



Statement of Qualifications

All Service Lines with Project Examples

2019



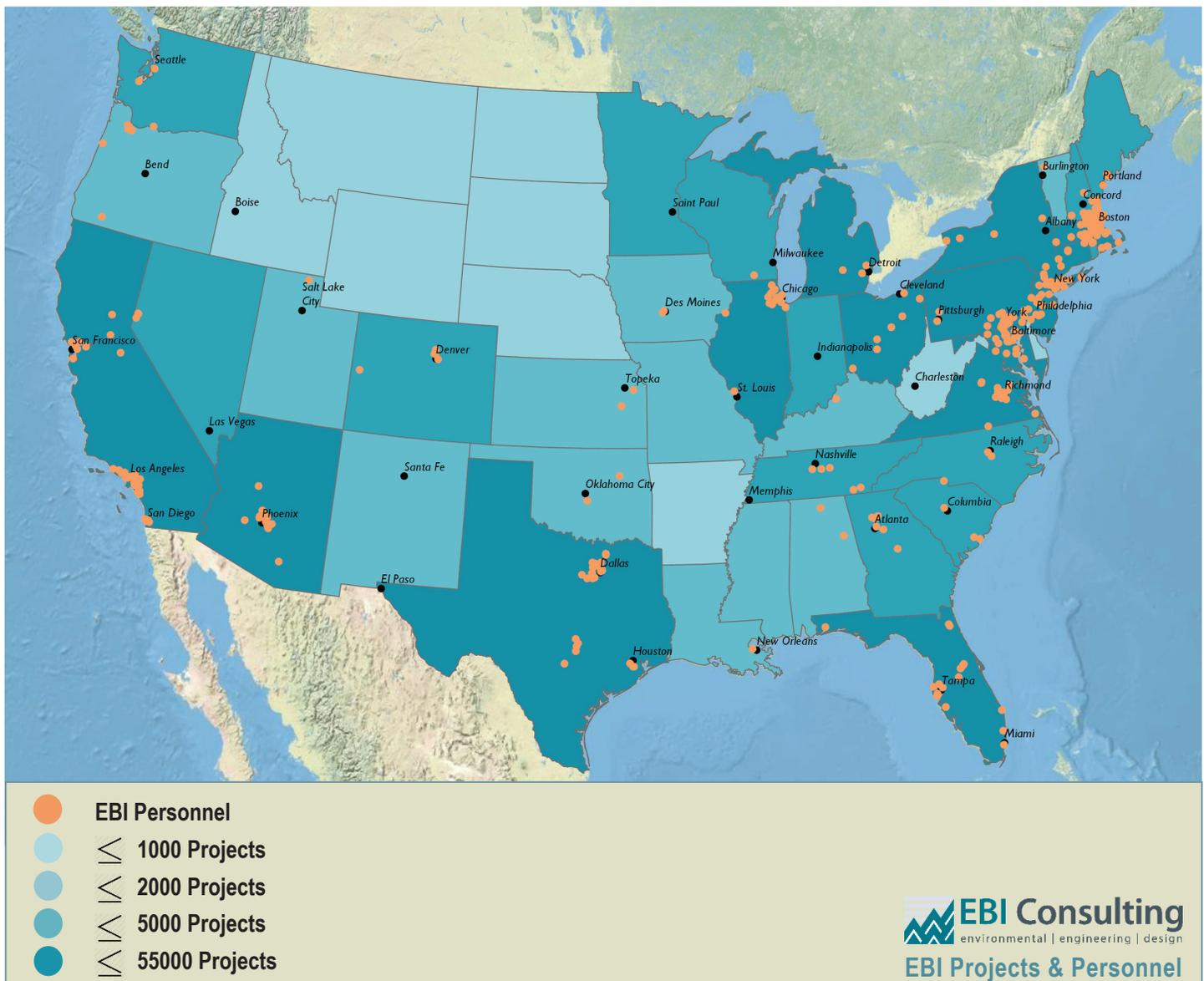
GSA
#GS21F024CA

EBI Consulting (EBI) was first established in 1989 as EnviroBusiness, Inc. and rebranded as EBI Consulting in 2007. EBI is a family owned and operated corporation that has grown to employ over 400 professionals across the country to include engineers (civil, structural, MEP and environmental), architects, designers, technicians, certified industrial hygienists, scientists, biologists, technical writers, CADD and GIS Professionals, archaeologists, historians and support personnel. EBI is corporate-based in Burlington, Massachusetts with additional offices in York, Pennsylvania; Richmond, Virginia; Quincy, Massachusetts; and, Newport Beach, California. With over 70% of the EBI Team working remotely in the field, EBI employs a professional staff across the country that can quickly respond and support the needs of our clients at any location. Additionally, we have project experience in every state of the US.

The Map below reflects the range of EBI Projects and the presence of EBI Personnel.

EBI can provide clients with Turn-Key Services - All In House. From initial site evaluations and acquisition services for potential new properties, to new construction administration, to property/facility condition assessments (PCAs/FCAs) of existing properties including historical properties, EBI can service the whole array of project needs. EBI can provide the following services:

- Environmental and Property Due Diligence
- Site Investigation and Remediation
- Asbestos, Lead, Mold, Radon, and PCB Abatement
- Cultural Resources and NEPA Services
- Environmental Health and Safety Services
- Human Health and Industrial Hygiene
- Architectural and Engineering Design and Assessments





EBI Consulting (EBI) is a recognized leader in providing national due diligence services to thousands of clients across the country. We offer complete life-cycle services under three primary divisions to include: **Architecture and Engineering**; **Due Diligence**; and, **Environmental Health and Safety**.

EBI's Seasoned Staff includes:

- Accredited Historians
- Architects and Building Designers
- CAD and GIS Professionals
- Certified Commissioning Agents
- Certified Energy Managers
- Certified Hazardous Material Managers
- Certified Industrial Hygienists
- Certified Safety Professionals
- Civil, Structural, Mechanical/Electrical/Plumbing (MEP), and Environmental Engineers
- Construction Managers
- Cost Estimators
- Environmental Assessors
- LEED Accredited Professionals
- Licensed Environmental Professionals
- Licensed Site Professionals
- NEPA Specialists
- PhD-Level Scientists
- Professional Geologists
- Safety Experts
- Wireless Regulatory Experts

Close Working Relationships:

EBI Consulting is known for our responsiveness and client collaboration, providing concierge service to key clients. Throughout a project's lifespan, we work closely with our client providing project status reports through project completion.

Demonstrated Track Record of Accurate, Timely, Credible Reports:

This close working relationship allows EBI Consulting to develop an in-depth understanding of the client's objectives and guarantees that every EBI report is timely, precise, and tailored to the client's needs. All reports are reviewed prior to delivery to ensure the highest level of quality.

Intimate Knowledge of the Regulatory Landscape:

EBI Consulting has extensive experience working with federal, state, and local agencies throughout the nation. These include local building departments, State Department of Environmental Protection (DEP) agencies, United States Fish and Wildlife Service (USFWS), National Park Service (NPS), Advisory Council on Historic Preservation (ACHP), State Historic Preservation Officers (SHPO), Tribal Historic Preservation Officers (THPO), United States Army Corps of Engineers (USACE), Federal Aviation Administration (FAA), and the Federal Communications Commission (FCC).



