use of Specialty Environmental Insurance Packages (PLL etc.) to off-set environmental risk not quantifiable via traditional due diligence.

Environmental consulting work performed by the firm is at the direction of its President, Ms. Jill Haimson, NYS PG#000075. Ms. Haimson has managed and negotiated environmental projects for more than 36 years under administrative consent orders with regulatory agencies under the New York State Navigation Law, the NCP, CERCLA, RCRA and other state and federal programs as well as remediation programs performed under local, county or state authority. She is a licensed Professional Geologist (PG) in New York State 2017 and Pennsylvania since 1995. Ms. Haimson has a long term and strong working relationship with local regulators and a comprehensive knowledge of regulations affecting the use, handling and storage of hazardous and non-hazardous (petroleum) materials, as well as the current standards and guidance values allowable for air, surface water, dredge materials, sediment, soil and groundwater quality. Ms. Haimson also has served as an expert witness providing testimony and depositions to assist in litigation regarding environmental issues.

In an environmental consulting capacity, she has served for five years as the New York City School Construction Authority as a Hazardous Waste Manager during the acquisition (condemnation) and redevelopment of inner city properties for new schools; completed five years as an United States Environmental Protection Agency (USEPA) ARCs Principal Project Manager for the Remedial Investigation/Feasibility Study (RI/FS) of Federal Superfund Sites (NPL) throughout Long Island; and has successfully managed the investigation and closure of complex environmental issues at thousands of properties in the Metropolitan New York Area, Westchester, Putnam, Orange and Dutchess Counties, Long Island, Pennsylvania, Connecticut and New Jersey. These projects have included both traditional approaches as well as recent technology-based advances in contaminant delineation and remediations. These services were provided for private clients, insurance companies, municipalities, financial institutions, and other involved stakeholders.

Preferred Environmental Services is also a specialist in the management of environmental closure for a wide variety of environmental contamination scenarios at both commercial/industrial facilities and residential locations. Our years of expertise and innovative environmental solutions serve to expedite regulatory closure while minimizing cost. Expedited site investigations are integrated with site re-

development or remediation in order to compress and reduce the compliance process and achieve site closure. Preferred routinely teams with specialized and pre-selected cadre of licensed and permitted remedial contractors, using state-of-the art equipment to handle environmental restoration. Environmental management becomes streamlined, timely and cost effective.

Over the last 18 years, Preferred Environmental Services professionals has completed more than 1,000 detailed and complete complex insurance claims with associated assessment of liability for Insurance Company Complex Claims Groups and Environmental Risk Managers. A case file is created with site inspection logs and photographs to document the cause or origin of the environmental release. At the end of our projects, a comprehensive report is developed that provides evaluation of confirmatory sampling data, transport and disposal manifests for generated materials such that regulatory closure is achieved as soon as is feasible. Preferred provides follow up with the regulators to procure regulatory closure letters. Assisting Ms. Haimson, in the operation of Preferred is Mr. William J. Schlageter, Vice President, with more than 18 years of comprehensive environmental experience.

#### ***CERTIFICATIONS AND REGISTRATIONS***

Certified Women Owned Business Enterprise (WBE) – New York State & New York City, Port Authority of NY & NJ and NYC School Construction Authority.

Licensed Professional Geologist – New York State 2017.

New York State Education Licensed Professional Geological Services Firm

Licensed Professional Geologist – State of Pennsylvania since 1995.

NYS DOL Corporate Asbestos Handling License

Long Island Professional Geologist Association

Certified Health and Safety Operator at Hazardous Materials Sites (1989-present).

Licensed New York State Property and Casualty Broker

## ***PRICING***

Cost proposal and terms and conditions are always provided in advance of project performance. Projects are either performed for a fixed labor and expense fee or on a task level time and materials estimated basis. Every effort is made to produce the highest quality project within the budgetary guidelines established and on schedule.

## ***INSURANCE***

Preferred Environmental Services is a dba subsidiary of a fully insured professional corporation, Spectrum Coverage Corp. A copy of our Commercial General Liability Declaration page is available upon request.

## ***REFERENCES***

Available upon request.



## *CLIENT LIST*

Preferred provides environmental consulting services to both private and public entities with our most recent clients listed below:

AECOM

AKRF

Berkley Insurance

CDM Smith

Day Engineering, P.C.

Dvirka & Bartilucci Engineers

Defoe Construction

EECRUZ

EEA Engineering

Entact Corp.

Garfunkel Wild, PC

GEI Consultants

HDR

H2M Group, Melville, New York

Liberty Mutual Insurance Company

OK Petroleum

PAL Environmental Services

Parsons

J.P. Picone

Posillico Environmental and Construction

Scalamandre

Simone Development

Skanska USA and Civil NE

State Farm Insurance Company

TetraTech

Tectonic Engineering

TRC

Tully Environmental

Wargo Group

Wood Group



**PREFERRED ENVIRONMENTAL SERVICES**

## **CURRICULUM VITAE**

**Jill S. Haimson, President, NYS PG  
Preferred Environmental Services**

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**PROFESSIONAL EXPERIENCE**

Jill Haimson has more than 38 years of experience as a Project Director and Senior Hydrogeologist responsible for overall Quality Assurance and Technical Direction at Preferred Environmental Services, a NYS and NYC certified WBE firm she started more than 20 years ago. Ms. Haimson is a Licensed Professional Geologist in New York State (#000075), a Registered Professional Geologist in the Commonwealth of Pennsylvania, 1995.

Ms. Haimson expertise is focused on environmental projects involving the investigation and management and/or remediation of soil, vapor, sediment, surface water and groundwater contamination. Her diversified technical experience includes the implementation and management of complex remedial investigations; broad scale regulatory compliance activities; petroleum bulk storage facility spill loss control and response; spill cause and origin analysis and insurance coverage determinations; environmental impact assessment and remediation including supervision and management of staff and subcontractors.

She specializes in the coordination of environmental assessment and required remediation at large construction projects for numerous large NYS and NYC General Contractors, NYS & NYC VCPs and BCPs, Remedial Investigation/Feasibility Study (RI/FS); RCRA Closures, comprehensive site investigations, remedial design and remedial action programs; interim remedial measures; UST/hazardous and non-hazardous waste investigations and regulatory compliance; developing and scoping of field programs including QA/QC protocols, sampling plans and health and safety control plans; as well as regulatory compliance and negotiations.

Ms. Haimson has extensive experience in the management and negotiation of projects under administrative consent orders with regulatory agencies under the Navigation Law, NCP, CERCLA, RCRA and other state and federal programs. During past tenure at a national engineering firm, Ms. Haimson was a Principal Project Manager for more than 5 years, responsible for two (2) Federal Superfund Sites, under CERCLA, involving RI/FS and extensive remedial decision-making process.

Ms. Haimson has years of experience as a Project Director and QA/QC Officer for In-Situ and Ex-Situ Soil and Waste Characterization Projects underway for General Contractors for various NYCDEP, NYCDDC, NYCEDC, MTA NYCT, MTA LIRR and NYSDOT Projects. These projects were associated with the NYC and NYS contracts being implemented under Combined Sewer Overflow (CSO) improvements, new subway lines and ventilation plant improvements, as well as road and bridge work. These programs included the preparation of associated environmental submittals, Health and Safety Plans, Stormwater Pollution Prevent and Sediment and Erosion Control Plans, Pollution Prevention, Contingency Plans, Hazardous Materials Plans, Community and Worker Documentation Air Monitoring Plans (CAMPs), as well as the performance of sample collection and analytical testing for full range of contaminated media.

Ms. Haimson has a strong working knowledge of local, state and federal regulations affecting hazardous and non-hazardous waste materials as well as standards and guidances for soil and groundwater quality.

## **Jill S. Haimson, President, NYS PG Preferred Environmental Services**

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Major projects which Ms. Haimson has supervised and/or had a significant technical role in include, but are not limited to:

- **Excavation & Capping of First Street Turning Basin (NYC DDC Capital Project PW77GOWAN)** - Ms. Haimson supervised Preferred's geologists and environmental scientist as they performed required subsurface Investigations in the upland areas as part of the design effort for the excavation and capping of the First Turning Street Basin for the NYC DDC. This subsurface work included an evaluation for hazardous materials, waste characterization, Dense Non-Aqueous Phase Liquid (DNAPL) investigations and sampling, installation of monitoring wells and associated groundwater sampling. Preferred was also tasked with other site related work for the development of design criteria such as slug tests, and percolation studies and assistance with the geotechnical investigation of the upland areas. Preferred also performed Community Air Monitoring during geotechnical and other intrusive work. The subsurface environmental work was based upon various project design documents and submittals also developed by Preferred and the team which included required investigatory work plans, CAMP, Quality Assurance and Analytical Plans (QAPPs), , Report on subsurface investigation and interpretation of analytical testing data, Standard Operating Procedures (SOPs), Health and Safety Plans for future remedial contractor, Operations Maintenance and Monitoring Plans, and addendums.
- **Phase I Environmental Site Assessments (ESAs)** for 13 properties within the Town of Babylon Route 110 Corridor Planning Study relative to transportation requirements for redevelopment.
- **Phase I and II Site Assessment and Remediation Coordination**, various financial lenders, Metropolitan New York Area. Project Manager for the completion of over 350 Phase I/II and Remediation projects involving commercial-industrial lenders during property transactions, risk mitigation and compliance activities.
- **Environmental Anticipatory Boring Plans, In-situ & Ex-situ Waste Characterization, Sampling, Analysis, Engineer Data Interpretation Report** at numerous MTA NYCT Emergency Vent Plants and station facilities in the Metro NYC area.
- **Environmental Material Handling Plan** for Moynihan Station Civic Project, Numerous NYCSCA Boiler and Sandy Reconstruction Projects, WWTP, and other NYC Infrastructure Projects.
- **Remedial Investigation/Feasibility Study (RI/FS)** for a 40-acre National Priority List (NPL) former aircraft part manufacturing facility, Nassau County, USEPA Region II ARCS, where she served as Project Manager. The project was performed under the scrutiny of the USEPA; comprehensive RI with over 800 environmental samples collected, with on-and off-site feasibility study analysis for full range of contaminated media. Participated in numerous public meetings, inclusive of coordination and presentations.

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- Investigatory projects including soil, sediment and groundwater remediation of over 1,500 properties in Nassau, Suffolk, Westchester, Dutchess, Putnam, Orange and Ulster Counties, NYC Metro Area and New Jersey, Pennsylvania under the oversight of the USEPA, NYSDEC, WCDH, NCDH and/or SCDHS, NJDEP, and PADEP.
- Phase I Environmental Site Assessments and Phase II Site Investigations and Associated Environmental Activities at Various Locations, New York City School Construction Authority, where she served as Hazardous Waste Project Manager for five years as the Authority's independent environmental engineering representative for large scale construction projects and integration of environmental restoration and Sub-Slab Depressurization Systems during new school construction.
- Phase I, Phase II and remediation coordination of the former 14-acre Roosevelt Raceway property, Westbury, Nassau County under the federal and county programs, prior to re-development.
- Cause and Origin Evaluations for fuel oil and other petroleum releases into residential and commercial structures to facilitate insurance coverage determinations. Collection of soil and groundwater samples to document first or third-party impacts. Summary reports for reserve estimation and spill management oversight. Implementation of spill remediation services inclusive of complete environmental restoration.

**WORK HISTORY**

Preferred Environmental Services, President and Project Director 2000 - present  
Project Director, Freudenthal & Elkowitz, Commack, New York 1996-2001  
Principal Project Manager, Roy F. Weston, Carle Place, New York 1991-1996  
Section Head, Hydrogeology, H2M Group, Melville, New York 1986-1991  
Senior Hydrogeologist, Golden StrataServices, Houston, Texas 1982-1986  
Geologist, Arizona Department of Water Resources 1980-1982

**EDUCATION**

B.S., Geology - Queens College, New York 1979  
Graduate Studies towards M.S. Hydrogeology - Arizona State University

Specialized Courses - Compliance with RCRA Groundwater Contamination; Bioremediation of Hazardous Waste Site Workshop; Remediation Alternatives for Contaminated Sediments; Technical Writing Workshop; Remediation of DNAPL and LNAPL Contaminated Sites, Characterization and Remediation of DNAPLS, Hazardous Waste Management for the Utility Industry, ASTM Seminar on Risk-based Corrective Action, Natural Attenuation of Groundwater Contamination. ORC- Regensis for Remediation of DNAPLS/NAPLS.

## **Jill S. Haimson, President, NYS PG**

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#### **REGISTRATIONS**

Registered Professional Geologist in New York State #000075

Registered Professional Geologist in the Commonwealth of Pennsylvania, 1995.

Certified Health and Safety Operator at Hazardous Materials Sites (1989-present).

Licensed New York State Property and Casualty Broker, 1996.

#### **COMMITTEES/MEMBERSHIP/TRAINING**

Long Island Association of Professional Geologist

Association for Groundwater Scientists and Engineers

OSHA 40-hour Hazwoper Certification

OSHA 8-hour Hazwoper refresher training

## **William J. Schlageter, Vice President, NYSPG Preferred Environmental Services**

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### **PROFESSIONAL EXPERIENCE**

Bill Schlageter is a NYS Licensed Professional Geologist and Vice President of the firm. He is responsible for the overall technical management of environmental projects at Preferred and manages its resources. Mr. Schlageter has managed and negotiated environmental projects for more than 24 years under administrative consent orders, stipulation agreements and other enforcement actions under regulatory agencies such as the New York State Department of Environmental Conservation (NYSDEC), and the New York City Office of Environmental Remediation (NYC OER) and local county authorities as well as the United States Environmental Protection Agency (USEPA). These projects were performed under programs such as NYSDEC VCP, NYSDEC BCP, USEPA CERCLA, NYSDEC RCRA, and as well as remediation programs performed under memorandum of agreements for local and county authorities.

Mr. Schlageter has a long term and strong working relationship with NYS and NYC regulators and has a comprehensive knowledge of current standards and guidance values regulating indoor air, surface water, dredge materials, sediment, soil and groundwater quality. Mr. Schlageter has also served as an expert witness providing testimony and depositions to assist in litigation regarding environmental issues of regulations affecting the use, handling and storage of hazardous and non-hazardous (petroleum) materials

Mr. Schlageter's management of the firm includes technical direction, QA/QC and supervision of the implementation of comprehensive Environmental Site Assessments, Phase I/II due diligence, delineation and abatement of hazardous materials, subsurface vapor intrusion and indoor air quality investigations, environmental compliance and the remediation/abatement of contamination. Mr. Schlageter has designed and executed more than 1,000 Environmental Site Assessments involving complex commercial and industrial properties for a multitude of municipal (NYC) and NYS clients and private clients (schools, state/MTA fueling facilities, healthcare and corrections facilities, recreational, scholastic and industrial facilities, residential, commercially developed land, cellular communications facilities; municipally-owned properties; and vacant land awaiting development, etc.) over the last 24 years.

