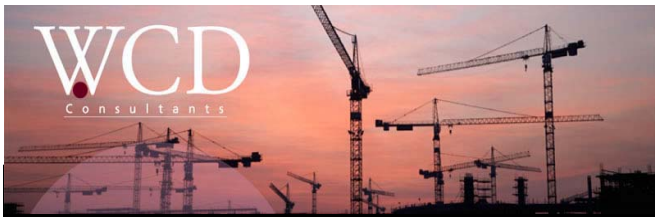


# WCD Construction Management

*Providing Environmental Remediation and Restoration,  
Construction Management,  
and  
General Contracting*

July, 2008



**Environmental Consulting  
Remediation & Construction Management**

## **WCD Construction Management** **Introduction**

- Founded in 2002 – Predecessor company owned by Principals formed in 1980
- Headquartered in New Jersey with office locations in North Carolina and New Orleans, and an affiliate office in Florida
- Engaged in assisting property owners, developers, and general building contractors to navigate complex business and technical issues associated with development of contaminated projects, related remediation management plans, regulatory compliance, and claims associated with that work
- WCD is proud to be retained as a “trusted advisor” to some of the largest legal, insurance, and construction entities in the United States



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- Delivered projects in many market segments, including sites in industrial, petrochemical, utilities, commercial, institutional, residential, hospitality, and public works industries
- With more than 200 years of collective experience, WCD's senior leadership team is prepared for a broad range of challenges:
  - Technical and business experience of each project executive exceeds 25 years
  - WCD has been providing solutions to the industrial, real estate, and construction industries for more than 35 years



**WCD's six pillars of operational excellence—OPTICS:**

- O**bjectivity → WCD brings the greatest value to clients by providing opinions, analyses, and recommendations founded in fact, without bias or influence
- P**ragmatism → WCD always strives to provide pragmatic, realistic, and cost-effective solutions, optimized within the context of the assignment
- T**rust → WCD values its client relationships and never breaches their trust or confidence
- I**ntegrity → WCD always acts and communicates in a forthright, professional, and honest manner
- C**redibility → WCD builds confidence in its constituencies by providing the best, well thought out, and researched recommendations
- S**ervice → WCD works to provide exceptional service and responsiveness to its customers and to attain the highest levels of satisfaction



WCD Provides Comprehensive Services:

- Environmental and Construction Consulting
- Remediation Management
- Restoration Management
- General Contracting
- Emergency Response Management



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## Situation Analysis & Site Assessment

- Site Assessment, Testing, and Analysis
- Project Plan Review
- Forensic Studies
- Risk Management Programs
- Underwriting Support Services

## Claims Consulting & Dispute Management

- Construction and Remediation Program Review and Analysis
- Position & Strategy Development
- Discovery and Litigation Support
- Expert Testimony
- Claims Avoidance Consulting and Training



## Remediation Project Management & Resolution

- Solution Plan and Design Services
- Remediation and Removal Management Programs
- Cost Estimates
- CPM Scheduling
- Construction Management Oversight
- Troubled Project Turnaround Management
- Emergency Response



## Toxicology and Industrial Hygiene

- Indoor Air Quality (IAQ)
- Asbestos and Lead-based Paint
- Water and Moisture Intrusion
- Mold
- Microbiological Contaminants  
(Legionella)
- Indoor Air Quality and HVAC
- Decontamination
- Selective Demolition

Building Contaminant Expertise



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## Site Contamination

- Soil Contamination
  - *TPH*
  - *PAHs*
  - *Metals*
  - *PCBs*
  - *Pesticides*
- Hazardous Material Removal
- Underground Storage Tanks
- Groundwater Contamination
- Emergency Response