EBI Consulting is a GSA Schedule Holder with Contract Number **GS21F024CA**. Our current Schedule includes Service Identification Numbers (SINs): C871 207 for Energy Audit Services and C871 211 for Energy Consulting Services. EBI is also registered in the System for Award Management (SAM) to provide the following **North American Industry Classification System (NAICS) Services**:

- 541310 Architectural Services
- 541330 Engineering Services
- 541350 Building Inspection Services
- 541370 Surveying and Mapping (including Geographic Information Services (GIS))
- 541513 Computer Facilities Management Services
- 541620 Environmental Consulting Services
- 541990 All Other Professional, Scientific, and Technical Services (such as Cultural Resources, Tribal, Historic Architecture)
- 562910 Remediation Services

EBI qualifies as a Small Business under NAICS Code 562910 for Remediation Services.

EBI Consulting provides many services across multiple sectors, but all service lines fall under three primary divisions which include:

- **Due Diligence**
- **Architecture and Engineering**
- **Environmental Health and Safety**

The Due Diligence Services Division provides Environmental Assessments, Property Condition Reporting, Construction Consulting, and More.

Whether in the midst of a property transaction, or dealing with regulatory concerns, we help our clients understand the risks associated with a property. EBI Consulting assists buyers,

lenders, and owners in evaluating the challenges of diverse property types, creating customized scopes of work that fit their needs and provide the information required to make the best, most informed business decisions.

From ASTM-level Property Condition Reports to customized Acquisition-level reporting to addressing regulations around environmental hazards, multifamily properties, or telecommunications structures, EBI's experienced teams understand the concerns of our clients and collaborate with them to find solutions that help them meet their goals. Leveraging more than 30 years of experience, EBI has the depth of knowledge and operational capacity to provide due diligence services when needed, where needed.

EBI Due Diligence services include:

Environmental Services

- Site Investigation and Remediation
- NEPA Services
- FAA Studies

Acquisition Services

- Mechanical, Electrical, Plumbing (MEP) Evaluations
- Structural Evaluations
- Drone Due Diligence

Pre-Securitization Due Diligence

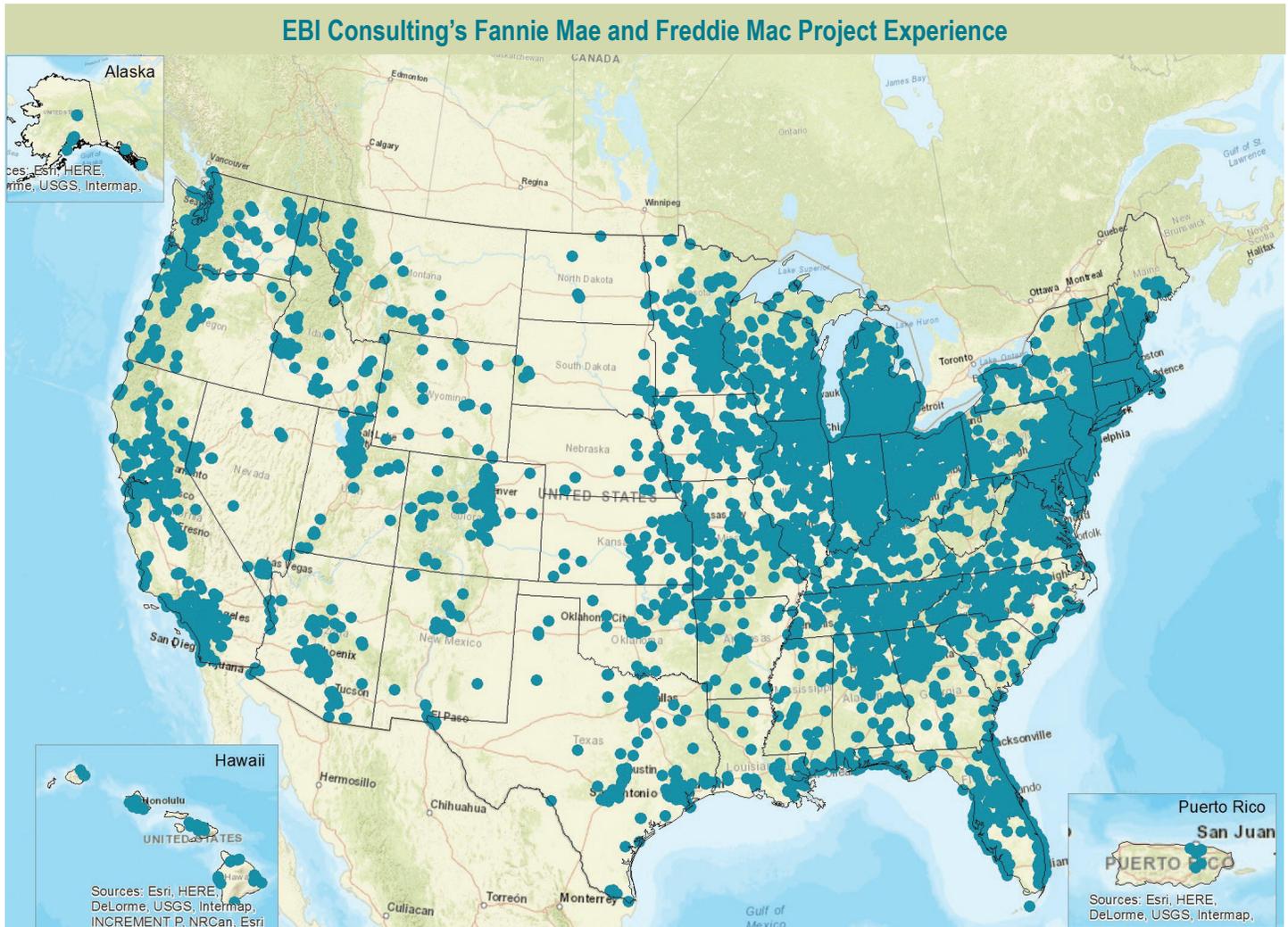
- Environmental Site Assessments
- Property Condition Reports
- Third Party Review/Risk Evaluation
- Seismic Risk Assessment (PML)
- Portfolio Environmental Management

Construction Consulting

Multifamily Agency Services

- Green Property Condition Reports
- HUD Energy Services
- Fannie Mae, Freddie Mac, and SBA services

EBI Consulting's Fannie Mae and Freddie Mac Project Experience



The Architecture and Engineering Services Division provides Permitting and Entitlements, Architectural Design, Engineering, Commissioning, Construction Management, and More.

With 30 years of experience and a national presence, EBI Consulting has the depth of knowledge and operational capacity to provide design and construction services when and where needed. Our team delivers industry leading technical expertise in architecture, engineering, construction, and design to help you efficiently navigate the entire process.