His years of experience provide the expertise required to navigate the complex world of regulatory negotiations, effective communication and strategy development with client and clients' attorney and knowledge of state-of-the-art remediation technologies. His diversified technical experience includes, but is not limited, to the following: hazardous and regulated material assessment, implementation and management of comprehensive environmental site investigations; construction support, regulatory compliance activities; environmental impact assessment and remediation including supervision and management of staff and subcontractors. As a result of this work flow, Mr. Schlageter is an expert in the development and scoping of field sampling programs including QA/QC protocols, sampling plans and health and safety control plans; as well as regulatory compliance, negotiations and detailed reporting. Mr. Schlageter has served as a liaison between clients and regulatory authorities, from discovery of release to regulatory closure.

## **William J. Schlageter, Vice President, NYSPG Preferred Environmental Services**

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Major recent accomplishments of the firm wherein Mr. Schlageter has been involved includes the following:

- Environmental Manager for 3TC Constructors as part of the Metropolitan Transportation Authority (MTA) Long Island Railroad (LIRR) design-build program for the LIRR Expansion Project from Floral Park to Hicksville, New York. The LIRR expansion project includes the installation of a third track along a 9.8-mile stretch of the LIRR mainline, between Floral Park and Hicksville, NY. Mr. Schlageter has managed the in-situ characterization and re-use of 100,000s of cubic yards of material, due diligence of parcels to be acquired, contamination delineation of construction areas and the development of Site Management Plans.
- Environmental Manager for Numerous NYSDEC BCP Sites: (e.g., Loring Avenue, Brooklyn, Wortman Avenue, Brooklyn, 48 Sewell Avenue, Hempstead, NYSDEC Remediation contract for BB&S Speonk, etc.
- Environmental Manager for Numerous NYSDEC VCP Sites: (e.g., Dry Cleaners Americana, American, Rose, Smucklers, Burton Chemicals, etc.
- Environmental Manager for Numerous NYC OER Sites: (e.g., 1066 Myrtle Avenue, Brooklyn (**BAPA Award**), Whitestone Plaza, 132-01 14th Avenue Whitestone, NY, 39-27 29th Street LIC, 22-10- Jackson Avenue, LIC, 536 W28th Street, 462 Broadway, etc.
- Environmental Manager for two RCRA sites: 386 Oakwood Huntington Station, Konica Minolta.
- MTA Contracts: Implementation of Petroleum and Chemical Bulk Storage Compliance monitoring and testing being conducted year-long at various MTA Bus Yards in the Metro NY Area. Mr. Schlageter interfaces with our client and the MTA to ensure timely information and no capacity issues relative to the ongoing fueling activities at these facilities. Under his scrutiny, Preferred staff provides direct inspection and certification of MTA subcontractors being contracted to maintain, certify and keep USTs and CBS facilities in compliance with ongoing and updated regulations and requirements for continuous monitoring and demonstrations of integrity.
- MTA Contracts: Supervision of field inspection of fuel oil spills, SPDES discharges and other sampling and monitoring. Design, supervision and reporting on the conduct of industrial hygiene and indoor air quality studies at MTA and LIRR facilities that include mold, PCBs, silica, thermite welding, asbestos, noise, general parameters, CO, H<sub>2</sub>S, etc.
- Management of dozens of In-Situ and Ex-Situ Soil and Waste Characterization Projects underway for General Contractors for various New York City agencies (NYCSCA, NYCDEP, NYC DDC, NYCDOT, MTA NYCT, and MTA LIRR.
- Technical Management for the operation, maintenance and monitoring of a PCE soil vapor extraction system with GAC treatment under a NYSDEC Standby Contract for a multi-acre NYC Inactive Hazardous Waste Site.



## **William J. Schlageter, Vice President, NYSPG Preferred Environmental Services**

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- Forensic Evaluations for more than 3,000 fuel oil and other petroleum releases into residential and commercial structures to facilitate insurance coverage determinations. Collection of soil and groundwater samples to document first or third-party impacts. Summary reports for reserve estimation and spill management oversight.
- Operation, Maintenance and Monitoring of varied soil vapor extraction, air-sparge groundwater remediation systems at former Psychiatric Center Power Plants, bus dispatching center, gasoline stations, redeveloped properties, and State Superfund sites;
- Preparation and completion of Underground Storage Tank (UST) removals and/or abandonment activities for over 500 facilities in New York;
- Soils and sediment remediation of over 300 hundred properties in Nassau and Suffolk Counties under the oversight of the USEPA, NCDH and SCDHS in conjunction with the USEPA Underground Injection Control program or NYSDEC spill programs;
- Environmental Site Assessments of the former St. John's Episcopal Hospital in Smithtown, NY, Hempstead General Hospital, South Shore Community Hospital and Peconic Medical Center, Mercy Hospital in the Bronx and other varied services;
- Phase I/Phase II Assessments and remediation management for numerous institutional facilities seeking HUD financing;
- Completion of more than 25 Phase I ESAs for a transportation corridor study for Town of Babylon East Farmingdale New York;
- Environmental Compliance Audits, Determination of Monitoring Requirements, preparation of Spill Prevention and Control plans, Management of facility chemical storage and reporting requirements, Due Diligence, Regulatory Interface, and related compliance activities for petroleum retail distributors; and
- Phase I and II Site Assessment and Remediation Coordination, various financial lenders, Metropolitan New York Area. Project Manager for the completion of over 600 combined Phase I/II and Remediation projects involving commercial-industrial lenders during property transactions, risk mitigation and compliance activities.

### **WORK HISTORY**

Vice President/Operations Manager - Preferred Environmental Services, 2005 to present  
Project Manager, Freudenthal & Elkowitz, Environmental Consulting, Commack, New York 1998-2005

# **William J. Schlageter, Vice President, NYSPG**

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### **EDUCATION**

B.S., Geology, State University of New York at Stony Brook, December 1998.  
A.A., Liberal Arts, Suffolk County Community College, May 1995.

### **REGISTRATIONS/CERTIFICATIONS**

Registered Professional Geologist in New York State #000222  
NYSDOH Licensed Mold Assessor  
NJDEP Certified HHO UST Closure Specialist  
OSHA 40-hour Hazwoper Certification and 8-hour refreshers  
NORA Certificate of Achievement for Storage Tank Installers & Maintenance Training  
OSHA 8-hour Hazwoper refresher training  
OSHA 10-hour Construction Safety Course  
First Aid  
CPR Training  
LIRR Roadway Worker Training required by 49 CFR Part 214 Subpart C

**Andrew D. Waring, CPG, LSRP, SSE - Associate  
Preferred Environmental Services**

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**PROFESSIONAL EXPERIENCE:**

Mr. Waring has conducted investigation and remediation of soil, groundwater, surface water, soil vapor and building interiors for numerous industrial, commercial, and residential facilities over the last 20+ years that he has worked for New Jersey-based companies. Mr. Waring has worked on projects within the following NJDEP programs ECRA/ISRA, BUST, MOA, Cleanup Star, UHOT, NJPDES, Case Management, Right to Know and Water Allocation. While a vast majority of his work has been within New Jersey, Mr. Waring has also conducted work under other regulatory programs such as federal CERCLA, NYSDEC VCP and PADEP Act 2.

Mr. Waring has prepared and implemented Environmental Audits, ISRA Investigation Plans/Reports and Remedial Plans/Reports, UST Closure Plans/Reports, and Quality Assurance Program Plans. Mr. Waring has performed feasibility studies such as soil vapor extraction, air sparging and aquifer testing and analysis for site investigations and remedial actions, and has designed, constructed and maintained vapor extraction, air sparging and pump and treat systems. Project management duties include business development, proposal preparation and budgeting, supervision of project implementation, coordination of subcontractors, and communication with clients, attorneys and regulatory agencies.

For vapor intrusion projects, Mr. Waring developed internal company procedures for implementation of VI investigations when the NJDEP first began to require VI activities on a large-scale basis. This included development of Conceptual Site Models (CSM) and VI Work plans as well as field procedures for the collection of samples in various situations. Mr. Waring has also personally conducted VI sampling and has peer-reviewed other consultants work.

**EDUCATION:**

M.E. in Environmental Engineering (5/96)  
Stevens Institute of Technology, Hoboken, NJ  
B.S. in Environmental Science/Geology (5/87)  
Lehigh University, Bethlehem, PA

**PROFESSIONAL CERTIFICATIONS/MEMBERSHIPS:**

Professional Geologist, Pennsylvania (PG-500-G, rec'd 4/94)  
Professional Geologist, Indiana (1448, rec'd 4/94)  
Professional Geologist, Tennessee (TN-2708, rec'd 7/92)  
Professional Geologist, Wyoming (PG-3012, rec'd 10/98)  
Professional Geologist, AIPG (AIPG-8888, rec'd 7/93)  
Member of National Ground Water Association

**Andrew D. Waring, CPG, LSRP, SSE – Senior Associate  
Preferred Environmental Services**

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Member of New Jersey Water Environment Association  
NJDEP License for Subsurface Investigation (rec'd 4/92)  
NJDEP UST License for Tank Closure (rec'd 4/92)  
NJDEP UST License for Tank Testing (rec'd 6/98)  
NJDEP Class N-2 Licensed Industrial Wastewater  
Treatment Operator (1224, rec'd 11/93)  
NJDEP VSWS Licensed Water System Operator (27026, rec'd 12/03)  
NJDEP Cleanup Star (rec'd 2/04)  
NJDEP Unregulated Heating Oil Tank Certified (rec'd 11/07)  
NJDEP Licensed Site Remediation Professional (505637, rec'd 9/09)

**EXPERIENCE:**

October 2007	Principal at Mercury Environmental & Associate Preferred Environmental Science
Present	Manasquan, New Jersey
September 1998 to 1994-1998	Vice President of Technical Services Ransom Environmental, Hamilton, New Jersey, October 2007,  Manager of Engineering EWMA Associates, LLC, Lawrenceville & Parsippany, New Jersey
1993-1994	Project Manager/Senior Hydrogeologist/Env. Engineer Shakti Consultants, Inc. Jamesburg, New Jersey
1988-1992	Project Manager/Hydrogeologist Handex Environmental Management, Inc., Morganville, New Jersey
1987-1988	Hydrogeologist, C-E Environmental, Inc. Roseland, New Jersey

## **Mr. John Semioli, P.E., PTOE, Senior Associate** **Preferred Environmental Services**

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### **PROFESSIONAL EXPERIENCE**

Mr. Semioli provides technical support to Preferred Environmental Services in Environmental Engineering, as a Senior Associate. Mr. Semioli specializes in civil engineering, environmental engineering, construction site inspections, site development and sediment, erosion control and storm pollution prevention water issues. During his tenure at Preferred and before, Mr. Semioli has performed environmental engineering duties for various clients that include; the New York State Department of Transportation (Region 10 & 11), NYCDEP, MTA NYC Transit, the Port Authority of New York & New Jersey, New York City Department of Transportation, and local Towns and Villages within Long Island. Mr. Semioli is an active member of the American Society of Civil Engineers, where he served as President in 2002 and is a member of the American Society of Highway Engineers, the New York State Society of Professional Engineers of Suffolk County and The Institute of Transportation Engineers. In addition, he received the 2002 Young Engineer of the Year award from the Suffolk Chapter of the New York State Society of Professional Engineers, and the 2007 Frank Patti Award from the American Society of Civil Engineers.

Mr. Semioli is a certified structural steel and bolting inspector and provides clients with Special (Controlled) Inspections in accordance with the NYC Building Code. He continues to provide professional engineering construction oversight to contractors and developers while acting as the building official liaison on the construction site. As a Professional Traffic Operations Engineer (P.T.O.E), Mr. Semioli also has a diverse experience in assisting developers with the analysis of day-to-day operations. These operations include traffic systems, detection of problems and deficiencies, setting of priorities, assignment of resources and development of improvements in operations through geometric design, traffic control or other means.

### **PRINCIPAL PROJECTS**

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#### **ENVIRONMENTAL ENGINEERING**

- Environmental Anticipatory Boring Plan, Stormwater Pollution Protection Plan (SWPPP) and Engineer Data Interpretation Report – MTA NYCT Emergency Vent Plant, Emergency Vent Plant# 6420 at 46th Street and Northern Blvd. for the Queens Blvd. Line.
- SWPPP – NYCDEP Newtown Creek Floatables – NCFLO.
- Environmental Anticipatory Boring Plan, SWPPP and Engineer Data Interpretation Report – New Bus Command Center, Brooklyn, New York MTA NYCT.
- Environmental Anticipatory Boring Plan, Construction Environmental Protection Plan, Environmental Boring Site report – MTA NYCT Emergency Vent Plant, Mulvry Site.
- Environmental Anticipatory Boring Plan, SWPPP – MTA NYCT St. Georges Terminal.
- Environmental Anticipatory Boring Plan and Boring Site Report for MTA-NYCT C-26505 No. 7 (Flushing) Line Extension, Ventilation Shaft “A” Division (IRT), Manhattan - Furnishing and Installing Finishes and Systems.