Site Contaminant Expertise



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### Sample Projects

- **Crucible Steel, Harrison NJ**—providing construction management for the environmental remediation of the former Crucible Steel factory in Harrison, New Jersey, along with Turner Construction Company. Work involves excavation and treatment and disposal of free product (oil), contaminated soils (oil and metals), and hazardous waste (PCBs), as well as the removal of underground storage tanks, dewatering, and water treatment and disposal. Site is a complex remediation, conducted in association with site work and utilities installation. Project has developer deadlines as it is integrated with the new stadium project in Harrison. Value of the work on site in excess of \$10 million
- **Vornado Realty Trust, Harlem Park High-Rise Construction, NY**—providing construction management for Vornado Realty Trust at a new development site in Harlem, NY, with Pavarini McGovern acting as Construction Manager. The site is under a NYS Brownfield Agreement. The scope is foundation support of the MTA overhead train, shoring, excavation of contaminated soils, removal of free product, dewatering, and treatment and disposal of all wastes. We are currently in the pre-construction phase and will likely hold the contracts for remediation. Project value is \$10 million



## Sample Projects

- **Brookfield Properties, 9<sup>th</sup> Ave High Rise, NY**—Providing construction management for Brookfield Properties at a new development site in Manhattan, NY, with Turner Construction acting as Construction Manager. The site is an active Amtrak and LIRR train yard that Brookfield intends to build over. The scope is foundation support of the overhead platform, excavation of contaminated soils (Hazardous PCBs), dewatering, and treatment and disposal of all wastes. We are currently in the pre-construction phase and will likely hold the contracts for remediation. Project value is \$5.0 - \$7.0 million
- **Plaza Tower, New Orleans, LA** —WCD is acting as Construction Manager and General Contractor on the environmental components of the restoration of a 47-story high-rise and adjacent site in downtown New Orleans. To date, we have contracted the excavation of underground storage tanks and associated contaminated soils and partial asbestos removal. WCD contracted and managed over \$2.0 million of Hurricane Katrina recovery and restoration. Total project estimated at \$20 million



## Management Team *(Detailed résumés are included in the Statement of Qualifications)*

- **Principal— Wm. Chip D’Angelo**, Senior executive with extensive experience in leading, managing, and growing environmental service, engineering, and contracting businesses
- **Operations Manager — Alde A. Ortega**, Senior executive with experience in design and construction, environmental contracting, and technology
- **Project Manager—Jim Capritti, CHMM**, Wide-ranging experience in managing environmental remediation projects in the commercial, insurance, legal, educational, and federal markets
- **Technical Oversight—John Hoyle, PhD**, Expert in the fields of hazardous waste management and remediation, treatment process design and execution, and emergency response management
- **Health and Safety Officer— R. Christopher Spicer, CIH CHMM**, A nationally renowned expert on exposure risk assessment, microbiological contamination, asbestos and indoor air quality issues
- **Project Engineer/Superintendent—Scott McDonald, P. E.**, Senior Project Engineer with extensive on-site achievements and experience
- **Project Manager—Jonathan Hoyle, PMP**, Senior Project Manager with extensive skills in Project Management operations
- **Construction Manager—Matthew Mahoe**, Broad-range of Project Management experience in the government, commercial, residential construction markets. Specialized in managing multiple large- scoped, projects while maximizing resource effectiveness



## WCD Construction Management Representative Customers

- Advance Realty
- AIG Environmental
- AMTRAK
- AT&T
- Brookfield Properties
- Chevron USA
- City of Los Angeles
- City of New Haven
- City of Philadelphia
- College of New Jersey
- EDS/General Motors
- Equitable Real Estate Investment Management
- FM Global
- General Electric Corporation
- JP Morgan - Chase Manhattan Bank
- NY Long Island Railroad
- Mutual of New York
- Prudential Realty Group
- PSE&G
- Shell Oil
- Structuretone
- Tennessee Valley Authority
- Tishman Speyer
- The Arch Diocese of NY
- The Law Firm of Cozen O'Conner
- The Law Firm of Jones Walker
- The Law Firm of McCarter English
- The Law Firm of Peckar and Abramson
- The Law Firm of White and Case
- The Port Authority of NY & NJ
- Turner Construction Company
- United States Department of Defense
- United States Postal Service
- United States Veterans Administration
- Vornado Realty Trust
- Zurich North American