From site development to upgrades or regulations, EBI has the unique capability to provide customized scopes of work to meet the project needs of our clients across diverse property types and life-cycle phases. We are able to support our clients through the life stages of a property by self-performing architecture and engineering, due diligence, and environmental health and safety services. We work with our clients through the full A&E process, including entitlements and permitting, architectural and engineering design, construc-

tion administration and management, commissioning, and energy and sustainability services. The EBI team assists our clients from start to finish, helping them meet their goals every step of the way.

Our A&E Services include:

Entitlement and Permitting Services

- Development Due Diligence
- Feasibility Studies

Architectural Design

- Schematics and Conceptual Design
- Construction Drawings

Engineering Services

- Site Civil Design and Engineering
- Structural Design and Assessments
- Mechanical, Electrical, Plumbing (MEP)

Construction Administration and Management

- Owner's Project Management (OPM)
- Site Construction Phase Services



Program and Multi-Site Management

- Retail
- Telecommunications
- Computer Assisted Design
- Site Selection
- Program Management
 - > ADA Assessments
 - > Construction Consulting Services

Commissioning Services

- New Commissioning
- Retro-Commissioning

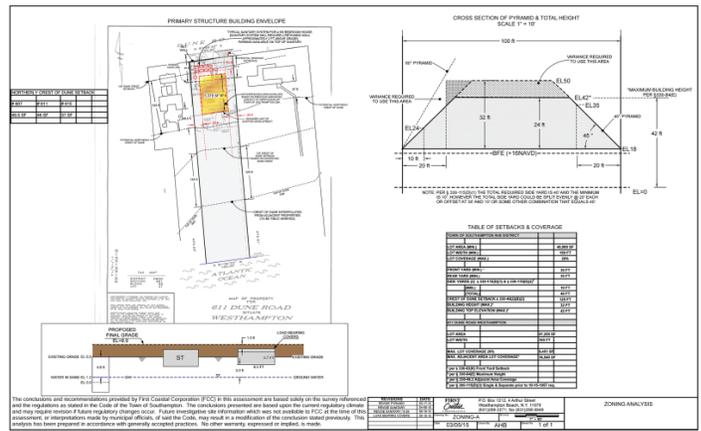
Energy and Sustainability Services

- Energy Audits and Modeling
- LEED Certification
- Green Property Condition Reports
- HUD Energy Services
- Sustainability and Resilience

EBI's Environmental Health and Safety Services Division provides Compliance Assessments, Environmental Remediation, Health and Safety Compliance, Industrial Hygiene Services, Environmental Management, Professional Training, and more.

Whether you manage a healthcare facility, pharmacy, laboratory, manufacturing facility, telecommunications infrastructure, university, or other critical facility, you face unique challenges and stringent regulation. At EBI Consulting, we understand these challenges. Our team of scientists, engineers, safety professionals, and specialists work with you to create customized solutions that fit your needs.

With deep experience partnering with facilities professionals across an array of industries, EBI can help you navigate your unique complexities to find the services you need to mitigate



risks in your facilities, protect your employees, and achieve compliance with regulatory standards. We provide full-service solutions to meet our clients' needs across a variety of concerns. With our nationwide network of consultants, EBI forms long-term partnerships with our clients, delivering the services they need where they are needed. Regardless of industry or scope, EBI consultants can become your compliance, engineering, and due diligence experts, helping you become more efficient, compliant, and innovative.

Our Environmental Health and Safety services include:

Environmental Services

- Compliance Gap Assessments
 - > Mergers and Acquisitions
 - > Facility Management
- Air Quality and Permitting
- Sustainability and Resilience
- Environmental Management Systems (including ISO)
- Hazardous Waste and Chemical Toxins
- Risk Management Plans
- Water/Wastewater/Stormwater Permitting & Compliance
- Spill Prevention and Control Compliance (SPCC) Plans

Health & Safety Services

- Laboratory Inspections
- OSHA Compliance
- Process Safety Management
- Professional Training Services

Occupational Health Services

- RF-EME Safety
- Industrial Hygiene
- Noise Assessments
- Asbestos, Mold, Radon, and PCB Abatement

Healthcare Compliance Services

- Environment of Care and Life Safety
- Engineering Services
- Pharmacy Compliance
- Legionella Risk Assessments
- USP 700/800
- Life Safety Mock Surveys
- Computerized Maintenance Management Systems Support



Among EBI's strongest, longest-running service lines are those services related to capital expenditures, more commonly known as **CapEx**. EBI serves many large banking and real estate institutions, providing the services highlighted below that allow them to make wise, informed investment decisions as to which assets they own or that they are considering acquiring. CapEx are funds used by a company to acquire, upgrade, and maintain physical assets such as property, buildings, an industrial plant, technology, or equipment, and often used to undertake new projects or investments by the firm. Making capital expenditures on fixed assets can include everything from repairing the roof of a building, to purchasing a piece of equipment, to building a brand new factory. This type of financial outlay is also made by companies to maintain or increase the scope of their operations.

CapEx and Operations Services include:

- Environmental Site Assessments
- Property Condition Assessments

- Environmental Health & Safety including Industrial Hygiene Services
- Air Studies and Permitting
- Hazardous Material Assessments
- Green Property Condition Reports
- Construction Loan/Cost Oversight
- Architectural Design
- Building and MEP Commissioning Services
- Retro-Commissioning
- Energy Audits
- Energy Modeling
- Specialty Assessments
- Assessments of Roof, MEP, Facade, Elevators, and Fire and Life Safety Systems
- ADA Audits and Compliance
- Structural Assessments
- Renovation Projects
- System Capacity Studies
- Project Management
- CMMS Optimization/Support



What We Do; Who We Serve

EBI has grown steadily and significantly over our 30 years in business to employ well over 400 highly qualified and experienced staff, and surpassing \$80 Million in Annual Revenue. We are trusted advisors to our many clients, and we exist to guide and meet the needs of each client we serve. In the pages that follow, we have included multiple project examples that represent the various services lines we perform. Our clients and the industries we serve span many different types including:

- Telecom
- Real Estate
- Higher Education
- Healthcare
- Municipal, State and Federal Government
- Multi-Family Housing (including HUD)
- Retail Space
- Industrial
- Aerospace
- Infrastructure
- Dining/Restaurants
- Convenient Stores/Gas Stations

Logan Airport - ConRAC Enabling Projects East Boston, MA

Owner: MASSPORT
Client: Suffolk Construction Company, Inc.
Services: Licensed Site Professional Services for
Soil and Groundwater Management
and Environmental Strategy
Date: 2010-2015
Personnel: Vinson Lesinski, LEED GA



EBI Consulting provided Licensed Site Professional (LSP) and Environmental Consulting Services to the Suffolk Construction Company, Inc. on behalf of MASSPORT in relation to the Boston-Logan International Airport Consolidated Rental Car Facility (Logan ConRAC), Enabling Projects Temporary Relocations (Massachusetts Port Authority (MPA) Project No. L269-C3).

The project included modifications to existing site conditions at four separate work areas for the construction of temporary relocations of the Taxi Pool, Cell Phone Lot, and Bus/Limo Pool parking and service areas, and the Frankfort Street and Lovell Street intersection improvement area, located at Logan International Airport, East Boston, Massachusetts.