# **Mr. John Semioli, P.E., PTOE, Senior Associate**

## **Preferred Environmental Services**

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- Environmental Anticipatory Boring Plan and Boring Site Report for MTA-NYCT C-26505 No. 7 (Flushing) Line Extension, Site J Ventilation Building and Station Entrance Proposed Retaining Wall.
- Stormwater Pollution Control Plan, Erosion Control Plan, In-situ Characterization Work Plan, Tallman Island NYCDEP Wet Weatherization Program.
- Duece Condominium / *NY, NY*  
Closure Report preparation detailing the removal of contaminated soil from construction site.  
Groundwater testing in accordance with NYC DEP criteria
- 534 West 42nd Street, *NY*  
De-watering Permit for the construction of a proposed elevator pit and Oversight of Soil Excavation in accordance with the Remedial Action Plan
- East Marina Facility / *Town of Hempstead, NY*

### **STRUCTURAL ENGINEERING**

- Colonial Construction & Development Corp / *New Hyde Park, NY*  
Building Inspection
- AAR Aircraft Components / *Garden City, NY*  
Roof Inspection
- Nationwide Lifts Inc. / *Plainview, NY*  
Design Residential Lift
- Marwood Group / *Meadowlands, NY*  
Structural Design Drawings, System Design with waterproofing

### **SITE DESIGN & LAND DEVELOPMENT**

- Long Island Expressway (LIE) Reconstruction / *NYSDOT*  
Geometric Design for the Long Island Expressway (LIE) Reconstruction Project from Douglaston Parkway to Nassau County border / *NYSDOT*
- Brooklyn-Queens Expressway (BQE) *from Broadway to 25th Avenue / NYSDOT*  
Track Alignment and Drainage Design for the Rehabilitation of the Brooklyn-Queens Expressway
- Coalfields Expressway, *Raleigh / WVDOT*  
Highway Geometry Design for the mainline and a diamond interchange with twin 3-span bridges, including profiles, alignments and cross section
- Advanced Dermatology / *Commack, NY*  
Full Site Design including grading, drainage, septic water service, landscaping and structural design
- Branch Funeral Home at Brookhaven / *Smithtown, NY*  
Full Site Design including drainage, septic water service, coordination, maintenance & protection of traffic.
- Baptist Church / *742 Jefferson Avenue, Brooklyn, NY*  
Site Parking and Drainage Systems Design
- Great Neck Inland Parking / *Great Neck, NY*

## **Mr. John Semioli, P.E., PTOE, Project Associate** **Preferred Environmental Services**

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- Mailand Farms / *Bohemia, NY*  
Site Plan approval (survey, site layout, grading, drainage, soil boring) and Waste Water Treatment Plant Design for a new 20-Unit Townhouse
- Ivy League Day Camp / *Town of Smithtown, NY*  
Full Site Plan Design (survey, landscaping, parking lot, soccer field, subsurface investigation and drainage design) and Stormwater Pollution Prevention Plan, for Ivy League Day Camp / Town of Smithtown, NY
- Urban Association, LLC. / *NY, NY*  
Soil Testing Investigation
- Laurel Cove Road Association / *Laurel Cove, NY*  
Technical Report of Site Conditions Evaluation of Tiffany Creek Watershed
- Laurel Cove Road Association / *Laurel Cove, NY*  
BID package preparation to repair and resurface the local roadways
- Saint Gobain Corporation / *Valley Forge, PA*  
Geophysical Subsurface Investigation thru Ground Penetrating Radar Scan (GPS)
- Cove Edge Road Association / *Syosset, NY*  
BID package preparation to repair and resurface the local roadways
- Town of Hempstead facility / *Roosevelt, NY*  
Preparation of Plans, Estimates and Specifications for the pavement resurfacing project
- Saratoga and Warren Counties / *NYS DOT*  
Preliminary and final design of the Bridge Replacement Route 9 over Hudson River
- Americana Mall / *Manhasset, NY*  
Main Entrance Improvements Design for Level G Associates

### **ENGINEERING CONSULTING**

- 189 Beach 96th Street / *Far Rockaway, NY*  
Construction Oversight. Professional Engineer
- Beacon Hill Bungalow Corp. / *Port Washington, NY*  
Controlled Inspections, Professional Engineer responsible for the assurance of local construction projects are being done in accordance with project plans and specifications

### **TRAFFIC & TRANSPORTATION**

- The Port Authority of *NY & NJ*  
On-call Professional Engineering Services including geometry design, guide sign design and pavement marking design for the Port Newark facility
- The Port Authority of *NY & NJ*

## **Mr. John Semioli, P.E., PTOE, Project Associate Preferred Environmental Services**

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- Great Neck North High School / *Great Neck, NY*  
New Rear Parking Lot Design including grading, drainage, and site lighting
- Hampton Bays / *Town of Southampton, NY*  
Traffic Impact Study for CR 39 corridor in Hampton Bays
- Hampton Bays / *Town of Southampton, NY*  
Traffic Impact Study for CR 80 corridor in Hampton Bays
- Munsey Park Elementary School / *Manhasset, NY*  
Traffic Engineering Study
- Arby's Restaurant / *Bellmore, NY*  
Parking Utilization Study for a new Arby's Restaurant in Bellmore, to determine the impact of a restaurant with a drive-in window / Town of North Hempstead, NY
- Mailand Farms / *Bohemia, NY*  
Traffic Impact Study for a construction of a new 20-Unit Townhouse
- Diya Indian Cuisine/ Valley Stream County, NY  
Parking Utilization Study for Diya Indian Cuisine and Board of Zoning Appeals' Expert Witness Testimony / Valley Stream County, NY
- Walt Whitman Road Rehabilitation project / *Town of Huntington, NY*  
Traffic Impacts Analysis using Synchro and Corridor's Accident Analysis using HAS for Walt Whitman Road Rehabilitation project

### **WORK EXPERIENCE**

**Preferred Environmental Services - 2012 – present**  
**Advanced American Engineering, Melville, NY - present**  
**MJM Engineering, PLLC., Plainview, NY**  
**Walden Associates., Oyster Bay, NY**  
**Greenman-Pedersen Inc., Babylon, NY**  
**Earth Tech, Inc. (now Aecom), New York, NY**  
**Goodkind & O'Dea, Inc. (now Dewberry), New York, NY**

### **EDUCATION**

**B.SBS / 1996 / Civil Engineering**

Pennsylvania State University

**MS / 2001 / Transportation Planning & Engineering**

Polytechnic University

### **REGISTRATION**

2001 / Professional Engineer / New York [P.E.]

2006 / Professional Traffic Operations Engineer [PTOE]

### **CERTIFICATIONS**

ICC Structural Steel and Bolting Special Inspector



## **PETER A. CROSBY CIH, CSP, Environmental QA/QC Manager Preferred Environmental Services - Senior Associate**

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### **PROFESSIONAL EXPERIENCE**

#### **Safety and Health Consultant, Quality Assurance/Quality Control (QA/QC) Manager & Environmental Professional**

Mr. Crosby's responsibilities as a Senior Associate at Preferred since 2016 include professional management services, in multiple capacities, as a *Safety and Health Consultant, QA/QC Manager & "Environmental Professional"*. Mr. Crosby routinely provides environmental QA/QC management, environmental training, environmental, industrial hygiene/safety consulting services, emergency planning and support to private businesses, government agencies, general contractors and construction firms and other organizations. Mr. Crosby has an excellent relationship with local regulators and a comprehensive knowledge of regulations affecting the use, handling and storage of hazardous and non-hazardous (petroleum) materials, as well as the collection of air, surface water, sediment, soil and groundwater quality data. This experience includes, but is not limited to the following:

- Conducting job site environmental exposure assessments, hazard assessments and risk evaluations;
- QA/QC management of field investigation and/or remediation programs involving site characterization via the collection and analysis of soil, soil vapor, groundwater and surface water analytical testing data;
- Conducting onsite construction safety and industrial hygiene inspections and implementing programs and remediation strategies;
- Providing emergency response/planning counsel, guidance, program development and training;
- Providing guidance, counsel and technical support in addressing public health concerns;
- Developing, reviewing and editing technical documents related to environmental and occupational health and safety, including policies, procedures, consultant reports, etc.;
- Developing and refining EHS data management/collection tools including spreadsheets, relational databases and handheld data capture applications; and
- Providing expert witness services in environmentally-related litigation cases.

#### **1/94 - 7/97 Manager, Safety and Fire Prevention - Consolidated Edison Company of New York**

Mr. Crosby has planned, coordinated and administered all aspects of safety and fire prevention program for a 15,000-employee electrical utility comprised of fossil and nuclear-powered generating stations as well as managed a full-time staff of eight. These experiences included the following:

- Oversaw Emergency Response program for hazardous materials including PCB's, asbestos, boiler treatment chemicals, mercury and fuel oil. This included incident assessment, procedure development, program implementation, and quality assurance.
- Interfaced with the Occupational Safety and Health Administration (OSHA).

# **PETER A. CROSBY CIH, CSP, Environmental QA/QC Manager**

## **Preferred Environmental Services - Senior Associate**

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- Provided technical consultation to industrial hygiene group, Company-wide Safety Administrators and Training Division.
- Represented the Company on the Executive Committee of the National Safety Council Public Utilities Committee.
- Oversaw all aspects of the fire prevention and safety programs including scheduled audits and surveys, requested consultations, and on-going random inspections.

### **12/90 - 1/94 Industrial Safety Manager - Triborough Bridge and Tunnel Authority Metropolitan Transportation Authority, NY, NY**

Mr. Crosby managed various aspects of the Industrial Hygiene Program for a 1900 employee state authority. Responsible for all aspects of the Asbestos Abatement Program and various aspects of the Industrial Hygiene Review and General Safety Program.

- Established selection criteria, evaluated, reviewed, and chose qualified contractors to serve as abatement contractors, design and supervisory consultants, and third-party air monitors.
- Oversaw activities of all consultants from project design through abatement completion, approved project costs and additional expenditures and issued payment authorizations.
- Evaluated work procedures and operations to detect and control sources of hazards and injuries.
- Reviewed all chemical products to be used on Authority property. If approved, established safe work practices and required personal protective equipment.
- Interacted with Department of Labor to ensure compliance with all federal and state occupational safety and health standards.
- Interacted with union representatives in investigating and resolving safety-related concerns.
- Developed and established computerized tracking system for following safety related events and complying with record keeping requirements.

### **9/87 - 12/90 Industrial Hygienist/Safety Specialist - NYC Department of General Services, NY, NY**

Supervised Employee Safety and Health Unit for a New York City Mayoral Agency of 3,700 employees. Ensured compliance with NYS Right-to-Know Law/Public Employee Safety and Health (PESH) Act, OSHA regulations, NYC Community Right-to-Know Law and SARA.

- Developed and presented training for all employees in the safe use and handling of worksite chemicals, respiratory protection and asbestos awareness.
- Developed and maintained all employee health and safety programs from the initial needs assessment through to final program implementation.

### **EDUCATION**

9/95 - Present Rutgers University/University of Medicine and Dentistry of New Jersey

Pursuing Ph.D. in Human Exposure Assessment

9/90 - 9/93 Hunter College/CUNY

**PETER A. CROSBY CIH, CSP, Environmental QA/QC Manager**  
**Preferred Environmental Services - Senior Associate**

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M.S., Environmental and Occupational Health Science  
9/82 - 6/86 John Jay College of Criminal Justice/CUNY  
B.S., Forensic Science/Toxicology

**LICENSING AND CERTIFICATIONS**

ABIH Certified in the Comprehensive Practice of Industrial Hygiene (CIH)  
BCSP Certified in Comprehensive Aspects of Safety (CSP)  
New York State Workplace Safety and Loss Prevention Consultant  
ASHE Certified in Healthcare Construction

**OTHER**

- Served as an Adjunct Professor in the graduate program in Environmental and Occupational Health Science at Hunter College/City University of New York teaching Toxicology, Engineering Controls, Environmental Science and Site Assessments.
- Served as an Adjunct Professor at SUNY/Downstate Medical Center Graduate Public Health Program, teaching environmental health to public health graduate students and physicians.

Served on the Faculty of the University of Medicine and Dentistry of New Jersey Comprehensive Industrial Hygiene Review Course which is offered semi-annually at the UMDNJ School of Public Health, teaching industrial ventilation and control, instrumental analysis, toxicology, indoor air quality evaluation and air sampling technique.

## **Victoria Whelan, Senior Manager, NYSPG, QEP Preferred Environmental Services**

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### **PROFESSIONAL EXPERIENCE**

Victoria Whelan has more than sixteen (16) years of progressive experience as a Project Manager and Senior NYS Licensed Geologist in the field of environmental assessment. Ms. Whelan has performed and managed field investigations and remedial activities at numerous sites on Long Island, Metro New York and New York State. She is a New York State Licensed Professional Geologist (#000318), a Qualified Environmental Professional (QEP) certified by the Institute of Professional Environmental Practice, a Certified Professional Geologist (CPG) certified by the American Institute of Professional Geologists and is certified for Health and Safety Operations at Hazardous Material Sites.

Ms. Whelan is competent in conducting all aspects of environmental investigations and remediation including Phase I and Phase II Environmental Site Assessments, monitoring well design/installation, comprehensive sampling programs, Underground Injection Control (UIC) Closures under both county and USEPA auspices, UST removals, excavation, and solid and hazardous waste disposal. Ms. Whelan has also assisted with the design; construction, and on-going maintenance of groundwater pump-and-treat systems, air sparge/soil vapor extraction systems, sub-slab depressurization systems, and in-situ chemical oxidation programs.

Her primary focus is to accurately assess, investigate, remediate, and maintain environmental integrity for real estate transactions and the redevelopment of brownfield and other similar environmental impaired properties. Ms. Whelan has managed all aspects of multiple projects with the New York State Department of Environmental Conservation (NYSDEC) Brownfield (BCP) and Voluntary Cleanup Program (VCP), the New York City Office of Environmental Remediation (NYC OER), the New York City Department of Environmental Protection (NYCDEP) and the United States Environmental Protection Agency (USEPA). These projects include NYSDEC Spills Program, NYSDEC Brownfield Cleanups, regulated RCRA Closures, and Voluntary Cleanup Program (VCP) sites. She has worked with numerous prominent developer teams at 'E' hazardous material designated properties to help them comply with CEQR and obtain their "Notice to Proceed" and "Notice of Satisfaction" approvals.

During her work as a Senior Associate at Preferred, Ms. Whelan is responsible for the Technical Management of staff geologists and environmental scientists as well as the Operations Management of highly technical projects for environmental restoration. Her expertise is used to navigate the complex world of regulatory negotiations, effective communication and strategy development with client and clients' attorney and knowledge of state-of-the-art remediation technologies.

This expertise is derived from years of successful experience working on numerous projects under the NYCOER and completion of resolution of hazardous materials in combination with construction. Work flow that Ms. Whelan has successfully performed and managed included Phase I and Phase II Environmental Site Assessments and all other related aspects of due diligence, delineation of the nature and extent of contamination and developing cost to cure and the actual remediation of contamination.

She has specifically has repeatedly coordinated environmental assessment and required remediation at large construction projects for numerous large NYS and NYC General Contractors, NYS & NYC VCPs and BCPs, Remedial Investigation/Feasibility Study (RI/FS); RCRA Closures, comprehensive site investigations, remedial design and remedial action programs; interim remedial measures; UST/hazardous and non-hazardous waste investigations and regulatory compliance; developing and scoping of field

## **Victoria Whelan, Senior Manager, NYSPG, QEP Preferred Environmental Services**

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programs including QA/QC protocols, sampling plans and health and safety control plans; as well as regulatory compliance and negotiations. Ms. Whelan has a strong working knowledge of local, state and federal regulations affecting hazardous and non-hazardous waste materials as well as standards and guidance's for soil and groundwater quality.