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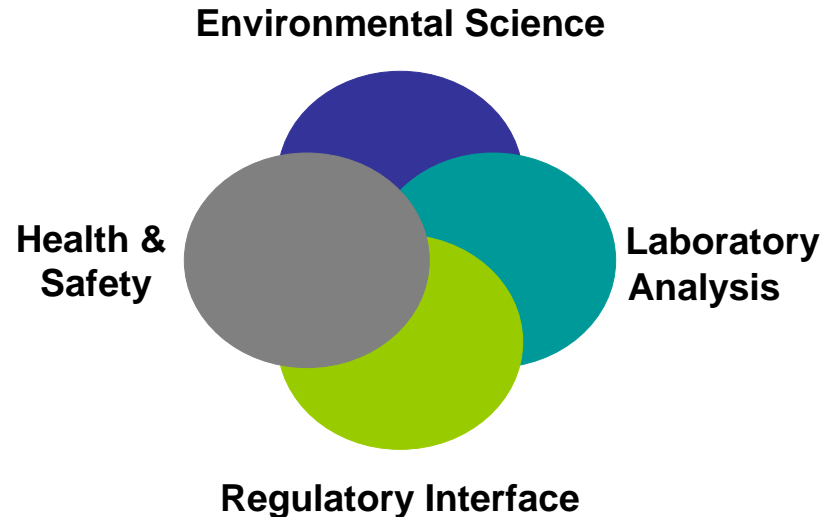
## Complex Project Challenge

- Most environmental consulting firms are trained and experienced in *environmental science* and understand the regulatory submittal process, but are not construction experts
- Most Construction Managers are not experienced in environmental remediation, adverse to the risk, and often uninsured
- Remedial work plans prepared by scientists are not adequate construction documents
- Owners pay increased costs due to scope gaps, lack of efficiencies, delays, contingencies, and claims
- **WCD PROVIDES THE COMPLETE SOLUTION**



**Environmental Remediation and General Construction Management should not be treated independently**

- Understanding the science, regulations, and requirements is only a portion of the solution
- Need to be able to assess total project risk
- Determine total costs with contingencies
- Weigh alternatives in completing the project
- Assign accountability
- Manage construction inter-dependencies