EBI prepared an Excavated Materials Management & Disposal Plan (EMM&DP), which specified requirements for monitoring/handling, stockpiling, and off-site transportation and disposition of soils encountered during the course of excavation. This included the initial classification and disposition procedures for the evaluation, handling, testing, and final disposition of soils, in compliance with requirements of Project Specifications and the Massachusetts Contingency Plan (MCP) 310 CMR 40.000.

EBI was responsible for chemical characterization of all excavated materials and for preparing appropriate documents for the management, transport, and disposal of regulated and non-regulated materials. EBI provided an on-site LSP representative for oversight during excavation, loading, and transport of contaminated materials.

The earthwork required approximately 100 days to complete and included excavation and stockpiling of approximately 19,000 cubic yards of material. Approximately 11,000 cubic yards of non-contaminated material and approximately 3,000 cubic yards of contaminated material were transported off-site for disposal. The second phase of the project included the characterization and management of 300,000 cubic yards of soil and 300 days of on-site oversight. The regulatory compliance of 13 DEP listed sites, including post RAO construction, AUL sites and sites which were still active. The project also included over 12 tank removals.

Chain of Convenient Stores and Gas Stations Multiple Locations in Florida, Maryland and New England

Client: Private; Confidential
Services: Portfolio Management, Ground-Up with and without Gas, Tenant Improvements, Business Conversion Programs, and Build-to-Suit
Date: 2016-Present
Personnel: Timothy Kowalewski (PM); James Barringer (Alt PM)

Our client required a Program Manager to help manage their portfolio of projects from site due diligence through store turnover within the North East, Mid-Atlantic, and Florida regions. EBI Consulting (EBI) was hired to act as the Owner's Representative for projects in their portfolios throughout these regions.

EBI is currently working on a portfolio in Maryland, providing Program Management services for over 50 sites. Our client's Maryland portfolio consists of various project types such as Tenant Improvements (with and without gas adds), Ground-up Developments, Business Conversion Programs (BCP), and Build-to-Suit (BTS) projects.

Through schedule and budget management, EBI has helped identify cost savings and value engineering on several projects. The diverse background of our team members, allows us to provide expert Architectural, Engineering, and Construction Management knowledge to ensure the client's best interests are being met. Below is a brief overview of our responsibilities on the Mid-Atlantic program:

Phase I: Due Diligence

- EBI manages the due diligence process for individual sites selected by our Client, and we provide the following: Concept Plan Design, Site Investigation Reports, Building Investigations, Floor Plans, Signage plans and elevations.
- Our Team puts together project cost estimates and project summaries to assist with lease negotiations and the overall decision to move forward with a site.

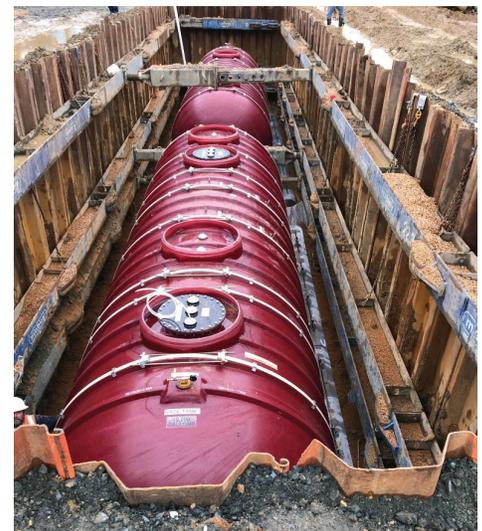
Phase II: Entitlement and Permitting

- EBI is responsible for coordinating and tracking all deliverables with the Civil Engineers, Environmental Consultants (phase II), Land Use Attorneys, Architects, Developers and other vendors to move the projects through the Entitlements process and permitting.
- For projects where a Landlord is involved, EBI tracks their progress to ensure they are able to waive construction permits (CPs) based on the lease language.
- EBI provides Financial Verifications throughout the lifecycle of a project to keep projects on budget and to evaluate ways to improve as necessary.

Phase III: Construction Management

- Prior to waiving CPs, EBI handles the GC bid packages, including the bid leveling and works the client to award the bid.
- EBI attends weekly site visits during construction, oversees the procurement and delivery of specific items, and manages the turn over process through Store Opening.

EBI has been working with this private client since 2016 to ensure projects are delivered that meet or exceed their expectations. Stores range from 3,500 to 5,000 SF and EBI is currently managing \$140M in program value.

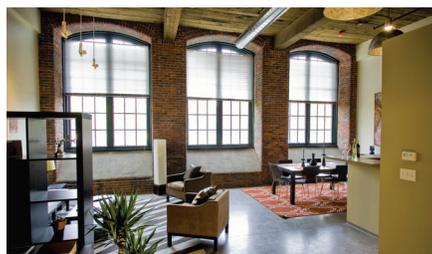


Former Industrial Mill Complex Acquisition and Redevelopment Planning Lawrence, MA

Client: SMC Management Corporation
Services: Phase I and Phase II Environmental Site Assessments, ACM Survey, LSP/MCP Compliance, Environmental Strategy
Date: 2017
Personnel: Brian Kilcoyne; Mark Casey, PE, LSP

EBI Consulting assisted SMC Management Corporation (SMC) in the acquisition and redevelopment planning for this former industrial mill complex in Lawrence, Massachusetts. The property was planned for redevelopment as a residential apartment complex. EBI performed the following Environmental Strategy services on behalf of SMC:

- Reviewed existing historical Site documents on-file with MassDEP
- Reviewed the requirements of an existing Site Activity and Use Limitation (AUL) for a portion of the property to determine its potential impact on the proposed redevelopment; Existing AUL required an evaluation of potential indoor air impacts within a portion of the on-site building prior to any occupied use of the building
- Completed Phase I and Phase II Environmental Site Assessments (ESAs) to evaluate any potential additional environmental concerns associated with the property; the Phase II ESA included indoor air testing to evaluate the need for vapor mitigation as part of future redevelopment in accordance with the AUL requirements
- Completed a survey for the presence of Asbestos Containing Materials (ACM) within the on-Site buildings
- Provided recommendations to SMC regarding the need for vapor mitigation controls within the buildings, necessary ACM abatement activities and associated costs, and anticipated soil and groundwater management requirements to be incorporated into the proposed redevelopment plan
- Prepared a Modification to Downgradient Property Status submittal on behalf of SMC in order to transfer the existing DPS submittal from the previous property owner to SMC



Now, this property has been redeveloped into the beautiful historic **Washington Mills**. The property has old charm with new character. Where once woollens were woven, now sit stylish lofts. With tons of exposed brick, giant ceiling heights, and old growth wood beams, it has a history that is as big as the mill itself and a future that is bright and waiting to be written. Washington Mills is now made up of studios, one and two bedroom lofts designed for open flexible living and quality reconstruction, oversized windows, a roof deck, fitness room, and common lounge that provides widescreen TV, billiards, wet bar and wifi access.