Ms. Whelan has years of experience as a Project Director for In-Situ and Ex-Situ Soil and Waste Characterization Projects underway for General Contractors performing on various NYCDEP, NYCDDC, NYCEDC, MTA NYCT, MTA LIRR and NYSDOT construction projects. These programs included the preparation of associated environmental submittals, Health and Safety Plans, Stormwater Pollution Prevent and Sediment and Erosion Control Plans, Pollution Prevention, Contingency Plans, Hazardous Materials Plans, Community and Worker Documentation Air Monitoring Plans (CAMPs), as well as the performance of sample collection and analytical testing for full range of contaminated media. Further, Ms. Whelan has successfully prepared numerous Excavation Material Disposal Plans (EMDP) at NYCSCA Sites for Waste Characterization purposes for general contractors building school foundations.

Major recent accomplishments of the firm wherein Ms. Whelan has been involved includes the following:

- Environmental Manager for several NYSDEC BCP Sites: (e.g., Loring Avenue, Brooklyn, Green Building project – Atlantic Terrace, Fifth Avenue Committee and Mega Contracting, NYS BCP
- Environmental Manager for Numerous NYC OER Sites: (e.g., Affordable Housing Project – Putnam Court, Dunn Development Corp., and HLS Builders, Supportive Housing Project – Hour Apartment houses for Hour Children, Hour Children and Eldelman Sultan Knox, Affordable Housing Projects - East Burnside and Walton Avenue, Walison Corp. 381 Chester Street, Brooklyn etc.)
- Environmental Manager for a RCRA site: 386 Oakwood Huntington Station.
- Environmental Manager for a large-scale remediation site in Hicksville involving soil vapor extraction and air sparging.
- Environmental Manager for NYS OGS Underground Storage Tank (UST) removal programs for NYSDOT facilities, under engineering prime.
- Worker Health and Safety Assistance for MCP projects for several General Contractors.
- Management of staff conducting ongoing compliance monitoring of commercial, industrial and residential petroleum spill remediations as well as Operations, Maintenance and Monitoring (OM&M) and groundwater monitoring efforts required for Preferred's contracts with major engineering firms for the technical support of the NYS Superfund program. She manages staff providing field support for soil vapor, soil sampling, groundwater sampling and remediation projects involving petroleum hydrocarbons, VOCs and inorganic media within Metro New York, upstate areas and New Jersey. The soil and groundwater remediation projects that include pump and treat, sub slab depressurization system (SSDS) operation, the operations and maintenance of

# **Victoria Whelan, Senior Manager, NYSPG, QEP Preferred Environmental Services**

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oil-water separators, spill busters, removal of floating product by Vacuum Enhanced Fluid Recovery (VEFR), soil vapor extraction (SVE), air sparging (AS), excavation, closed loop in-well-stripping system, chemical injection/oxidation, sub-slab depressurization systems (SSDS), and natural attenuation.

## **WORK HISTORY**

Operations Manager - Preferred Environmental Services, February 2019-present  
Operations Manager -AARCO Environmental Services Corp. September 2017- February 2019  
Project Manager, CA RICH Consultants, Inc. September 2006 to September 2017  
Project Manager, Geologist Walden Associates July 2005-September 2006

## **EDUCATION**

B.S., Geology, State University of New York College at Oswego, 2001-2005  
James Cook University 2004-2005

## **REGISTRATIONS/CERTIFICATIONS**

Registered Professional Geologist in New York State #000318  
Qualified Environmental Professional - Institute of Professional Environmental Practice  
Certified Professional Geologist (CPG) - American Institute of Professional Geologists  
OSHA 40-hour Hazwoper Certification and 8-hour refreshers  
OSHA 8-hour Hazwoper refresher training  
OSHA 10-hour Construction Safety Course  
OSHA 30-hr Construction Safety Course  
First Aid  
CPR Training  
LIRR Roadway Worker Training required by 49 CFR Part 214 Subpart C  
ARC Flash Training

## **HONORS & AWARDS**

Big Apple Brownfield Award - Hour Apartment House III  
Supportive Living Affordable Housing Award - Putnam Court  
Who's Who in Green Award - Atlantic Terrace

## **Marcello Iaboni, Senior Associate**

### **Preferred Environmental Services**

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## **PROFESSIONAL EXPERIENCE**

Mr. Marcello Iaboni is Preferred's newest Senior Geologist and possesses more than eleven (11) years of direct hands-on management experience working for national and local environmental consulting firms. Mr. Iaboni's areas of expertise includes environmental construction inspection and compliance, site assessment and investigation, excess construction material waste characterization, and health and safety at highly regulated industrial and commercial properties. As a consultant and Project Manager, he has executed and managed numerous environmental due diligence, and site investigation/remediation on high profile Residential, Commercial, And Industrial Development Projects, and competently provided tailored service to Municipalities, REITs, Developers, and Airlines along with their Stakeholders and has successfully navigated complex, long term redevelopment projects.

At Preferred, Mr. Iaboni will be managing the environmental portion of various Construction Contractors for General Contractors performing services for the NYSDEC, USEPA, PANYNJ, New York City (NYC) Transit MTA, MTA LIRR, MTA Dept of Buses, NYCDEP, NYC DDC, NYSDOT, as well as private developer contracts.

Marcello's previous experience at several renowned environmental consulting and contracting firms includes the following major projects:

- Conducted environmental due diligence and Remedial Action Work Plan (RAWP) oversight on a former Major Oil Storage Facility (MOSF) New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) site. Operated on behalf of a billion-dollar national Real Estate Investment Trust (REIT).
- Carmax Dealership Landfill Redevelopment Site, Smithtown, NY: Marcello successfully managed field operations and interfaced with Town of Smithtown environmental personnel. He conducted daily landfill gas monitoring, and demolition oversight. He also conducted sampling activities and sub-contractor oversight in support of Underground Storage Tank (UST), Aboveground Storage Tank (AST), potable well, and drainage removal. Additionally, he supervised the locating and upgrading of an active methane extraction system while ensuring there were no impacts to overall system functionality.
- Northwell South Shore University Hospital Upgrades, Bay Shore, NY: Marcello prepared the project Phase I Environmental Site Assessment for the Hospital Redevelopment Project. He conducted and reported Underground Injection Control (UIC) sampling as required by the Suffolk County Health Department, UST removal/endpoint sampling, soil waste characterization sampling, and groundwater sampling.
- Harbor Island Brownfields Cleanup Project, Island Park, NY: Marcello provided daily documentation of remediation activities associated with a Brownfields Cleanup Project, slated for residential redevelopment. On-site activities included sheet pile bulkhead installation, remedial soil excavation, confirmatory end-point sampling, export/import of materials, material processing, and placement of a demarcation layer. On behalf of the developer, and to ensure the success of the remediation project, Marcello supervised a remediation contractor prior to sale and

## **Marcello Iaboni, Senior Associate**

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redevelopment of the site. In addition, Marcello attended weekly meetings with the contractor, NYSDEC and

NYSDOH. Marcello performed SSDS inspections to ensure conformance to the engineer specification.

- JFK Terminal One, Queens, NY: Marcello provided key environmental field support to the JFK International Airport Terminal One development team. He conducted environmental due diligence field activities, pile-test program field oversight, and Stormwater Pollution Prevention Plan (SWPPP) inspections. He communicated environmental management plan field compliance requirements to the developer and their contractors. He utilized his previous airport infrastructure experience to develop a Port Authority of NY & NJ compliant monthly environmental reporting template to be used for the duration of the project.
- Commander Oil Terminal, Oyster Bay, NY: The Commander Oil Terminal site is an active Major Oil Storage Facility (MOSF) with an active pump and treat (P&T) groundwater system, as well as an active ozone injection system. Marcello was responsible for collecting routine measurements of the P&T system, ozone injection system, and groundwater sampling from existing onsite monitoring wells. Additionally, Marcello conducted regular seawall inspections and maintenance activities.
- Country Pointe, Plainview, NY: Marcello conducted regular field inspections of the former Nassau County Sanatorium campus undergoing redevelopment as a residential community. Field inspections included monitoring the movements of onsite soils during construction activities in conformance with the Nassau County Department of Health-approved Soil Management Plan. Marcello also conducted measurements and observations of installations of active sub-slab depressurization systems.
- Engel Burman Multi-Unit Residential Development, Uniondale, NY: Marcello conducted SWPPP inspections and construction observation services associated with a vacant parcel of land undergoing residential redevelopment. On-site activities included routine SWPPP inspections and oversight of proposed utility installations. Marcello coordinated with several contractors to ensure that installations-maintained compliance with the approved site plans. In addition, Marcello attended weekly meetings with the developer and their contractors.
- Brookhaven Rail Terminal, Yaphank, NY: Marcello routinely conducted regular field inspections of a former vacant plot of land undergoing redevelopment as an extension of the Brookhaven Rail Terminal. He was present during the regrading and excavation activities to ensure environmental compliance pursuant to applicable New York State Department of Environmental Conservation regulations. Marcello also coordinated with the contractor to verify inbound and outbound shipments at the terminal.
- SPower Solar Farm, Calverton, NY: Marcello conducted drainage installation and SWPPP inspections on a former 100-acre sod farm facility undergoing redevelopment as a solar farm. Inspections included drainage reserve area, drainage pipe and catch basin installation. He documented these installations, reported deficiencies to the client and contractor, oversaw corrective actions, and prepared a weekly status report as requested by the Town of Riverhead.



## **Marcello Iaboni, Senior Associate**

### **Preferred Environmental Services**

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- LGA New Terminal C, Queens, NY: Marcello was an Environmental Field Project Manager for the development of the \$4 billion LGA New Terminal C. He was responsible for maintaining overall project compliance to the approved Environmental Management Plan (EMP), SWPPP and Stormwater Pollution Discharge Elimination System (SPDES) permit. He trained and managed a team of five field technicians and acted as issuing officer for Secure Information Display Area (SIDA) to allow environmental team access to Aircraft Operations Area (AOA). Marcello assisted in the coordination of gate and taxiway closures to ensure contractor access. He managed the scheduling of environmental contractors, created waste characterization sampling plans for offsite disposal, and arranged material approvals on behalf of Delta and several of their contractors. He also submitted weekly environmental updates to the Port Authority of NY & NJ on behalf of Delta. Marcello reviewed and approved all environmental-related invoices on behalf of the Airline.
- JFK Terminal 3 Demolition & Terminal 4 Expansion Project, Queens, NY: Marcello was an Environmental Scientist and Field Manager for the \$1.4 billion JFK Terminal 3 Demolition & Terminal 4 Expansion Project, managing and monitoring remediation projects and subcontractors in Security Identification Display Areas (SIDA). He conducted soil and groundwater sampling for hydrant fuel line decommissioning and successfully managed long-term field remediation operations to achieve spill closure. He maintained and reported data from ambient air quality monitors in accordance with Community Air Monitoring Plans (CAMP); performed Storm Water Pollution Prevention Plan (SWPPP) inspections; oversaw installation of groundwater monitoring wells in compliance with engineer's specifications; and managed stormwater separator maintenance. Marcello oversaw excavations containing petroleum-contaminated soils and scheduled remedial activities as required. He worked on the decommissioning of a fueling station in the Airport Operations Area (AOA) and coordinated with the Airline, Port Authority of NY & NJ, and JFK International Air Terminal staff to perform work in sterile areas at the airport.
- Medical Facility Development, Far Rockaway, NY: Marcello conducted CAMP monitoring and remedial oversight for a vacant lot undergoing development into a Medical Facility. He prepared daily, weekly, and monthly reports for the New York City Office of Environmental Remediation (OER).
- Chelsea Market Boiler Upgrade Project, New York, NY: Marcello constructed and oversaw operation of a basement dewatering and oil water separator system to support the installation of a new boiler system and removal of existing No.6 Fuel Oil Underground Storage Tanks (USTs). He collected samples to ensure New York City Department of Environmental Protection (NYSDECP) discharge permit compliance and scheduled Environmental subcontractors as needed.
- AHERA Asbestos Abatement Projects, Greater NY: Marcello was a Project Monitor on several Asbestos Hazard Emergency Response Act (AHERA) projects located throughout New York State. Marcello coordinated with school staff to ensure contractor access to proposed removal areas and to ensure asbestos removal projects complied with New York State Code Rule 56. Marcello also performed material inspections as required.

# **Marcello Iaboni, Senior Associate**

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- Laboratory Intern, Holbrook, NY: Marcello began his career in the environmental field as a laboratory intern at Long Island Analytical Laboratory. Marcello was responsible for sample preparation and sample logging. Marcello moved into a field position overseeing remedial activities on a Brownfields Cleanup Program (BCP) project located on Long Island, New York where he was tasked with daily dust monitoring, noise monitoring, site activity documentation and waste characterization sample collection.
- Field Research Intern, SUNY Oneonta, NY: Marcello assisted Biological Field Station personnel with the collection of invasive zebra mussel population data. He routinely recorded multiparameter water quality data to monitor the impacts of a local dairy producer on native mussel populations in the Susquehanna River.
- Independent Research Director (Composting & Waste Classification), SUNY Oneonta, NY: Marcello secured grant funding to conduct a campus wide waste classification program to qualify and quantify the campus food waste stream. He directed the long-term collection of food waste data to recommend and begin design of a campus wide food composting program. He led an initial effort to construct a small food composter at one of the campus dining halls. His study and recommendations were utilized to create a campus wide food composting program.

### **WORK HISTORY**

Senior Geologist - Preferred Environmental Services, April 2022 – present  
Senior Field Manager, VHB Engineering, 2018-March 2022  
Environmental Scientist, NYCO Environmental, 2013-2018  
Project Monitor, J.C. Broderick, 2012  
Lab and Field Technician, Long Island Analytical Laboratory, 2011  
Field Research Intern, SUNY Oneonta, 2010  
Supervisor, JMI Landscaping & Masonry, 2009 - 2011

### **EDUCATION**

Bachelor of Science in Environmental Science/Biology, SUNY Oneonta, Oneonta, NY 2012  
AAS, Liberal Arts & Sciences (Honors) 2010 SUNY Suffolk, Selden, NY 2010

### **COMMITTEES/ CERTIFICATIONS/TRAINING**

Certified Professional in Erosion & Sediment Control (CPESC)  
OSHA 40-hour Hazwoper Certification, OSHA 8-hour Hazwoper refresher training  
OSHA 30 Hour Construction Safety Supervisor Course  
New York State Department of Transportation Dangerous Goods Certification, NY, 2019  
Transportation Security Administration Transportation Worker Identification Credential (TWIC)  
Secure Worker Access Consortium (SWAC), Port Authority of New York and New Jersey  
NYS DOL Asbestos Inspector  
First Aid/CPR/AED Certification, NY

# **Wayne Frey, System Operations Manager**

## **Preferred Environmental Services**

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### **PROFESSIONAL EXPERIENCE**

Mr. Wayne Frey has approximately twenty-five (25) years of experience as a Process Operations & Maintenance Supervisor, focusing on the environmental remediation and related treatment systems. His overall strengths include:

- Developing and implementing new process improvements in meeting and exceeding environmental permit parameters.
- Skilled in supervising and coordinating daily plant operations.
- Strong capabilities in training staff personnel.
- Over 25 years of being on-call 24/7/365 for my plants.

