



WCD Model Assists Municipalities in Remediating Contaminated Publicly Owned Properties

Pennington, NJ, March 1, 2010—When a major New Jersey Urban Redevelopment Agency was faced with the daunting challenge of remediating an historical salvage yard and uncontrolled dump site in advance of much needed private development, they sought the services of WCD Group, LLC, an environmental risk manager, construction management, and redevelopment consulting firm, to take control of the project. The "Drum Dump," as this 10-acre property became known, was contaminated with high concentrations of mixed contaminants, including dioxins, PCBs, and heavy metals. The property is located in a rapidly developing urban renewal zone, directly behind an operating hospital and near two schools. These formidable site characteristics required the utmost diligence and effective implementation of the Remedial Action Work Plan and the 30-day Notice to the USEPA filed under the TSCA Mega-Rule. The high public visibility required an ongoing neighborhood awareness program and a stringent perimeter air monitoring regime. The risk to the City and third parties, as well as providing indemnification to the future developer, necessitated comprehensive contract language and a strong insurance program for all of the project participants. WCD Group managed all facets of the program and delivered the project on time, within budget, and with zero accidents or incidents of any kind.

Today, urban redevelopment officials are faced with a "Catch-22" when trying to attract development to challenged properties. Dwindling revenues leave them without the internal resources to effectively study, clean, or even properly manage contaminated properties, allowing them to return to productive use. Additionally, even the largest municipalities simply do not have the kind of technical, legal, finance, and risk management expertise in house to effectively move these properties from review and study, to clean up, to becoming a developable site.

WCD Group utilizes a multi-discipline fast track *Critical Path Method* (CPM) model that allows municipalities to attract developers to their contaminated properties and move these properties back on the tax rolls in a cost-effective, risk-averse, and timely fashion. WCD's program management approach offers struggling municipalities comprehensive professional program management, project management, and construction management of the entire design, funding, insurance, contracting, and remediation, turning over the property to a developer, in a lump sum or guaranteed price business model.

About WCD Group

WCD Group is a New Jersey-based enterprise that mitigates and manages environmental risk in the real estate and construction industries. WCD Group is the parent organization to three individual companies operating nationally in the environmental remediation and construction management, and property development areas.

WCD has firmly established itself as a "trusted advisor" to some of the largest legal, insurance, development, and construction entities in the United States.