Boston Medical Center Boston, MA

Client: Massachusetts DCAMM
Services: Environmental, GIS Mapping
Date: 2017-2018
Personnel: Daniel Bellucci, Mark Casey, Vinson Lesinski,
Brendan McDuffee, Karla King

EBI performed a Phase I Environmental Site Assessment (ESA) and corresponding state, local, and federal file reviews for the Boston Medical Center (BMC) Newton Pavilion Buildings H and Q on behalf of the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM). BMC buildings incorporated six contiguous parcels of land and 422,553 Gross Square Feet. DCAMM ordered the ESA to understand recognized environmental conditions at their site and to confirm success of a clean-up project at the property following a 2014 evaluation by Smith and Wessel Associates (SWA).



The BMC property was formerly utilized by manufacturing companies to include a carpenter shop, felt works, and furniture-manufacturing plant. Adjacent parcels were also used for additional manufacturing, a filling station, and an armory. These historical uses of the property and the surrounding area suggested environmental concerns; thus, EBI recommended the preparation of a Soil Management Plan (SMP) and Health and Safety Plan (HASP) prior to any subsurface excavation activities as a precaution, not a requirement. EBI also observed various permit violations involving waste water treatment, basement pipe leakages, and fuel USTs. Between January 1, 1993 and July 31, 2017, several historic MWRA permit violations were noted involving BMC's waste water treatment.

Based off of the previous report by SWA and further observations, EBI also found multiple instances of asbestos containing materials (ACM) in both buildings H and Q of the BMC property. Building H was found to have ACM in the sheet flooring, wallboard, door caulking, ceiling panel pin glue, duct seam sealant, and other locations. While Building Q was not anticipated to contain significant quantities of ACM, EBI still found ACM in a basement water tank in Q. EBI agreed with SWA's findings to proceed with an abatement to remove the ACM materials from BMC at an estimated total cost of \$156,625.

Site-specific Geographic Information Service (GIS) maps were also delivered to DCAMM, depicting color ortho imagery, USGS topography, hydrographic features, bedrock and surficial geology, conservation areas, etc. Additionally, EBI reviewed all permit documents and agency databases to ensure up-to-date permitting and information for the property. Following all observations and research, EBI pulled together and prepared the relevant permit and license files for submission to local, state, and federal agencies on behalf of DCAMM and BMC.

Confidential Commercial Client Nationwide Portfolio, Multiple States

Client: Private; Confidential
Services: Phase I and Phase II Environmental Site Assessments, ACM Services
Date: 2017 - Present
Personnel: Michael Walther, Brian Kilcoyne, Brett Bardsley, Bruce Speidel, Stephanie Clorety, Vinson Lesinski, Ryan Deutsch, Timothy Downey, Chad Bechtel



EBI Consulting is working with a real estate investment trust (REIT) and their attorney on a portfolio of former Sears and Kmart retail stores. The client first engaged EBI to perform desktop site investigation reviews for a portion of a portfolio to look for potential environmental issues with the sites. EBI performed 10 test sites and was invited to perform another 10, concluding in EBI completing desktop reviews for the entire 80-site national portfolio.

From the initial 80-site portfolio, EBI identified a segment of sites that required further investigation. These sites included underground storage tanks (USTs) and oil-water separators found in the auto shops associated with several Sears buildings.

EBI's relationship with this REIT continued to develop and we were awarded asbestos-containing building material surveys and air quality monitoring related to limited selective demolition of a portion of a Sears store. The client was happy with EBI's quality, service, and delivery and as such, EBI is now performing asbestos and mold services for a large portfolio of Sears and Kmart stores across the country for this client.

To date, EBI has performed work at 114 unique sites in this client's portfolio, across 36 states and Puerto Rico, with services including:

EBI Services Provided Include:	
Asbestos-containing materials field surveys	Pre-demolition hazardous material waste surveys
Asbestos abatement and oversight	Phase 2 Environmental Assessments
Asbestos and mold final visual and air clearance	Portfolio management services
Delineation assessment of soil discharge sampling	Project management services
Environmental consulting services	Site Investigation desktop review services
Geophysical survey and utility location	Soil remediation
Groundwater monitoring	Subsurface investigations
Hydraulic lift removal	Surfactant treatment
Investigation derived waste management/disposal	Underground Storage Tank assessment/sampling
Microbial assessments	Underground Storage Tank removal
Mold abatement, final visual and air clearances	Well installation and survey
Oil-water separator removal	

The client continues to utilize EBI's services for all above services as new portfolios are investigated and purchased.

Steward Health Care Systems

Multiple Locations, Nationwide

Client: Steward Health Care
Services: Environmental Health & Safety; Industrial Hygiene
Date: 2017 - Present
Personnel: Michael Walther, Karla King, Brian Kilcoyne,
 Brian Turchetta, Robert Palermo



EBI Consulting was initially hired in 2017 by Steward Health Care Systems (Steward) to perform Industrial Hygiene services, including air monitoring and sampling, baseline monitoring, and risk assessment review and reporting for their hospital locations throughout Massachusetts. Since that initial engagement, EBI has performed over 830 individual services for Steward-owned hospitals nationwide.

EBI's relationship with Steward has included work in 38 hospitals throughout Massachusetts, Pennsylvania, Florida, Ohio and Texas. EBI performs services for Steward through use of a Master Services Agreement similar to an Indefinite Quantity contract. As Steward acquires new partner hospitals around the country, EBI is brought into those sites as well.

Steward most commonly secures EBI for industrial hygiene services related to keeping the patient environment of care clean and safe, and for emergency response actions related to damage from weather. EBI ensures that Steward is providing care for their patients in a physical environment that will not cause additional harm. As such, it is essential that EBI's CIHs and practitioners execute flawlessly on their sampling, planning, and abatement tactics. Patient safety and care is critical, and EBI is Steward's preferred Environmental Partner because of our quality, integrity, and responsiveness.

EBI's full current scope of services for Steward Health Care System include:

- Spill Prevention, Control, and Countermeasure (SPCC) planning
- Emergency Response and Damage Assessment (Hurricane-related flooding)
- Emergency Conditions Assessment
- Indoor Environmental Response
- Water Intrusion Assessment / Flood Response
- Asbestos-Containing Material Survey and Abatement
- Industrial Hygiene – Air Monitoring and Sampling
- Air Change and Space Air Pressure Reviews
- Moisture and Mold Assessments and Abatement
- Particle Monitoring
- Indoor Air Quality assessments and investigations
- EPCRA Tier II Reporting
- UST Closure
- Legionella Sampling
- Equipment Inventory
- Joint Commission Readiness Mock Surveys
- Pharmacy Audits
- Safety Committee Support

Georgia Southern University Recreational Activities Center Expansion Statesboro, GA

Client: Georgia Southern University
Services: LEED Commissioning
Personnel: Peter Pratt; Indra Deb; Peter Hosford, CIH, CSP

The 120,000 SF, two-story expansion to Georgia Southern's Recreational Activities Center included an eight-lane competition lap pool with one-meter and three-meter diving boards, and a large whirlpool spa and sauna. The facility included two gyms with four basketball courts that could support volleyball, badminton, and floor hockey. There is a cardio area on the second level and weight area on the first level. The free weight area occupies a large atrium covering 6,000 square feet.