### **SIGNIFICANT PROJECT EXPERIENCE**

Responsible for operating & maintaining two groundwater treatment plants at Lawrence Aviation Industries - USEPA Superfund site in Port Jefferson Station, NY.

- Sole operation of two treatment systems using air strippers and activated carbon units to remove VOC's using PLC systems & SCADA units to record all instrument data.
- Operation and maintenance of ALL equipment & facilities at both sites; including troubleshooting, installation, and repair of mechanical, plumbing, electrical, and electronic equipment.
- Monthly sampling of both systems using USEPA sampling protocols & their Scribe software.

Responsible for monitoring a NYCDEP Interim Pump Station's wastewater pumps & oxygenation unit at the Gowanus Canal CSO Facility in Brooklyn, NY.

- Record hourly readings from pump VFD's & Oxygenation Unit and logging data into the computer.
- Checking pump status, and as necessary, back-flush the wastewater pumps to insure efficient operation and reduce overflow into the Gowanus Canal during stormwater incidents.

Responsible for overseeing collection of all remaining waste & minor environmental cleanup of newly closed Konica Minolta facility in Glen Cove, NY.

- Conducted minor environmental cleanups in areas of concern.
- Amassed remaining chemical, electronic, & industrial wastes and disposed or recycled it properly.
- Worked independently in Glen Cove facility, answering to EHS Manager in Grand Rapids, MI through weekly e-mail with detailed reports of work accomplished & phone calls.
- Responsible for overseeing ALL aspects of Wastewater Treatment Plant Operations (WWTP)
- Scheduled department employees, covering a two-shift operation.
- Managed performance; trained, assessed and reviewed employees, leading to minimal turnover.
- Enhanced WWTP facility and equipment in streamlining the operation for greater efficiency and less downtime.

# **Wayne Frey, System Operations Manager**

## **Preferred Environmental Services**

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- Implemented a scheduled preventive maintenance program and performed most maintenance "in-house" with WWTP personnel for additional departmental budget savings.
- Ordered chemicals, equipment, and parts toward maintaining cost effective inventories.
- Analyzed influent & effluent water samples on our AA spectrophotometer in our Lab, for iron, aluminum, silver, & cadmium, toward maintaining permit compliance.
- Pulled & delivered required samples to Certified Labs for City, County, & State permit compliance.
- Accumulated and maintained WWTP operational data & logs; interpolated data for trends resulting in quality assurance standards being met.
- As Hazardous Waste Manager, stored, labeled, & shipped all company wastes in accordance with all local, state, DOT, & federal regulations.
- Upgraded WWTP from original treatment process using ferric chloride precipitation to a safer polymer-based process for higher efficiency relative to parameters and achieved dramatic decrease in sludge generation.
- Maintained the majority of the plant equipment such as: pumps (chemical metering, air-diaphragm, electric, etc.); working with different piping systems (PVC, galvanized, & stainless steel, etc.); using assorted tanks, mixers, agitators, blowers, filters, and filter presses in a batch treatment system which utilized control panels & PLC's.
- As an ERT member, we were OSHA certified & trained for Confined-space entries & to clean up most chemical spills, through Level B PPE, within our facility.
- Good knowledge of Windows XP & Windows 7 operating systems.
- Initiated and implemented multiple recycling strategies, utilizing empty chemical containers, resulting in cost savings.

### **HONORS /AWARDS**

Two Letters of Recommendations:

Developing Loop Coater Emulsion Qualification Tool

Implemented selling non-hazardous waste products for profit rather paying for disposal

### **WORK HISTORY**

GRB Environmental Services, Inc., New York, NY Senior O&M Operator 2012-2018

Severn Trent Environmental Services Inc., Glen Cove, NY Operator II / Monitor 2011-2012

Konica Minolta Graphic Imaging USA, Inc., Grand Rapids, MI Independent Contractor 2007-2009

Konica Minolta Graphic Imaging USA, Inc., Glen Cove, NY Senior Process Operations Supervisor, WWTP 1985-2007

**Wayne Frey, System Operations Manager**  
**Preferred Environmental Services**

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**TECHNICAL TRAINING / CERTIFICATIONS**

OSHA 40-Hour HAZWOPER Certified Emergency Response Team Member DOT/IATA Certified  
Forklift Certified CPR Certified CDL Class "A" licensed with multiple Endorsements  
Professional Truck Driver Institute Certified  
OSHA 8-hour Hazwoper refresher training

**EDUCATION**

Nassau Community College, Garden City, NY  
Studied in SUNY Cooperative Program Environmental Resource Management Program

**VOLUNTEER ACTIVITIES**

Long Island Jr. Soccer League - "Volunteer of the Year 2006" St. Elizabeth / South Huntington Soccer Club (10+ year Board Member)

## **Christopher R. Murphy, Environmental Scientist** **Preferred Environmental Services**

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Mr. Murphy is one of Preferred's clients favorite Environmental Scientists, who has successfully completed numerous and wide-ranging environmental assessment, compliance and restoration projects, in Metro New York, Long Island and New Jersey. Mr. Murphy has worked closely with Preferred's Senior Level Management comprised of Licensed Professional Geologists, Certified Industrial Hygienist (CIH) and Environmental Engineers, and his field work and technical products have been refined to the highest level due to this mentorship. Most recently, Mr. Murphy's responsibilities have included the determination of the nature and extent of site contamination, the implementation of comprehensive subsurface site investigations, oversight of environmental remediation, periodic Operations, Maintenance and Monitoring (OMM) of remediation systems, soil and groundwater sampling, in-situ waste characterization testing for material handling projects, and work zone monitoring for potentially hazardous fugitive air emissions during construction within highly contaminated sites.

As part of performing the extremely important work described above, Mr. Murphy has gained more than seven (7) years of direct experience participating in in the field collection of all types of environmental media samples (soil, soil vapor, surface water, potable water and groundwater) for representative laboratory analysis and ultimate data interpretation. At Preferred, his overall responsibilities have included both team and independent environmental monitoring of site conditions, the implementation of site investigations, site contamination delineation and oversight and implementation of OMM of varied media Environmental Remediation Systems for soil vapor, groundwater and soil compliance. Of specific note, Mr. Murphy has provided years of field support in soil and groundwater Phase II Subsurface Site investigations, ongoing compliance monitoring (groundwater, soil vapor, and soil sampling) at industrial, commercial and residential sites. He also was previously the field leader in the implementation of Petroleum Bulk Storage Compliance inspections for engineering firms responding to the requirements of the MTA LIRR and Bus Divisions under NYCT Metropolitan Transportation Authority (MTA).

Mr. Murphy's specific experience in performing OMM of remediations systems includes the documentation and monitoring of the activities of varied systems, compliance sampling of existing active remediation systems (air sparge/soil vapor extraction (AS/SVE), in-situ oxygen (ISCO), chemical injection monitoring) as well as passive (e.g., natural attenuation and baseline sampling) and groundwater monitoring networks associated with these sites. Prior soil and groundwater remediation projects that Mr. Murphy has participated in include the removal of floating product by vacuum enhanced fluid recovery, chemical injection at residential properties in New Jersey and New York, soil excavation, pump and treat, soil vapor extraction, end point sampling and all phases of groundwater monitoring to evaluate both on-site and off-site remediation systems.

Mr. Murphy has extensive experience as a roving Independent Monitor for various highly scrutinized Community Air Monitoring Programs (CAMPs) for Engineering Primes, such as during the redevelopment of a large municipal Hospital project, utility hardening and NYC Coastal Resiliency Projects. Mr. Murphy was also the senior technical lead implementing a large-scale community and worker air monitoring project for dredging operations in the Gowanus Bay for a General Contractor; with monitoring is performed on a routine basis with reoccurring responsibilities.

## **Christopher R. Murphy, Environmental Scientist**

### **Preferred Environmental Services**

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Two years ago, Mr. Murphy extensively participated in the City of Glen Cove and NYSDOT – Garvies Point & Herb Hill Road Construction project in tandem with Senior Staff, during the installation of a Road and associated subgrade utilities within a redevelopment area of Glen Cove, through four (4) State Superfund Sites and One (1) Federal Superfund Site. For more than six months, Mr. Murphy assisted Senior Associates at Preferred by providing supplemental inspection and environmental compliance monitoring during the installation of this major roadway in the Glen Cove Area, undergoing extensive redevelopment. Over 140,000 cubic yards of contaminated soil was managed under this program and Preferred's efforts included detailed construction inspection to ensure that all environmental assessments, waste characterization, endpoint sampling, SWPPP, Community Air Monitoring and related environmental controls are implemented.

During 2019-2021, Mr. Murphy was lead scientist for the implementation of the in-situ characterization program associated with MTA Long Island Railroad (LIRR) LIRR Expansion Project from Floral Park to Hicksville, New York. This LIRR expansion project included the installation of a third track along a 9.8-mile stretch of the LIRR mainline, between Floral Park and Hicksville, NY and the elimination of seven (7) existing grade crossings within the proposed project limits. During the tenure of this project, Mr. Murphy, along with others, characterized more than 100,000 cubic yards of material for handling.

Circa 2020, Mr. Murphy and other field personnel at Preferred participate as part of a state-of-the-art sampling team performing NYSDEC Spill compliance monitoring for our Engineering Prime responding to Environmental Services In Support Of Contract CM-1061 NYCT MTA Underground Storage Tank (UST) Remediation Program. This work included groundwater sampling; oversight and documentation of drilling and well decommissioning; groundwater and product level monitoring and product recovery; and oversight, documentation, and endpoint sampling of UST removals.

Significant other projects within which Mr. Murphy has a technical field support role over the last several years include, but are not limited to:

- Community Air Monitoring for large demolition project in New York City for the redevelopment of the property for a municipal hospital.
- Community and Worker Air Monitoring for Dredging Contractor in Gowanus Bay for large remediation project.
- Silica monitoring, thermite welding, mold, indoor air quality, and related industrial hygiene investigations for the MTA Long Island Railroad LIRR and related projects
- Sampling of soils at NYCSCA Sites for Waste Characterization for general contractors
- Completion of sampling activities under the NYCT MTA Bottom Sludge at Oil/Water Separators Contract.
- Various MTA Sampling Locations, 5 Boroughs, NYC for Clean Harbors Facility. Coordination with facilities, laboratories, and site superintendents.
- Participation in Cause and Origin Evaluations for fuel oil and other petroleum releases into residential and commercial structures to facilitate insurance coverage determinations. Mr. Murphy is part of an experienced team that routinely performs the collection of soil and groundwater samples for laboratory analysis to document first or third-party impacts, relative to insurance claims.

# **Christopher R. Murphy, Environmental Scientist**

## **Preferred Environmental Services**

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- Management and oversight of chemical injection at residential properties in New Jersey and New York, soil screening and segregation during excavation, end point soil sampling, monitoring well installation oversight and all aspects of groundwater monitoring for on-site and off-site remediation systems.
- Phase I and II Environmental Site Assessments (ESAs) inclusive of reviewing and evaluating Municipal, NYSDEC, Bronx, Queens and Brooklyn Building Departments, NYSDOH, SCHDS and NCDH for due diligence studies.

### **WORK HISTORY**

Geologist - Preferred Environmental Services, November 2018 - present

Suffolk County Water Authority, Hauppauge, New York

Laboratory and Potable Water and Groundwater Sampling Technician II, 2015-November 2018

### **EDUCATION**

**SUNY Stony Brook**, Stony Brook, NY

Bachelor of Science: Geology, 2014

Bachelor of Arts: Earth and Space Sciences, 2014

### **COMMITTEES/MEMBERSHIP/CERTIFICATIONS**

OSHA 40-hour Hazwoper Certification

OSHA 30-hour Construction Safety Course

OSHA 10-hour Construction Safety Course

First Aid

CPR Training

LIRR Roadway Worker Training required by 49 CFR Part 214 Subpart C

ARC Flash Training



## **Donald Tesoriero, Geologist**

### **Preferred Environmental Services**

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### **PROFESSIONAL EXPERIENCE**

Mr. Donald Tesoriero is a geologist with more than four (4) years of direct hands-on environmental assessment and remediation experience via his recent past tenure at a nationwide environmental consulting and contracting firm. He worked under Senior Leadership for the completion of an extremely complex in-situ remediation project at two (2) legacy New York State Inactive Hazardous Waste Sites (Superfund sites) undertaken by the New York State Department of Environmental Conservation (NYSDEC) Department of Environmental Remediation (DER). Mr. Tesoriero's role included full time environmental representation during waste characterization and endpoint sampling, construction management, installation of remediation system, Operations Maintenance and Monitoring, Health and Safety responsibilities, worker safety and enhanced Community Air Monitoring in compliance with NYSDEC specifications.

As a result of this long-term successful project, Donald developed expertise in the following areas: environmental construction inspection and compliance, site assessment and investigation, excess construction material waste characterization, endpoint documentation and groundwater sampling and analysis as well as the appropriate implementation of HAZWOPER health and safety requirements at Superfund sites. Further, in addition to his seasonal responsibilities on the remediation system project, Mr. Tesoriero was part of in-house team that participated in other environmental due diligence studies (Phase I Environmental Site Assessments (ESAs) and Phase II ESAs), and site investigation/remediation on Residential, Commercial, And Industrial Development Projects.

At Preferred Environmental Services, Mr. Tesoriero, in addition to other experienced Preferred scientific staff, participates in the on-going compliance monitoring of commercial, industrial and residential petroleum spill remediation projects, as well as the monitoring of in-situ remediation systems and associated groundwater monitoring networks. This includes working directly with experienced staff responsible for the sampling of existing remediation systems that include both active systems (air sparge/soil vapor extraction (AS/SVE), in-situ oxygen (ISCO), chemical injection monitoring) as well as passive (e.g., natural attenuation and baseline sampling).