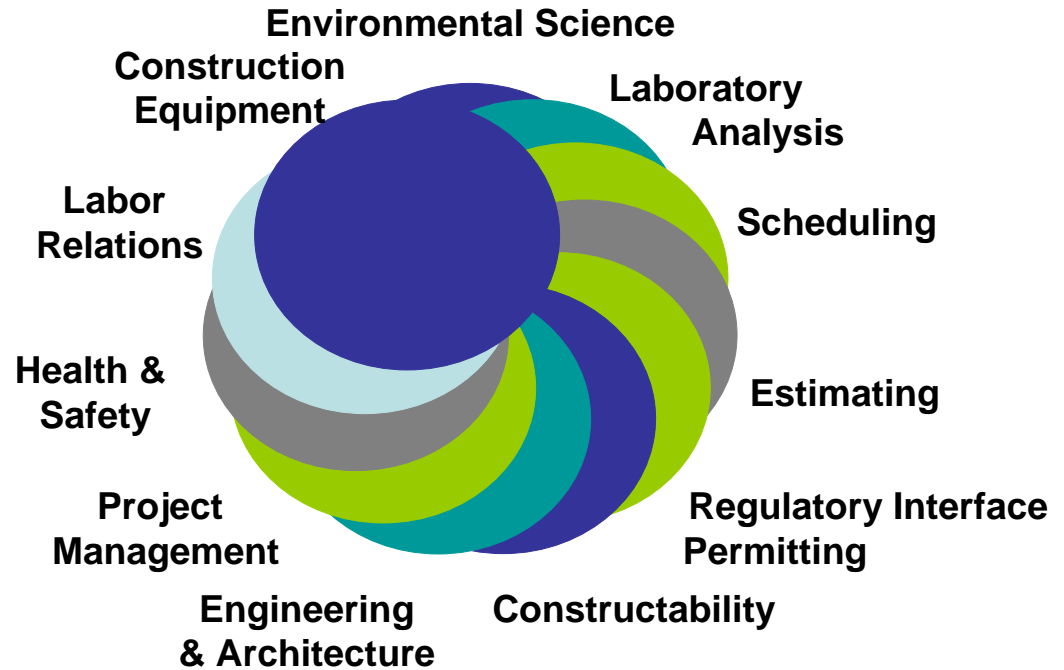


# WCD Construction Management

## Broad Range of Skills and Capabilities

### A Holistic Solution Requires:

- Examination of all facets of the project life-cycle
- Deep environmental, regulatory, and legal knowledge
- Understanding of the interfaces and relationships
- Knowledge and expertise of critical functions
- Experience and Skill
- Project Management Capabilities



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## **WCD Construction Management Comprehensive Services and Delineation of Responsibilities**

- **WCD Construction Management**
  - Constructability review
  - Value engineering
  - Integrate remediation with new construction
  - Detailed construction estimates, by trade
  - Detailed CPM schedule
  - Scope and procurement documents
- **Environmental Consultant**
  - Author Remedial Work Plan
  - Author the Community Air Monitoring Program (CAMP)
  - Obtain Regulatory Approval



## **WCD Construction Management Comprehensive Services and Delineation of Responsibilities**

- **WCD Construction Management**

- Confirm insurance and bonding requirements
- Pre-qualify subcontractors
- Pre-qualify waste disposal facilities
- Establish the SSHASP
- Purchase and negotiate the work
- Hold the contracts (optional)

- **Environmental Consultant**

- Provide responses to RFIs on the design
- Perform the CAMP
- Provide random QA-QC inspections



## **WCD Construction Management** **Comprehensive Services and** **Delineation of Responsibilities**

- WCD Construction Management
  - Complete work supervision
  - ***Fully Guarantee the Cost and Quality of the Project***

- Environmental Consultant
  - Post remedial sampling and analysis
  - Regulatory reporting



## Risk Transfer

- **WCD Construction Management is fully insured by AIG Environmental**
  - Professional Liability—Errors & Omissions
  - Contractual Liability
  - Comprehensive General Liability
  - Completed Operations
  - No exclusions for asbestos, mold, hazardous materials
  - Limits of up to \$25,000,000
  - Cost Cap—insured total cost protection



## Cost and Schedule Efficiencies

- Constructability Review (scope reductions)
- Value Engineering (cost savings)
- Detailed Estimating (integrated into the project budget—minimizes contingencies)
- CPM Scheduling (integrated into overall project schedule)
- Procurement with detailed Scope documents (no scope gaps)



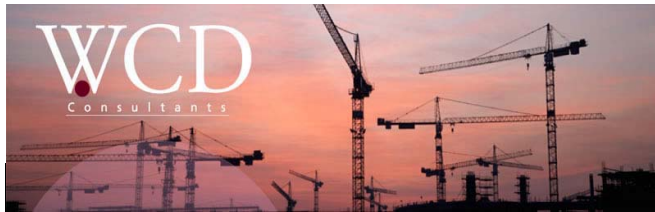
## Project Delivery System Options

- **Project Management Oversight**
  - Claims Avoidance
  - Owner's/lenders/insurance and bonding company representative
- **Construction Management as Agent**
  - Guaranteed Maximum Price
- **Construction Management at Risk**
  - Lump-sum General Contracting



## Project Management Oversight

- Managing environmental remediation projects requires special expertise. Without it, building Owners, their insurance companies, their attorneys, and lenders must rely on input from various consultants, architects, engineers, environmental testing companies, contractors, subcontractors, and vendors, *each with their own agenda and priorities for the job.*



## Project Management Oversight

- Since there are so many levels of communication between the trust and the top, information required by Owners to make management decisions is often inaccurate or incomplete. WCD represents the Owner's interest, independently. We act as objective quality control for your project. We see that the job gets done on time, within budget, at the highest level of safety and care, and to the correct specifications and level of quality you require. We act as your eyes, ears, and sometimes even your spokesperson.