Outdoor facilities include two sand volleyball courts, two basketball courts, a leisure pool, a whirlpool spa, a pool pavilion, a band pavilion, approximately one half mile of added walking trails, and two soccer fields. The facility also included a meeting space, and site improvements included additional parking, athletic fields and an amphitheater.

LEED elements included: storm water management; increased energy efficiency; recycled construction waste; the use of regionally sourced materials; an indoor air quality plan; increased ventilation; and, the use of low-emitting materials for adhesives, paints, wood, and furnishings.

Systems Commissioned included:

- Air Handling Units
- Terminal Units
- Computer Room AC Units Daylighting Controls
- Lighting Control System
- Domestic Hot Water
- Building Pressurization Systems

Services Provided included:

- Design Document Reviews
- Commissioning Plan Development
- Submittal Reviews
- Construction Inspections
- Commissioning Coordination
- Functional Testing
- Operational Trend Reviews
- O&M Manual Reviews
- LEED Certification



Multiple School Housing Properties Texas and New Orleans

Client: Campus Living Villages
Services: Property Condition Assessments & Reporting
Date: 2017
Personnel: Daniel Balbo, EIT



EBI Consulting was retained by Campus Living Villages to perform multiple Property Condition Assessments for multiple school housing properties in Texas. EBI performed Property Condition Assessments to the properties located in San Antonio, Texas that consists of a 600 unit, 1,456 bed student housing apartment complex, with 39 two-story apartment buildings, and three clubhouse buildings, all located on two contiguous, and one non-contiguous, irregular shaped parcels, cumulatively totaling approximately 28.36 acres, 394,016 SF.

Another property they performed a PCA on was located in New Orleans, and consisted of 348-units, 816 bed, 219,780 SF student housing apartment buildings, three two-to-three story apartment buildings, one single-story clubhouse building, and one single-story clubhouse/leasing office building all located on a 12.66 acre lot.

EBI provided an in-depth Property Condition Assessments of the buildings and grounds including:

- Topography
- Pavement & Parking
- Landscaping, Site Improvements & Site Amenities
- Municipal Services & Utilities
- Natural Hazards
- Substructure
- Superstructure
- Facades
- Roofing
- Basements/Attics
- ADA Accessibility
- Interior Finishes & Components
- Suspect Mold and Moisture
- Building Plumbing
- HVAC
- Building Electrical
- Building & Site Fire & Life Safety
- Elevators
- Building & Fire Department Material Code Violations

EBI provided an in-depth report with sections describing the systems as well as the current condition of the systems along with recommendations for immediate repair items, and replacement reserves.



Lexington Christian Academy Lexington, MA

Client: Lexington Christian Academy
Services: Multiple Services
Date: 2017
Personnel: Indra Deb, Natalie Matson

EBI Consulting was retained by Lexington Christian Academy to perform a variety of different services to a property located in Lexington, Massachusetts. The 48,000+ SF property consists of a two to three story boarding school/dormitory building, on 6.27 acres. EBI provided an in-depth Assessments of the buildings and grounds including:

- ADA Level III Report
- Elevator Report
- Equity Property Condition Report
- IR Survey
- Mechanical Electrical Plumbing Survey & Report II Report
- Roof Report
- Environmental Site Assessment
- Property Condition Report

EBI provided an in-depth reports with sections describing the systems as well as the current condition of the systems along with recommendations for Immediate, Short Terms and Long Term Repair Items. Costs tables assigned dollar values to all items with an expenditure schedule for the Long Term items.

Washington Street Bridge over Merrimack River Northern Approach Repair and Rehabilitation Haverhill, MA

Client: Massachusetts Bay Transportation Authority
Services: Environmental Strategy to Support Construction Activities
Date: 2014-2016
Personnel: Peter Pratt; Indra Deb; Peter Hosford, CIH, CSP

EBI Consulting was engaged through a general contractor to provide environmental services related to the 3-year, \$24 Million Massachusetts Bay Transportation Authority's (MBTA's) Repair and Rehabilitation of the Merrimack River and Washington Street Bridges Project located in Haverhill, MA. The project scope required the relocation of approximately 3,750 cubic yards of soil from beneath the Northern Approach to facilitate construction activities. During initial assessments, EBI identified asbestos containing material (ACM), metals and petroleum in soil above state and federal standards. In particular, levels of lead in soil were found to exceed the RCRA TCLP standards, which designated the soil as a characteristic hazardous waste. It is presumed that historic use and development of the site as an active railroad bridge resulted in the release of an unknown quantity of petroleum, metals and asbestos to soils at the site. Additionally, illicit dumping and filling activities likely contributed to the presence of ACM on the site as well.

EBI's involvement in the project lasted almost 1.5 years, over which time EBI worked closely with multiple parties and stakeholders including the general contractor, MBTA, the MBTA's environmental consultant and the Massachusetts Department of Environmental Protection (MassDEP) to develop the most cost effective and efficient path forward given the composition of soil as well as both physical and logistical restrictions at the site. Using in-house expertise including LSP services, structural engineering, asbestos, and environmental health and safety, EBI provided treatment (in-situ and ex-situ) and non-treatment alternatives for remedial actions; notified two branches of the MassDEP regarding reportable releases; and, coordinated the submittal of appropriate and required plans. EBI prepared and implemented a site specific Excavated Materials Management Plan, Health and Safety Plan and Soil Pre-Characterization Plan in addition to a Release Abatement Measure (RAM) Plan under the MCP, and an Asbestos Work Plan.

An integral part of EBI's environmental strategy was the development and execution of a Soil Pre-Characterization Plan to assess soil conditions, find extent of ACM in soil, determine structural suitability of the existing bridge structures, and chemically pre-characterize soil to facilitate off-site reuse or disposal in support of the Project scope of work. Results allowed EBI and the general contractor to determine appropriate health and safety measures to employ during soil management activities, minimize stockpile time on-site and identify potential risks and liabilities associated with managing soils impacted with unknown oils and/or hazardous materials. Furthermore, the plan assisted with management and execution of remedial work performed under the Asbestos Work Plan and RAM Plan.

Using information from pre-characterization activities as well as in-situ field screening for total lead and visual assessment of ACM, EBI directed remedial work to remove a total of 2,831 tons of material impacted with ACM and/or TCLP failed lead from the site for disposal at approved facilities. EBI also conducted air monitoring for dust and asbestos during all soil removal activities. Following the removal of impacted soil, EBI collected confirmatory soil samples to support closure under the MCP. EBI's approach throughout the project was designed to appropriately and effectively address the presence of contaminants regulated under both state and federal regulations, while at the same time meeting the needs and goals of all project stakeholders.





Reuse and Revitalization of Property at 200 Smith Street - Conversion of Space into Vibrant Work Community, Courtyards, Paths Waltham, MA

Client: CBT Architecture
Services: Construction Administration; Stormwater Management
Date: 2018
Personnel: Christopher Iannuzzi, PE



EBI Consulting supported CBT Architecture, a Boston-based architecture, interior, and urban design firm to transform what was an old United States Postal Service (Post 200 Smith) processing center into a vibrant work community filled with fresh, cohesive workspaces. For this project, wetlands were preserved and a fitness path was created for joggers and walkers, and 60,000 SF of the main building was converted into a large courtyard with glass and access to natural light. A white roof was added to reduce the heat island effect and photovoltaics or energy reclamation.