Further, Donald, is part of a state-of-the-art team that provides field support for soil vapor, soil sampling, groundwater sampling and remediation projects involving petroleum hydrocarbons, VOCs and inorganic media within Metro New York, upstate areas, CT, PA and New Jersey. Additionally, Donald will part of the team that performs the environmental portion of various engineering and environmental compliance contracts for the NYSDEC, USEPA, PANYNJ, New York City (NYC) Transit MTA, MTA LIRR, MTA Dept of Buses, NYCDEP, NYC DDC, NYSDOT, as well as private developer contracts.

Mr. Tesoriero's most significant previous experience includes participation in the following major project and tasks descriptions:

***Photocircuits OU2 & Pall OU2 Site Remedial Action City of Glen Cove, Nassau County, New York  
Inactive Hazardous Waste Site Numbers 130009 & 130053B***

# **Donald Tesoriero, Geologist**

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- Installation of a groundwater hydraulic control and chemical injection system as follows: hydraulic control system of four extraction wells, a shallow collection trench, 17 groundwater injection wells, and controls. The chemical injection system consisted of 40 injection wells, two injection vaults, and interconnecting chemical injection piping. Donald was the assigned field Geologist/Environmental Scientist and performed construction inspection, Health and Safety Technician (HST) as well as supervising the required Enhanced Community Air Monitoring Plan (ECAMP), work zone monitoring and the documentation monitoring of the property perimeter and the documentation monitoring of high-risk workers.
- Donald utilized numerous air monitoring technologies and direct read instrumentation such as PID, Minirae PID 3000, Multi-Rae, Dustrack2, Mercury Meters and documentation monitoring during the implementation of the NYSDEC project.
- Donald was the Field Geologist who conducted any required waste characterization/confirmatory end point soil sampling, wastewater, treated water sampling, laboratory analysis, data tabulation, evaluation, reporting, in accordance with project Specifications.
- Operations Maintenance And Monitoring (OMM) Of Remediation System During Long Term Demonstration Period – Donald performed OMM of the installed system during the long-term demonstration period required under this contract, as well as maintained all required documentation and provided requisite information to the project Engineer to demonstrate system effectiveness.

### **WORK HISTORY**

Geologist - Preferred Environmental Services, July 2022 – present  
Hydrogeologist, at Envirotrac PC, September 2018- July 2022  
Cold Spring Harbor Fish Hatchery & Aquarium - Cold Spring Harbor, NY June 2014-August 2014

### **EDUCATION**

Bachelor of Arts, Environmental Science, SUNY Plattsburgh, NY 2018

### **COMMITTEES/ CERTIFICATIONS/TRAINING**

OSHA 40-hour Hazwoper Certification,  
OSHA 8-hour Hazwoper refresher training  
OSHA 10 Hour Construction Safety Supervisor Course  
LIRR Roadway Worker Training  
First Aid Trained  
CPR Training

## **Christopher Zweier, Environmental Scientist**

### **Preferred Environmental Services**

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Mr. Christopher Zweier is an experienced Environmental Scientist working as part of an in-house field support team directed by Senior Licensed Professional Staff at Preferred Environmental Services. Mr. Zweier has been assigned to a wide-ranging series of extremely high visibility municipal environmental projects in heavily populated and active community districts in New York City. The majority of Mr. Zweier's responsibilities on these projects include the environmental monitoring of site conditions, emphasis on Community Air Monitoring and work zone monitoring for potentially hazardous fugitive air emissions, the implementation of site investigations and assessments, in-situ waste characterization testing for material handling projects, site contamination delineation, and oversight of environmental remediation. Mr. Zweier's work has been performed under the technical direction by Preferred's Senior Level Environmental Scientists, Geologists, Certified Industrial Hygienist (CIH) and Engineers, and his work products reflect this level of mentorship.

Some of the projects Mr. Zweier has participated in have involved biota, flora, hazardous materials (PCBs, lead, mercury, asbestos-containing materials (ACM), mold, etc.), environmental condition assessments and characterization, environmental chemical spills as well as indoor air quality assessments. Further this work requires Mr. Zweier to be part of Preferred's environmental teams working on the ongoing compliance monitoring of commercial, industrial and residential petroleum spill remediation projects, as well as the monitoring of in-situ remediation systems and associated groundwater monitoring networks. Of recent additional note, is Mr. Zweier's participation in a Community Air Monitoring Program for an Engineering Prime for the redevelopment of a large municipal Hospital project in New York City. Circa 2020, Mr. Zweier and other field personnel at Preferred are part of a state-of-the-art sampling team performing NYSDEC Spill compliance monitoring for our Engineering Prime responding to Environmental Services In Support Of Contract CM-1061 NYCT MTA Underground Storage Tank (UST) Remediation Program. This work included groundwater sampling; oversight and documentation of drilling and well decommissioning; groundwater and product level monitoring and product recovery; and oversight, documentation, and endpoint sampling of UST removals.

Mr. Zweier has gained additional experience as part of a support team responsible for the sampling of existing remediation systems that include both active systems (air sparge/soil vapor extraction (AS/SVE), in-situ oxygen (ISCO), chemical injection monitoring) as well as passive (e.g., natural attenuation and baseline sampling). He has provided field support for soil sampling, groundwater sampling and remediation projects involving petroleum hydrocarbons, VOCs and inorganic media within Metro New York, upstate areas and New Jersey, Connecticut, and Pennsylvania. The soil and groundwater remediation projects that Mr. Zweier is currently participating in include but are not limited to the following- removal of floating product by vacuum enhanced fluid recovery, chemical injection at residential properties in New Jersey and New York, soil excavation, end point sampling and all phases of groundwater monitoring for on-site and off-site remediation systems. Under Preferred's environmental risk mitigation program for insurance carriers, Mr. Zweier provides field support for soil vapor, soil sampling, groundwater sampling and remediation projects involving petroleum hydrocarbons, VOCs and inorganic media within Metro New York, upstate areas, CT, PA and New Jersey. Mr. Zweier's educational background includes the identification, ecology, management of endangered species (flora and fauna) as well as evaluation of climate change, development and population studies associated with same.

## **Christopher Zweier, Environmental Scientist**

### **Preferred Environmental Services**

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Significant projects within which Mr. Zweier has a historical technical field support role include, but are not limited to:

- Conducted community air monitoring, health and safety oversight and sample collection on a daily basis on brownfield projects throughout the five boroughs.
- Field management of contaminated soil excavation on numerous projects within NYC, NYS and NJ. Including waste characterization sampling, inspection of stormwater pollution prevention measures, compliance with SWPPP Plans, endpoint sampling and regulatory agency correspondence.
- Participated in multiple phases of environmental projects including but not limited to Phase I Environmental Site Assessments and Phase II Investigations, underground storage tank removals, and remediations.
- Environmental Monitor for endangered species and flora during a road construction project for the installation of a bike lane under a NYSDOT project within a protected zone, wetlands and migratory/breeding grounds, Long Island, New York.
- Participated in Cause and Origin Evaluations for fuel oil and other petroleum releases into residential and commercial structures to facilitate insurance coverage determinations. Mr. Zweier is part of an experienced team that routinely performs the collection of soil and groundwater samples for laboratory analysis to document first or third-party impacts, relative to insurance claims.
- Major fuel oil remediation projects on commercial/residential properties through New York State including investigation, remedial design, groundwater disposal management, soil disposal management, site safety procedures, etc.
- Completion of sampling activities under the NYCT MTA Bottom Sludge at Oil/Water Separators Various MTA Sampling Locations, 5 Boroughs, NYC for Clean Harbors Facility. Coordination with facilities, laboratories, and site superintendents.
- Management of the oversight of chemical injection at residential properties in New Jersey and New York, soil screening and segregation during excavation, end point soil sampling, monitoring well installation oversight and all aspects of groundwater monitoring for on-site and off-site remediation systems.
- Sampling of soils at NYCSCA Sites for Waste Characterization for general contractors.
- Phase I and II ESAs inclusive of reviewing and evaluating Municipal, NYSDEC, Queens, Bronx and Brooklyn Building Departments, NYSDOH, SCHDS and NCDH for due diligence.

**Christopher Zweier, Environmental Scientist**  
**Preferred Environmental Services**

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**WORK HISTORY**

Environmental Scientist - Preferred Environmental Services, September 2019 – present

**EDUCATION**

Bachelor of Science in Environmental Science, SUNY Plattsburgh, New York – May 2019

**CERTIFICATIONS/TRAINING**

OSHA 40-hour Hazwoper Certification

OSHA 30-hour Construction Safety Course

OSHA 10-hour Construction Safety Course

First Aid

CPR Training

LIRR Roadway Worker Training required by 49 CFR Part 214 Subpart C

ARC Flash Training

## **Ryan Crowley, Environmental Scientist**

### **Preferred Environmental Services**

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Mr. Ryan Crowley is an mid-level Environmental Scientist at Preferred Environmental Services with more than three (3) years of experience in environmental construction projects requiring inspection, monitoring, investigation and assessment, and in many cases, contamination delineation and remediation. Mr. Crowley has worked with experienced Senior Technical Professionals at Preferred in a wide-range of extremely high visibility municipal environmental projects in heavily populated and active community districts in New York City. The majority of Mr. Crowley's responsibilities on these projects include the environmental monitoring and inspection of site conditions, emphasis on the protection of the community and active work zone workers, inclusive of the monitoring for potentially hazardous fugitive air emissions. Environmental inspection at construction sites routinely includes the implementation of site investigations and assessments, in-situ waste characterization testing for material handling projects, erosion control inspections, stormwater regulation evaluations, site contamination delineation, and oversight of environmental remediation. Mr. Crowley's work has been performed under the technical direction by Preferred's Senior Level Environmental Scientists, Geologists, Certified Industrial Hygienist (CIH), Certified Erosion Control Specialists and Engineers.

Early experience at Preferred included in the on-going compliance monitoring of commercial, industrial and residential remediation projects, as well as the monitoring of in-situ remediation systems and associated groundwater monitoring networks. Further, Mr. Crowley has completed Preferred's training program for environmental risk mitigation for insurance carriers and associated claims. Mr. Crowley has provided field support for soil vapor, soil sampling, groundwater sampling and remediation projects involving petroleum hydrocarbons, VOCs and inorganic media within Metro New York, upstate areas, CT, PA and New Jersey. Mr. Crowley has participated in numerous projects that include the sampling of existing remediation systems that include both active systems (air sparge/soil vapor extraction (AS/SVE), in-situ oxygen (ISCO), chemical injection monitoring) as well as passive (e.g., natural attenuation and baseline sampling). He has been part of teams that provides field support for soil sampling, groundwater sampling and remediation projects involving petroleum hydrocarbons, VOCs and inorganic media within Metro New York, upstate areas and New Jersey. These soil and groundwater remediation projects that include but are not limited to the following- removal of floating product by vacuum enhanced fluid recovery, chemical injection at residential properties in New Jersey, soil excavation, end point sampling and all phases of groundwater monitoring for on-site and off-site remediation systems. Mr. Crowley has been a part of a state-of-the-art sampling team performing NYSDEC Spill compliance monitoring for our Engineering Prime responding to Environmental Services In Support Of Contract CM-1061 NYCT MTA Underground Storage Tank (UST) Remediation Program.

Mr. Crowley's educational background includes the identification, ecology, management of endangered species (flora and fauna) as well as evaluation of climate change, development and population studies associated with the same. Project level work to which Mr. Crowley is currently assigned includes construction site support (air monitoring, worker monitoring, stormwater evaluations, and erosion control inspections), inspection of ongoing construction, groundwater sampling; oversight and documentation of drilling and well decommissioning; groundwater and product level monitoring and product recovery; and oversight, documentation, and endpoint sampling of UST removals. Projects that he has an active role in include the following dominant projects.

- Community Air Monitoring and construction inspection for East Coast Resiliency Project, Project Area 2.

# **Ryan Crowley, Environmental Scientist**

## **Preferred Environmental Services**

**323 Merrick Avenue • North Merrick, New York 11566**

**Telephone: (516) 546-1100 • Facsimile: (516) 213-8156**

**Page 2**

- Sampling activities under the NYCT MTA Bottom Sludge at Oil/Water Separators Contract at various MTA Sampling Locations, 5 Boroughs, NYC for Clean Harbors Facility. Coordination with facilities, laboratories, and site superintendents.
- Participation in Cause and Origin Evaluations for fuel oil and other petroleum releases into residential and commercial structures to facilitate insurance coverage determinations. Mr. Crowley is part of an experienced team that routinely performs the collection of soil and groundwater samples for laboratory analysis to document first or third-party impacts, relative to insurance claims.
- Participation in the oversight of chemical injection at residential properties in New Jersey, soil screening and segregation during excavation, end point soil sampling, monitoring well installation oversight and all aspects of groundwater monitoring for on-site and off-site remediation systems.
- Assistance in Phase I and II ESAs inclusive of reviewing and evaluating Municipal, NYSDEC, Queens and Brooklyn Building Departments, NYSDOH, SCHDS and NCDH for due diligence.
- Sampling of soils at NYCSCA Sites for Waste Characterization for general contractors.
- Environmental Monitor for endangered species and flora during a road construction project for the installation of a bike lane under a NYSDOT project within a protected zone, wetlands and migratory/breeding grounds, Long Island, New York.
- Project Hydrologist on NYCT MTA project. Groundwater gauging, data tabulation and hydrogeologic mapping;
- Geologist on several petroleum and chemical remediation projects throughout Long Island, New York State, NYC and NJ. Structural support installation oversight, soil and groundwater management oversight, endpoint soil sampling, groundwater sampling, regulatory agency correspondence, and daily reporting.
- Operation, Maintenance and Monitoring on groundwater pump and treat system within Manhattan, NYC. Well gauging, product removal assistance, effluent parameter reading, effluent sampling and reporting duties to ensure compliance with SPDES permit.

### **WORK HISTORY**

Environmental Scientist - Preferred Environmental Services, February 2020 – present

### **EDUCATION**

Bachelor of Science in Environmental Science, East Stroudsburg University, East Stroudsburg, PA  
Class of 2019

### **CERTIFICATIONS/TRAINING**

OSHA 40-hour Hazwoper Certification; OSHA 30-hour Construction Safety Course First Aid; CPR Training; LIRR Roadway Worker Training required by 49 CFR Part 214 S

## **Alec Gudowitz, Environmental Scientist**

### **Preferred Environmental Services**

**323 Merrick Avenue • North Merrick, New York 11566**

**Telephone: (516) 546-1100 • Facsimile: (516) 213-8156**

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Mr. Alec Gudowitz is an 2-year experienced Environmental Scientist/Field Technician working as part of an-in house field support team directed by Senior Licensed Professional Staff at Preferred Environmental Services. His specific assignments are environmental projects requiring environmental monitoring, site investigation and assessment, contamination delineation and remediation. Mr. Gudowitz will be paired with experienced Preferred scientific staff who participate in the on-going compliance monitoring of commercial, industrial and residential petroleum spill remediation projects, as well as the monitoring of in-situ remediation systems and associated groundwater monitoring networks. Further, Mr. Gudowitz has entered Preferred' s training program for environmental risk mitigation for insurance carriers and associated claims. Mr. Gudowitz will ultimately provide field support for soil vapor, soil sampling, groundwater sampling and remediation projects involving petroleum hydrocarbons, VOCs and inorganic media within Metro New York, upstate areas, CT, PA and New Jersey.