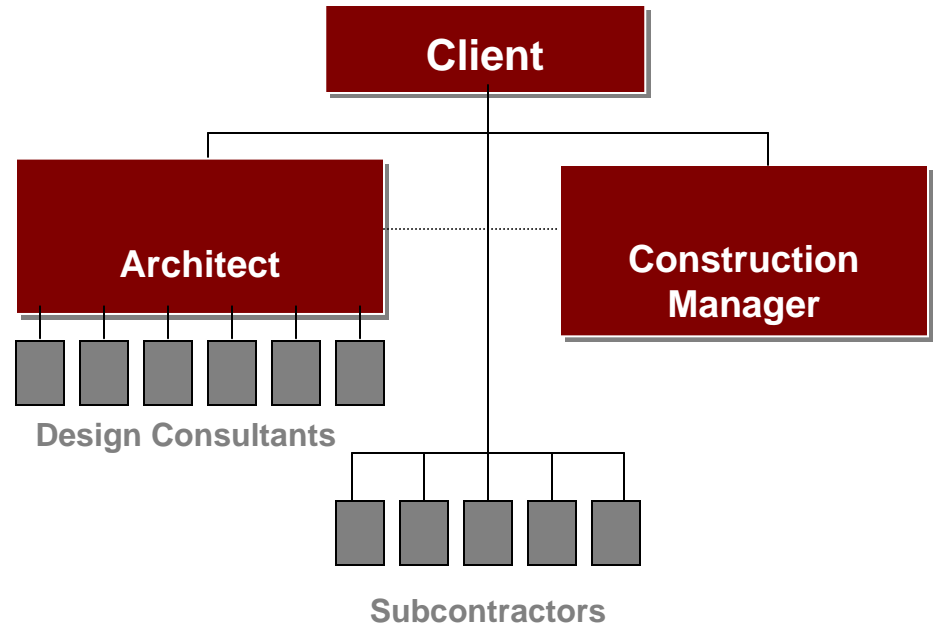
## Project Management Oversight

- Our professional project management team consists of skilled specialists who provide an objective source of accurate information. Bringing our extensive and pragmatic expertise to bear on your project, we minimize uncertainty and risk by anticipating difficulties and potential claims associated with technical challenges, regulatory requirements, consultant and contractor performance, and cost and schedule overruns. WCD implements preventative measures to avoid these problems. As a result, we are able to recommend corrective action at the first sign of trouble. We oversee the project in such a way to avoid claims, maximize contract value, and control costs.



## Agent Relationship

- Agent of the Client (Owner or Developer)
- Fees are estimated along with design and construction costs
- A Not-to-Exceed value is provided for CM fees