Post 200 Smith is a long-awaited repositioning project. Instead of knocking down existing buildings to create new ones, repositioning continues to be the most impactful way to contribute to sustainable design. This repositioning project is the result of a new trend as building owners begin to recognize the importance of positively impacting their surroundings, the environment, and the people that live and work in the spaces they create. While the challenge is still to provide cost-effective solutions for both tenants and building owners, things like sustainability and making a positive environmental impact are higher on their priority list, hence current discussions are being had about ways to incorporate green alternatives.

The property owner had proposed the redevelopment of this property which, at the time, was in use and occupied by USPS. The original property was made up of a warehouse and 3-story office building, loading area, and parking lot. The property owner also proposed parking and circulation improvements, landscape improvements, and utility and stormwater management improvements to support the redevelopment.

EBI performed construction administration and stormwater management services for this redevelopment project. The Stormwater Management Report included:

- Site description and history
- Hydrologic analysis
- Water quality analysis
- Hydraulic analysis
- Construction period Pollution Prevention Plan, and Erosion and Sedimentation Control Plan
- Wetland Survey
- Conclusion condoned project plans and stated that designs should include best management practices for maintaining stormwater runoff quality during and after construction
- Reviewed project plans to ensure compliance with regulations and MassDEP stormwater management standards



VA Medical Center, Intensive Care Unit Case Study: New Construction Commissioning Providence, RI

VA



U.S. Department
of Veterans Affairs

Client: Department of Veterans Affairs

Services: Commissioning and Associated Services

Date: 2016-2019

Personnel: Mike Eardley, PE, LEED AP; Martin Stowell, CEM; Sebastian Downs, EIT, CEM, LEED AP

The Department of Veterans Affairs contracted EBI Consulting to provide construction phase commissioning services for the Department of Veterans Affairs' New Intensive Care Unit in Providence, RI. EBI Consulting initiated the commissioning process by documenting the Owner's Project Requirements, and confirmed that they were met during design, construction, acceptance, and the warranty period. EBI Consulting provided monthly update reports and meetings with the VA, and reviewed system installation and startup with the applicable contractors to confirm that systems were ready for functional performance testing.

As the on-site Commissioning Agent, EBI led the construction phase commissioning processes and procedures to ensure that the building systems perform interactively according to the construction documents and the VA's operational needs. This included coordinating between General Contractor and Subcontractors on site, as well as overseeing field conditions and manufacturer's equipment installation. EBI led the development of building system testing procedures, provided testing and balancing oversight, managed detailed scheduling for all commissioning tasks, and performed testing and systems training.

The Systems Commissioned included:

- Building Automation System (BAS)
- Terminal Equipment
- Chilled Water System
- Steam Heating System
- HVAC Air Distribution
- Air Terminal Units
- Building Ventilation
- Decentralized HVAC

Additional Services Provided included:

- Design Document Reviews
- Commissioning Plan Development
- Submittal Reviews
- Construction Inspections
- Commissioning Coordination
- TAB Survey and Oversight
- Functional Testing
- Operational Trend Reviews
- O&M Manual Reviews
- O&M Training
- LEED Certification
- Warranty Inspections



Georgia Southern University - Landrum & Lakeside Dining Halls; Commissioning Case Study Statesboro, GA

Client: Georgia Southern University
Services: Commissioning and Associated Services
Date: 2012-2013
Personnel: William Andy Reed



**GEORGIA
SOUTHERN
UNIVERSITY**



Georgia Southern University, located in southeastern Georgia has over 20,000 enrolled students. In order to accommodate student population growth, replacement of the existing Landrum dining facility was required as well as construction of the new Lakeside dining facility. The new Landrum dining facility replaced the original 14,000 SF café with a new 39,000 SF mixed use café space that included a new state of the art kitchen, new receiving docks, and an updated seating capacity of 514. The Lakeside Center consisted of a new two-story 80,000 SF dining facility with additional student support services and seating for 1,100 students. These additional student support services included student ID card centers, staff offices, a printing center, and campus post office on the second floor of the building.

Landrum and Lakeside Dining Halls are state of the art dining and student support facilities that operate in different roles with Landrum being solely dedicated to dining services, and Lakeside holding other student services and academic offices. For this project, EBI provided documentation to the Board of Regents that commissioning had been completed, and that all project aspects met the requirements set forth by the state Board of Regents. The project involved functional testing of all mechanical equipment, as well as a 10-month warranty site visit to satisfy the LEED Enhanced Commissioning credits.

The Systems Commissioned included:

- Air Handling Units
- Kitchen Ventilation and Exhaust
- Chilled Water System
- Electrical Power Distribution
- Emergency Power Systems
- Domestic Hot Water
- Process Water
- Building Pressurization Systems
- Building Envelope
- Utility Metering Systems
- Fire and Life Safety Systems

EBI Provided the Following Services:

- Design Document Reviews
- Commissioning Plan Development
- Submittal Reviews
- Construction Inspections
- Commissioning Coordination
- TAB Survey & Oversight
- Functional Testing
- Operational Trend Reviews
- O&M Manual Reviews
- O&M Training
- LEED Certification

AT&T and General Dynamics (GD) Wireless Services Environmental Health & Safety Services Nationwide



Client: AT&T and General Dynamics
Services: Environmental Health & Safety
Date: ~2000 - Present
Personnel: Karla King, Daniel Berler, Peter Hosford

EBI Consulting has been a trusted partner of AT&T since the early 2000s on environmental compliance and regulatory services related to their telecommunications business. In the last 3 years alone, EBI has directly performed work at nearly 6,500 sites nationwide, along with tens of thousands of additional projects through turf vendors.

AT&T has hired EBI directly to perform large portfolios of environmental and regulatory services, largely National Environmental Policy Act (NEPA) services and Environmental Health and Safety (EH&S) services. EBI had on-site EH&S employees at AT&T for a number of years before the service was brought in-house. EBI continues to serve and consult on their in-house EH&S operations and practices.

In addition to being hired directly by AT&T, EBI Consulting has also been retained by General Dynamics (GD) Wireless services to conduct environmental health and safety (EH&S) services at AT&T generator sites. This portfolio consists of sites across 34 states, largely in the Midwest, for which EBI has been serving since 2016. To date, over 2,030 projects have been completed on this portfolio, comprised largely of air and tank assessments and permitting, as well as some SPCC services.