As a staff member of Preferred's geologists and environmental scientists, Mr. Gudowitz is working directly with experienced staff responsible for the sampling of existing remediation systems that include both active systems (air sparge/soil vapor extraction (AS/SVE), in-situ oxygen (ISCO), chemical injection monitoring) as well as passive (e.g., natural attenuation and baseline sampling). This team also provides field support for soil sampling, groundwater sampling and remediation projects involving petroleum hydrocarbons, VOCs and inorganic media within Metro New York, upstate areas and New Jersey.

These soil and groundwater remediation projects that include but are not limited to the following-removal of floating product by vacuum enhanced fluid recovery, chemical injection at residential properties in New Jersey, soil excavation, end point sampling and all phases of groundwater monitoring for on-site and off-site remediation systems. Mr. Gudowitz and other field personnel at Preferred are part of a state-of-the-art sampling team performing NYSDEC Spill compliance monitoring for our Engineering Prime responding to Environmental Services In Support Of Contract CM-1061 NYCT MTA Underground Storage Tank (UST) Remediation Program.

Mr. Gudowitz's educational background includes numerous courses in environmental sustainability. Prior to his tenure at Preferred, he has direct hands-on experience with the following wide ranging environmental projects associated with NYS-regulated sites:

- Performance of lead-based paint XRF inspections, assessments, and site clearances for numerous City Housing authority projects.
- Participation in performing mold / moisture assessments in commercial, industrial and residential buildings.
- Preparation of written analysis of inspections, clearances and assessments including recommendations for further actions.
- Environmental scientist/intern for NYSDEC for the conduct of weekly trawling surveys and collaboration with Seining team on surveys. Mr. Gudowitz assisted in tagging and logging multiple marine species for three summers with NYSDEC Environmental group.

Project level work to which Mr. Gudowitz is assigned at Preferred includes groundwater sampling; oversight and documentation of drilling and well decommissioning; groundwater and product level



# **Alec Gudowitz, Environmental Scientist**

## **Preferred Environmental Services**

**323 Merrick Avenue • North Merrick, New York 11566**

**Telephone: (516) 546-1100 • Facsimile: (516) 213-8156**

**Page 2**

monitoring and product recovery; and oversight, documentation, and endpoint sampling of UST removals. Projects that he will have future active role include, but are not limited, to the following:

- Participation in Cause and Origin Evaluations for fuel oil and other petroleum releases into residential and commercial structures to facilitate insurance coverage determinations. Mr. Gudowitz is part of an experienced team that routinely performs the collection of soil and groundwater samples for laboratory analysis to document first or third-party impacts, relative to insurance claims.
- Participation in the oversight of chemical injection at residential properties in New Jersey, soil screening and segregation during excavation, end point soil sampling, monitoring well installation oversight and all aspects of groundwater monitoring for on-site and off-site remediation systems.
- Assistance in Phase I and II ESAs inclusive of reviewing and evaluating Municipal, NYSDEC, Queens and Brooklyn Building Departments, NYSDOH, SCHDS and NCDH for due diligence.
- Sampling of soils at NYCSCA Sites for Waste Characterization for general contractors.
- Operation, Maintenance and Monitoring on groundwater pump and treat system within Manhattan, NYC. Well gauging, product removal assistance, effluent parameter reading, effluent sampling and reporting duties to ensure compliance with SPDES permit.

### **WORK HISTORY**

Environmental Scientist - Preferred Environmental Services, November 2021 – present

Environmental Scientist - Lawrence ENV LLC - New York, NY July 2019 to November 2021

Environmental Scientist - NYSDEC Summers August 2018 to May 2021

### **EDUCATION**

Bachelor of Science in Environmental Sustainability

State University of New York Oneonta - New York, NY May 2019

### **CERTIFICATIONS/TRAINING**

OSHA 40-hour HAZWOPER & Basic Groundwater Sampling May 2021

OSHA 30-hour Construction Safety Course

USEPA Certified Lead Based Paint Inspector

USEPA Certified Lead Based Paint Risk Assessor

Professional Association of Diving Instructors Certified Scuba Diver

### **TECHNICAL SKILLS**

Microsoft Excel, Word, and PowerPoint, ArcGIS

Proficient in Microsoft Access, Word, Excel and Online Social Networking.

Competent in GIS ArcMap

Experienced in lab work in Biology, Chemistry and Physics

## **Esther Schonfeld, Environmental Scientist**

### **Preferred Environmental Services**

***323 Merrick Avenue • North Merrick, New York 11566***

***Telephone: (516) 546-1100 • Facsimile: (516) 213-8156***

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Ms. Schonfeld is Preferred's Environmental Scientist currently participating in varied aspects of environmental assessment projects at industrial, commercial and residential properties involving site monitoring, investigation, delineation and remediation. Ms. Schonfeld is supervised by experienced and licensed Preferred Senior Scientific Managers and works as a team with other environmental scientists and geologist involved in the resolution of complex and varied environmental site restoration.

Esther is part of a multiple person teams providing field support for required soil sampling and contamination delineation, waste characterization programs, groundwater monitoring network sampling and the operation, maintenance and monitoring (OMM) of varied remediation systems for petroleum and solvent contamination in soil and groundwater. Her experience includes projects involving the remediation of petroleum hydrocarbons via the gauging and removal of free phase floating product by Vacuum Enhanced Fluid Recovery, source reduction via Chemical Injections, Source Area Soil Excavation, and all phases of groundwater monitoring for on-site and off-site remediation systems. Inherent to these projects include comprehensive waste characterization of site materials (for either reuse or off-site waste disposal), documentation and endpoint soil sampling to confirm adequacy of remedial design as well as protocols for proper waste material handling, transportation and off-site disposal. As part of these efforts, Ms. Schonfeld and other field personnel at Preferred are part of a state-of-the-art sampling team performing NYSDEC Spill compliance monitoring for our Engineering Prime responding to the requirements of contracts for Full Service Environmental Services and Underground Storage Tank (UST) Remediation Program for the NYCDEP, NYCSCA, NYCDDC and NYCT MTA.

Additionally, Ms. Schonfeld is a participant of an ongoing training program at Preferred for environmental risk mitigation for insurance carriers and the conduct of associated claims causation and origin. Ultimately, Ms. Schonfeld will provide independent field support for soil vapor, soil sampling, groundwater sampling and remediation projects involving petroleum hydrocarbons, VOCs and inorganic media within Metro New York, upstate areas, CT, PA and New Jersey as part of insurance claims resolution.

Project level work to which Ms. Schonfeld is currently part of a rotating team includes the conduct of a Community Air Monitoring (CAMP) program at a highly scrutinized redevelopment project in New York City, that also includes groundwater sampling; oversight and documentation of drilling and well decommissioning; groundwater and product level monitoring and product recovery; and oversight, documentation, and endpoint sampling of UST removals. Projects that she will have future active role include to the following:

- Participation in Cause and Origin Evaluations for fuel oil and other petroleum releases into residential and commercial structures to facilitate insurance coverage determinations. Ms. Schonfeld is transitioning to entry level status of an experienced team that routinely performs the collection of soil and groundwater samples for laboratory analysis to document first or third-party impacts, relative to insurance claims.

# **Esther Schonfeld, Environmental Scientist**

## **Preferred Environmental Services**

**323 Merrick Avenue • North Merrick, New York 11566**

**Telephone: (516) 546-1100 • Facsimile: (516) 213-8156**

**Page 2**

- Participation in the soil screening and segregation during excavation at construction sites, waste characterization and end point soil sampling, monitoring well installation oversight and all aspects of groundwater monitoring for on-site and off-site remediation systems.
- Conduct of Community Air Monitoring Programs – NYC Metro area.
- Assistance in Phase I and II ESAs inclusive of reviewing and evaluating Municipal, NYSDEC, Queens and Brooklyn Building Departments, NYSDOH, SCHDS and NCDH for due diligence.
- Sampling of soils at NYCSCA Sites for Waste Characterization for general contractors.

Prior to employment at Preferred, Ms. Schonfeld's educational background included numerous courses in Methods in Geoscience, Environmental Impact Assessment, Environmental Problem Solving, , and Environmental and Public Health Policy as well as direct hands-on experience with the following environmental projects:

NYCDEP Environmental Health and Safety Program Development Intern, June 2021 – June 2022

- Edited EHS guidelines and procedures and creates training modules for worker and facility compliance
- Assisted managers of diverse projects by taking responsibility for key project tasks to achieve deliverables, including:
  - Working with stakeholder liaisons at offsite NYCDEP facilities to collect recycling data to be analyzed and compiled into a recycling report for DSNY
  - Evaluating the success of EHS audit report standards and working with a team to create a new standard template
  - Collaborating with EHS training coordinators to redevelop and manage the configuration of training courses within DEP's learning management system

### **WORK HISTORY**

Environmental Scientist - Preferred Environmental Services, November 2021 – present

NYCDEP Environmental Health and Safety Program Development Intern, June 2021 -June 2022

### **EDUCATION**

CUNY QUEENS COLLEGE - B.S. Environmental Sciences, Magna Cum Laude June 2022

Presidential Scholar

### **CERTIFICATIONS/TRAINING**

OSHA 40-hour Hazwoper Certification

OSHA 30-hour Construction Safety Course

OSHA 10-hour Construction Safety Course Ever Up Micro-Credential in Project Management, February 2022. (100-hour certification from the New York Jobs CEO Council and CUNY)

## **Kennedy Thomas, Environmental Scientist**

### **Preferred Environmental Services**

*323 Merrick Avenue • North Merrick, New York 11566*

*Telephone: (516) 546-1100 • Facsimile: (516) 213-8156*

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Ms. Kennedy Thomas is an Environmental Scientist working as part of an in-house field support team directed by Senior Licensed Professional Staff at Preferred Environmental Services. His specific assignments are environmental projects requiring environmental monitoring, site investigation and assessment, contamination delineation and remediation. Ms. Thomas has been paired with experienced Preferred scientific staff who participate in the on-going compliance monitoring of commercial, industrial and residential petroleum spill remediation projects, as well as the monitoring of in-situ remediation systems and associated groundwater monitoring networks. Ms. Thomas provides field support for soil vapor, soil sampling, groundwater sampling and remediation projects involving petroleum hydrocarbons, VOCs and inorganic media within Metro New York.

As a staff member of Preferred's geologists and environmental scientists, Ms. Thomas is working directly with experienced staff responsible for the sampling of existing remediation systems that include both active systems (air sparge/soil vapor extraction (AS/SVE), in-situ oxygen (ISCO), chemical injection monitoring) as well as passive (e.g., natural attenuation and baseline sampling). This team also provides field support for soil sampling, groundwater sampling and remediation projects involving petroleum hydrocarbons, VOCs and inorganic media within Metro New York, upstate New York and New Jersey. These soil and groundwater remediation projects that include but are not limited to the following-removal of floating product by vacuum enhanced fluid recovery, chemical injection at residential properties in New Jersey, soil excavation, end point sampling and all phases of groundwater monitoring for on-site and off-site remediation systems. Ms. Thomas and other field personnel at Preferred are part of a state-of-the-art sampling team performing NYSDEC Spill compliance monitoring for our Engineering Prime responding to a New York City-municipal program.

Ms. Thomas's educational background includes Anthropology, Biological Studies, Water Quality Analysis and Reporting.

Project level work to which Ms. Thomas is assigned at Preferred includes groundwater sampling; oversight and documentation of drilling and well decommissioning; chemical injection, groundwater and product level monitoring and product recovery; and oversight, documentation, and endpoint sampling of UST removals. Projects that she will have future active role include but are not limited to the following:

- Participation in Cause and Origin Evaluations for fuel oil and other petroleum releases into residential and commercial structures to facilitate insurance coverage determinations. Mr. Lenberger is part of an experienced team that routinely performs the collection of soil and groundwater samples for laboratory analysis to document first or third-party impacts, relative to insurance claims.
- Participation in the oversight of chemical injection at residential/commercial and municipal properties in New York and New Jersey, soil screening and segregation during excavation, end point soil sampling, monitoring well installation oversight and all aspects of groundwater monitoring for on-site and off-site remediation systems.

# **Kennedy Thomas, Environmental Scientist**

## **Preferred Environmental Services**

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*323 Merrick Avenue • North Merrick, New York 11566*

*Telephone: (516) 546-1100 • Facsimile: (516) 213-8156*

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- Assistance in Phase I and II ESAs inclusive of reviewing and evaluating Municipal, NYSDEC, Queens and Brooklyn Building Departments, NYSDOH, SCHDS and NCDH for due diligence.
- Sampling of soils at NYCSCA Sites for Waste Characterization for general contractors.
- Operation, Maintenance and Monitoring on groundwater pump and treat system within Manhattan, NYC. Well gauging, product removal assistance, effluent parameter reading, effluent sampling and reporting duties to ensure compliance with SPDES permit.

### **WORK HISTORY**

Environmental Scientist - Preferred Environmental Services, 2023- present

### **EDUCATION**

**Huma Evolutionary Biology & Anthropology**, Stony Brook University May 2021

- Bachelor of Science – Magna Cum Laude

**Sustainability Studies**, Hofstra University – December 2022

- Master of Science
- Graduate Student Researcher

### **CERTIFICATIONS/TRAINING**

OSHA 40-hour HAZWOPER cert. 2022

OSHA 30-hour Construction Safety Course

### **TECHNICAL SKILLS**

- Microsoft Excel, Word, and PowerPoint, ArcGIS
- Routine Water Quality analysis chemistry techniques

**THE UNIVERSITY OF THE STATE OF NEW YORK  
EDUCATION DEPARTMENT**

THIS IS TO CERTIFY THAT HAVING MET THE REQUIREMENTS OF SECTION 7210 OF THE  
EDUCATION LAW AND IN ACCORDANCE THEREWITH THIS CERTIFICATE OF AUTHORIZATION  
IS GRANTED WHICH ENTITLES

**SPECTRUM GEOLOGICAL SERVICES PC  
323 MERRICK AVENUE  
MERRICK, NY 11566-0000**

TO PROVIDE GEOLOGY SERVICES IN THE STATE OF NEW YORK FOR THE PERIOD  
11/01/2020 TO 10/31/2023.