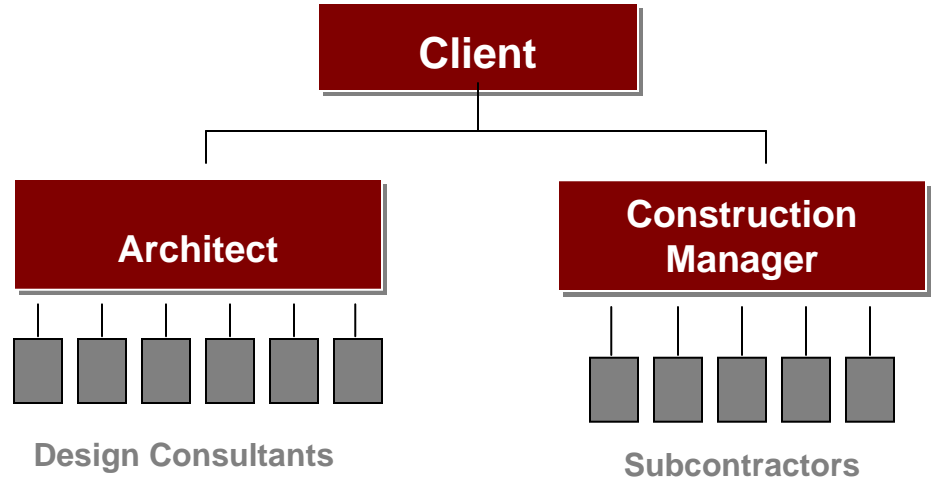
## Agency—Organizational Chart



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## Risk Mitigation

- A Guaranteed Maximum Price is provided, often with a shared savings component

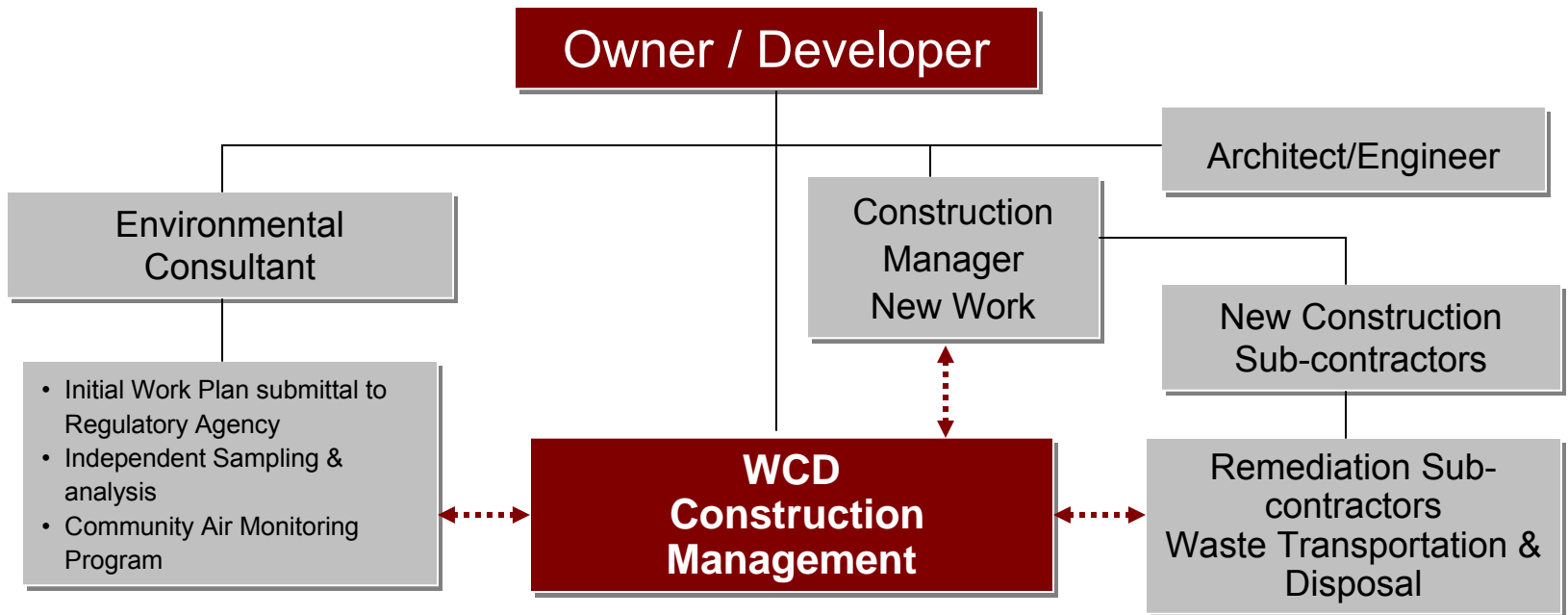


## At Risk—Organizational Chart



# WCD Construction Management

## Working Together with Owner's CM



- **WCD Construction Management Provides:**
  - Regulatory submittals and approval coordination, with focus on constructability and cost efficiencies
  - Schedule and cost estimating
  - Integration of environmental consultants' work plans with new construction via accurate scope documents
  - Identification and approval of appropriate waste disposal facilities
  - Site-specific Health and Safety Program, integrated with CM program



- **WCD Construction Management Provides:**
  - Procurement of remediation and waste handling subcontractors via competitive bidding
  - Development of a Guaranteed Maximum Price (GMP)
  - Contracting with all subcontractors, providing insurance at Owner-required limits
  - Accepting full responsibility for the environmental and hazardous materials portion of the project





# WCD Construction Management

## *THANK YOU*

For More Information Contact:

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