EH&S Services to AT&T, both directly and through GD, have included:

- Air assessment and permitting
- Tank assessment and permitting
- Industrial Hygiene services
- Hazardous materials inventory forms
- Air emissions inventory and reporting
- Methane site assessment
- Spill Prevention, Control, and Countermeasure (SPCC) planning, facilities' plans, and construction phase services
- Site specific Health and Safety Plans (HASPs)
- Phase II Environmental Site Assessments
- On-site support services
- Waste characterization sampling and reporting
- Engineer of Record services
- Soils Disposal
- Portfolio management services

Private Aerospace Company

Multiple Locations, Nationwide

Client: Private; Confidential; Top 5% of Industry
Services: Environmental; H&S; Industrial Hygiene
Date: 2009 - Present
Personnel: Peter Hosford

EBI Consulting provides various environmental services to this private client, an international aerospace company that provides avionics and information technology systems and services to government agencies and aircraft manufacturers.



EBI has completed 145 projects for this aerospace client, with work at over 100 different facilities across the US. EBI provides services in a variety of environments for this client, including manufacturing facilities, corporate offices, and warehousing and logistics facilities. Sites range from rural areas to urban metros.

EBI's services have included:

- On-site environmental health and safety support
- General health and safety planning
- Air monitoring and sampling
- Combustible dust program
- Exposure monitoring
- Noise assessments
- Industrial hygiene survey, sampling and quarterly reports
- Industrial hygiene consulting services
- Mold evaluations
- Ventilation assessments
- HAZWOPER trainings
- Respirator fit and training

EBI's most common service for our aerospace client is a quarterly Qualitative Industrial Hygiene Evaluation. EBI conducts surveys as part of a quarterly monitoring program to detect hazardous materials and contaminants, such as hexavalent chromium common within manufacturing processes such as spray-painting operations. The survey also includes employee monitoring to detect exposure to items such as metals and aerosols within their typical work environment. EBI's Peter Hosford provides testing and analysis with quarterly reporting for dozens of their facilities throughout the country.



Chain Restaurant Multiple Locations, Multiple States

Client: Private; Confidential
Services: Project and Portfolio Management
Date: 2013-Present
Personnel: Paul K. Gartelmann, AIA, NCARB, LEED AP + BD & C

EBI Consulting is currently providing project and portfolio management to 273 locations across 14 states simultaneously. Additional tasks include MEP, structural, pre-construction ADA audits, asbestos surveys, permit plans, and existing conditions plans. This work is being done concurrently with other large portfolios. EBI has provided services on both new construction as well as renovations, additions and modifications to existing restaurants. Additionally, one example of an existing restaurant included a New York City location where EBI was heavily involved in Construction Administration as the Architect and Engineer of Record. This job was unique in that EBI installed a four stop Limited Use / Limited Access elevator along with relocating a monumental stair case. The store remained in 24/7 operation throughout the course of construction. In addition to this location, EBI has performed a couple of limited scope projects that addressed Handicap Accessibility deficiencies.

Kodiak Corporation – Waters Street Bridge Danvers, MA

Client: Kodiak Corporation
Services: LSP Services and MCP Compliance
Date: 2017
Personnel: Andy Fiedler

EBI Consulting provided support to the Kodiak Corporation for the treatment of groundwater during construction dewatering of the Waters River to facilitate MassDOT bridge reconstruction on Route 35 in Danvers, MA. EBI performed and assisted on the following tasks to ensure compliance with state and federal regulations:

- Preparation of United States Environmental Protection Agency (USEPA) National Pollutant Discharge Elimination System (NPDES) Remediation General Permit (RGP)
- Assisted in groundwater treatment system design in accordance with all regulations and project specifications
- Collection of influent and effluent samples for laboratory analysis in accordance with the RGP at system start-up and after extended periods of system shutdowns
- Performed monthly compliance testing and inspections during continued dewatering in accordance with the RGP including:
 - ^ Influent and effluent sample collection and laboratory analysis
 - ^ Inspection of the groundwater treatment system
 - ^ Assisted with filter change outs
 - ^ Provided guidance for proper disposal of spent carbon and filters
 - ^ Flow and discharge monitoring
 - ^ Monthly monitoring reports for submittal to the USEPA



EBI Consulting's success can be measured by the success of our clients. The following list of selected clients demonstrates the quality of the professional relationships that are foundational to EBI's success:

FEDERAL CLIENTS:

National Institutes of Health
VA Healthcare System

STATE AGENCY CLIENTS:

MA Division of Capital Management
and Maintenance (DCAMM)
Various MA Towns and Municipalities
Logan Airport / MassDOT
MA Bay Transportation Authority
MA Department of Corrections

C-STORE CLIENTS:

7-Eleven
Clean Energy
Circle K
Murphy USA
QulK Trip
Speedway
Sunoco
Tesoro

**LIFE INSURANCE and PORTFOLIO
LENDERS**

Allianz
Allstate
Berkshire Life
Boston Financial
Hartford Investment Management
Company
John Hancock Real Estate Finance
MetLife
Nationwide Life Insurance Company
Prudential Financial
RiverSource
StanCorp Mortgage Investors
State Farm Life Insurance Company

**COMMERCIAL BANKS AND
MORTGAGE BROKERS**

Alliant Capital LLC
Arbor National Commercial Mortgage
Bank of America
CBRE Group
Citizens Bank
Cushman and Wakefield
First Republic Bank
Goedecke & Co.

Greystone USA
Holliday Fenoglio Fowler, LP
Key Bank
M&T Bank
Midland Loan Services, Incorporated
National Government Properties
People's United Bank
Prudential Huntoon Paige
T.D. Bank

HUD AND MULTIFAMILY LENDERS

AGM Financial Services
Alliant Capital, LLC
Amerisphere Mortgage Finance
Arbor Commercial Mortgage
Berkadia Commercial Mortgage
Capital One Multifamily Finance
Centennial Mortgage Co.
CWC Capital
Dougherty Mortgage, LLC
Gershman Mortgage
Hunt Mortgage Group
Jones Lang LaSalle Multifamily, LLC
Lancaster Pollard Mortgage Co.
Love Funding Corp.
Northmarq Capital Finance
P/R Mortgage & Investment Corp.
PNC Real Estate
Prudential Huntoon Paige
Walker & Dunlop

RETAIL AND MULTI-SITE CLIENTS:

Bloomin Brands
Bubba's 33
California Fish Grill
Carl's Jr.
Chase Bank
Citibank
Dunkin Donuts
In-N-Out
McDonald's
Panda Express
Panera Bread
PizzaHut
Popeye's
Rite-Aid
Starbucks

Steak'n Shake
TD Bank
Texas Roadhouse
Walgreens
Wells Fargo Bank
Yum Brands

ACQUISITION INVESTORS

AEW Capital Management
Americo Real Estate/U-Haul
Angelo Gordon
Blackstone
Cabot, Cabot and Forbes
CIM Group LP
Crown Castle
DDR
Garrison Investments
Guggenheim Partners
Hertz Investment Group
Home Depot
Inland Companies
Inland Realty
Island Capital
JP Morgan Asset
Rialto Capital
Starwood Capital
Taurus Investments
Whitestone REIT

INVESTMENT BANKS

Barclays Capital
Citigroup Global Markets
CIBC World Markets
CW Capital
Deutsche Bank
Fidelity Investments
Goldman Sachs
Ladder Capital
UBS Real Estate Services, Inc.

TELECOM CLIENTS:

AT&T
Verizon Wireless
T-Mobile
Sprint
American Towers
Mobilitie



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