**CERTIFICATE NUMBER  
0017718**

  
BETTY ROSA  
INTERIM COMMISSIONER OF EDUCATION

**THE UNIVERSITY OF THE STATE OF NEW YORK  
EDUCATION DEPARTMENT**


THIS IS TO CERTIFY THAT HAVING MET THE REQUIREMENTS OF SECTION 7210 OF THE  
EDUCATION LAW AND IN ACCORDANCE THEREWITH THIS CERTIFICATE OF AUTHORIZATION  
IS GRANTED WHICH ENTITLES

**SPECTRUM GEOLOGICAL SERVICES PC  
323 MERRICK AVENUE  
MERRICK, NY 11566-0000**

TO PROVIDE GEOLOGY SERVICES IN THE STATE OF NEW YORK FOR THE PERIOD  
11/01/2023 TO 10/31/2026.



**CERTIFICATE NUMBER  
0021160**

  
**BETTY ROSA  
COMMISSIONER OF EDUCATION**



# **NEW YORK STATE** **MINORITY- AND WOMEN-OWNED BUSINESS ENTERPRISE ("MWBE")** **CERTIFICATION**

Empire State Development's Division of Minority and Women's Business Development grants a

## **Women Business Enterprise (WBE)**

pursuant to New York State Executive Law, Article 15-A to:

**Spectrum Geological Services, P.C. DBA Preferred Environmental Services**

Certification Awarded on: November 1, 2023

Expiration Date: November 1, 2028

File ID#: 49782







careers  
businesses  
neighborhoods

# WBE Certificate

## Spectrum Geological Services, P.C. DBA: Preferred Environmental Services

This certificate acknowledges that this company has met the criteria as established by the M/WBE Program at the NYC Department of Small Business Services and is therefore certified as a Women-Owned Business Enterprise (WBE).

Certificate Number

**MWCERT-7623**

Expires on

**11/30/2024**

A handwritten signature in black ink that reads 'Bill de Blasio'.

Bill de Blasio, Mayor

A handwritten signature in black ink that reads 'Gregg Bishop'.

Gregg Bishop, Commissioner



www.nycsca.org

October 17, 2019

Spectrum Geological Services P.C.  
323 Merrick Avenue  
Merrick, NY 11566

Attn: Ms. Jill Haimson, President

Re: Prequalification Approval  
Federal Tax ID# 11-3038047

Dear Ms. Haimson:

Based upon the information furnished on your Pre-qualification Application, the New York City School Construction Authority (SCA) has prequalified your firm to submit bids/proposals for SCA projects for a period of three years until **October 17, 2022** for the following: **Subsurface Investigation** (02210) and **Environmental Consulting Services** (86030).

Please be advised that Environmental Consultants to the SCA shall provide such service subject to possession of all necessary regulatory permits and approvals, as well as all required regulatory certifications and licenses (for individuals and firms).

Pre-qualification does not mean that your firm will automatically receive a contract for work with the SCA. Your pre-qualification status allows you to compete for business on SCA projects as a prime and/or sub-consultant within your approved disciplines(s).

Although your firm is qualified to submit proposals for the aforementioned discipline(s), it also must meet the specific technical requirements, if applicable, for each SCA project. You are to refer to the SCA project specifications for additional required experience and certifications. In that regard, we encourage you to visit the SCA's website on a regular basis. Using the following link to our "Competing for Business" page, you can stay informed about upcoming projects and learn of opportunities for your firm to receive SCA Requests for Proposals:

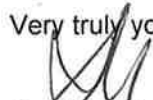
<http://www.nycsca.org/Business/CompetingforBusiness/Pages/default.aspx>

In addition, we note that your firm will be subject to a full responsibility determination at the time of consideration for any specific contract award.

Furthermore, we remind you that your firm's status as a "prequalified firm" is always subject to review. You must submit in writing to the NYCSCA any substantive changes to your prequalification application as soon as possible, but no later than (30) days of said change(s). Substantive changes include, but not limited to, key people, ownership, court proceedings, investigations, bankruptcies, etc.

If you have questions regarding your status, please call the Pre-qualification Division at (718) 472-8777.

Very truly yours,

  
Sarah L. Sinclair  
Deputy, Director  
Pre-qualification Division

SLS: cg  
cc: Qualification File

30-30 Thomson Avenue  
Long Island City, NY 11101

718 472 8777 T  
718 472 8083 F



www.nycsca.org

October 25, 2022

Ms. Jill Sandra Haimson  
**Spectrum Geological Services P.C.**  
**D/B/A Preferred Environmental Services**  
323 Merrick Avenue  
Merrick, NY 11566

Re: **Woman Owned Business Enterprise Certification**  
**Federal Taxpayer ID #11-3038047**

Dear Ms. Haimson:

You are hereby officially notified that **Spectrum Geological Services P.C.** has been certified as a **Woman Owned Business Enterprise** by the New York City School Construction Authority (SCA). Your certification will remain in effect until **October 25, 2025**, providing there are no changes in ownership or control of your organization. Accordingly, any changes that affect ownership, managerial and/or operational control must be reported to SCA's Business Development Department within thirty (30) days of any such change. Any change in address should be reported immediately. Moreover, you must apply for recertification at least sixty (60) days prior to the above expiration date.

From time to time, the SCA may examine facts concerning your continuing eligibility. In that regard, as a condition of your certification, you have consented to examination of your books and records and interviews with your principals and employees for the purpose of such examination and to the revocation of your certification if such examination or interviews are denied.

Please note all firms must be prequalified prior to doing business with the SCA. If you have any questions regarding your recertification as a **Woman Owned Business Enterprise**, please contact the Business Development Department at (718) 472-8899. We will be happy to assist you in any way possible.

We encourage your participation and look forward to doing business with you.

Sincerely,

*Lois E.P. Fahie*

Lois E.P. Fahie, Esq.  
Director, Operations  
Business Development Department

**THE PORT AUTHORITY OF NY & NJ**

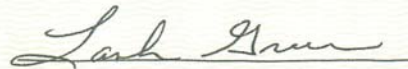
**John Degnan**  
Chairman

**Patrick J. Foye**  
Executive Director

*Spectrum Coverage Corp.*  
*d/b/a Preferred Environmental Services*

This certificate acknowledges that the above-named firm is certified as a Woman-owned Business Enterprise.

Certification Date: September 22, 2015  
Re-Evaluation Date: September 22, 2020



Lash Green, Director  
Office of Business Diversity and Civil Rights

August 6, 2020

Ms. Jill Haimson  
President  
**Spectrum Geological Services, P.C.**  
**d/b/a Preferred Environmental Services**  
323 Merrick Avenue  
Merrick, NY 11566-2729

**Re:** Women-owned Business Enterprise (WBE) Certification  
**Type:** Consultants

Dear Ms. Haimson:

We are pleased to inform you that The Port Authority of NY & NJ has re-evaluated your business and determined that it continues to be eligible to participate in the agency's Women-owned Business Enterprise (WBE) Program. **Spectrum Geological Services, P.C. d/b/a Preferred Environmental Services** remains in the Port Authority's on-line directory of certified MWBEs, which can be accessed at <https://panynj.diversitysoftware.com/FrontEnd/SearchCertifiedDirectory>.

Please be advised that we periodically review all certifications and reserve the right to decertify any firm that no longer meets our guidelines. You must notify the Office of Business Diversity and Civil Rights in writing within 30 days of any significant changes to your business. These include, but are not limited to, a change of officers, directors, location and business name. Failure to advise us of these changes can result in decertification of your business.

This certification will remain in effect for five years or until August 6, 2025, after which you must submit a recertification application with supporting documentation. The application can be accessed from our Web site: [www.panynjSD.com](http://www.panynjSD.com).

If you have any questions regarding your certification, you may contact me at (201) 395-3940 or via email at [lakopdzhanova@panynj.gov](mailto:lakopdzhanova@panynj.gov).

Sincerely,



Liza Akopdzhanova  
Certification Analyst  
Office of Business Diversity and Civil Rights



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



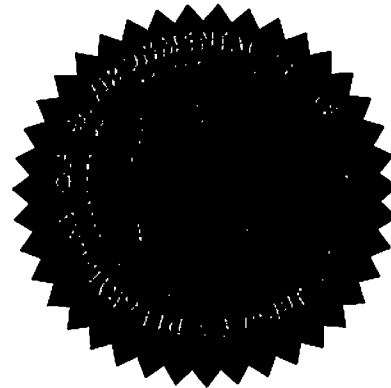
*Certifies That*

SPECTRUM GEOLOGICAL SERVICES  
DBA PREFERRED ENVIRONMENTAL SERVICES  
323 MERRICK AVE  
MERRICK, NY 11566

*Having duly met the requirements of the  
Underground Storage Tank Certification Program  
N.J.S.A. 58:10A-24.1-8*

*Is hereby approved to perform the following services:*

HHO CLOSURE



05/31/2026  
EXPIRATION DATE

US644349  
CERTIFICATION NUMBER

**TO BE CONSPICUOUSLY DISPLAYED AT THE FACILITY**

Let's protect our earth



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
NJDEP

Licensing Programs  
Mail Code 401-04E  
PO BOX 420  
Trenton, NJ 08625-0420

*Please detach your license and carry it with  
you for identification purposes.*

WILLIAM SCHLAGETER  
49 Tioga Walk

Breezy Point NY 11697

Document #: 230710350

DEPARTMENT OF  
ENVIRONMENTAL PROTECTION



STATE OF  
NEW JERSEY

*Hereby Certifies the Goodstanding of:*

WILLIAM SCHLAGETER SSN:

License No. 584206

Reg No. 584206

AS A LICENSED:

HO-CLOSURE

Expires: 05/31/26

Document#: 230710350



**WILLIAM SCHLAGETER**

EXPIRES: 06-22

CERT# MA01349





**WE ARE YOUR DOL**



**NEW YORK STATE - DEPARTMENT OF LABOR**

DIVISION OF SAFETY AND HEALTH  
LICENSE AND CERTIFICATE UNIT  
STATE CAMPUS BUILDING 12

**Mold Assessor Company License**

Spectrum Geological Services, PC  
d/b/a: Preferred Environmental Services  
323 Merrick Ave  
MERRICK, NY 11566

LICENSE NUMBER: 01218  
DATE OF ISSUE: 8/26/2022  
EXPIRATION DATE 6/30/2024

This license is valid only for the contractor named above.

Amy Phillips, Director  
FOR THE COMMISSIONER OF LABOR

EXCELSIOR



01213 005579679 14

EYES BRN  
HAIR BRN  
HGT 5' 0"



IF FOUND, RETURN TO:

NYSDEL - L&C UNIT  
ROOM 161A BUILDING 12  
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**THE UNIVERSITY OF THE STATE OF NEW YORK  
EDUCATION DEPARTMENT**


THIS IS TO CERTIFY THAT HAVING MET THE REQUIREMENTS OF SECTION 7210 OF THE  
EDUCATION LAW AND IN ACCORDANCE THEREWITH THIS CERTIFICATE OF AUTHORIZATION  
IS GRANTED WHICH ENTITLES

**SPECTRUM GEOLOGICAL SERVICES PC  
323 MERRICK AVENUE  
MERRICK, NY 11566-0000**

TO PROVIDE GEOLOGY SERVICES IN THE STATE OF NEW YORK FOR THE PERIOD  
11/01/2023 TO 10/31/2026.



**CERTIFICATE NUMBER  
0021160**

  
**BETTY ROSA  
COMMISSIONER OF EDUCATION**

**The University of the State of New York  
Education Department  
Office of the Professions**

**REGISTRATION CERTIFICATE**

**Do not accept a copy of this certificate**

License Number: 000075-01

Certificate Number: 1659500



HAIMSON JILL S  
323 MERRICK AVE  
NORTH MERRICK

NY 11566-0000

is registered to practice in New York State through 02/28/2025 as a(n)  
**PROFESSIONAL GEOLOGIST**

LICENSEE/REGISTRANT

*Jane G. Y. Chen*  
EXECUTIVE SECRETARY

COMMISSIONER OF EDUCATION

*Betty Ross*  
*Sarah J. Benson*  
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Commonwealth of Pennsylvania  
Department of State  
Bureau of Professional and Occupational Affairs  
PO BOX 2649 Harrisburg PA 17105-2649

23 0073528

License Type  
Professional Geologist

JILL SANDRA HAIMSON  
PREFERRED ENVIRONMENTAL SERVICES  
323 MERRICK AVENUE  
MERRICK , NY 11566



License Status  
Active

Initial License Date  
06/21/1995

License Number  
PG001509G

Expiration Date  
09/30/2025

*Arion R. Claggett*

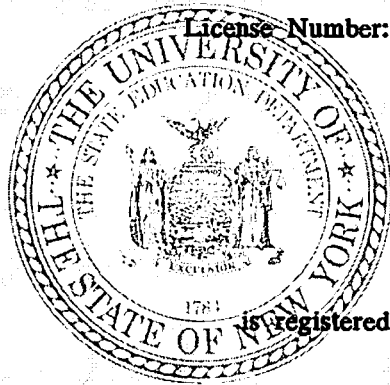
Acting Commissioner Arion R. Claggett

*Jill S. Haimson*  
Signature

**The University of the State of New York  
Education Department  
Office of the Professions**

**REGISTRATION CERTIFICATE**

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License Number: 000222-01

Certificate Number: 1908638

**SCHLAGETER WILLIAM JAMES  
323 MERRICK AVE  
NORTH MERRICK NY 11566-0000**

is registered to practice in New York State through 07/31/2025 as a(n)  
**PROFESSIONAL GEOLOGIST**

**LICENSEE/REGISTRANT**

**Commissioner of Education**

*Sarah A. Benson*  
**Sarah A. Benson**

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Let's protect our earth



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
NJDEP

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WILLIAM SCHLAGETER  
49 Tioga Walk

Breezy Point NY 11697

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DEPARTMENT OF  
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*Hereby Certifies the Goodstanding of:*

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**Department  
of Labor**

DIVISION OF SAFETY & HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BLDG. 12, ALBANY, NY 12226

# ASBESTOS HANDLING LICENSE

Spectrum Geological Services, P.C. dba Preferred Environmental Services  
323 Merrick Ave., Merrick, NY, 11566

License Number: 46347

License Class: RESTRICTED

Date of Issue: 07/26/2023

Expiration Date: 07/31/2024

Duly Authorized Representative: Jill Haimson

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

A handwritten signature in black ink, appearing to read "Amy Phillips".

Amy Phillips, Director  
For the Commissioner of Labor

EXCELSIOR