



2024 Statement of Qualifications  
*Subsurface & Industrial Hygiene  
Divisions*



Service – Experience –

## Table of Contents

<b><u>ACC ENVIRONMENTAL CONSULTANTS, INC.</u></b>	<b><u>3</u></b>
<b><u>INDUSTRIAL HYGIENE/ SAFETY</u></b>	<b><u>4</u></b>
<b><u>ENVIRONMENTAL SITE ASSESSMENTS &amp; SUBSURFACE MANAGEMEN</u></b>	<b><u>8</u></b>
<b><u>UNDERGROUND STORAGE TANKS (UST)</u></b>	<b><u>11</u></b>
<b><u>PRIMARY SENIOR PROJECT MANAGER BIOGRAPHY</u></b>	<b><u>12</u></b>
<b><u>REPRESENTATIVE CLIENT LIST</u></b>	<b><u>13</u></b>

**ACC ENVIRONMENTAL CONSULTANTS, INC.**

Established in 1986, ACC Environmental Consultants, Inc. (ACC) is an employee-owned full service environmental consulting firm recognized for its excellent and reliable client service.

ACC's mission is to assist in the management of environmental and health & safety issues for corporations, state and local governments, universities, school districts, hospitals, housing authorities, residential developers, financial and insurance firms, research and bio-tech facilities and manufacturers. We work to provide sound, timely and cost-effective solutions to meet our clients' goals by facilitating the management of liabilities and regulations and maintaining a suitable working environment.

ACC maintains one of the most qualified and experienced staffs in the state of California and is now servicing the Seattle, Washington and surrounding regions. Our experience in large-scale community-sensitive projects is deep and ongoing. We utilize project management best practices, state of the art equipment and our own innovative data gathering software systems to assist our clients in accomplishing their near and long-term hazardous materials and industrial hygiene compliance programs goals.

**ACC's Staff Includes:**

- Professional Geologists
- Environmental Professionals
- Certified Industrial Hygienists
- Indoor Air Quality Specialists
- Certified Asbestos Professionals
- Certified Lead-based Paint Professionals
- Certified Hazardous Materials Managers

**Our Core Services Include:**

- Phase I/II Environmental Site Assessments
- Soil Profiling for Disposal and/or Re-Use Purposes
- Site Characterization (Soil, Groundwater, & Soil Vapor)
- Soil and Groundwater Management Plans
- Indoor Air Sampling Related to Subsurface Contamination
- Regulatory Agency Interaction
- Leachate Sampling and Program Management
- Information Management Systems
- Environmental Health and Safety Plans
- Asbestos and Lead-Based Paint Testing and Consulting
- Silica Dust Monitoring and Exposure Control Plans
- Hazardous Material Consulting Services (including PCBs)
- Industrial Hygiene and Health and Safety Consulting
- Work Plan Preparation and Implementation
- Indoor Environmental Quality Testing and Consulting
- LEED Environmental Testing and Certification
- Water Intrusion and Mold Inspections
- OSHA Employee Training - Asbestos, EPA Lead RRP, OSHA 30 Silica, Mold
- Hazardous Chemical Materials Inventory Management and Business Plans

## INDUSTRIAL HYGIENE/ SAFETY



ACC provides Industrial Hygiene services across several Industry Sectors.

### Traditional Industrial Hygiene Services

- Negative Exposure Assessments
- Regulatory Exposure Compliance Assessments
- Noise Monitoring and Sampling
- Indoor Air Quality Assessments
- Ergonomic Assessments
- Initial Design Review for Hazard Elimination and Replacement Technology
- Engineering and Administrative Controls Development and Training
- IH Program Development and Implementation
- Training Program Assessment, Development, and Instruction

### Regulatory Compliance

ACC provides compliance auditing: including OSHA, NIOSH, ISO, EMAS, JCAHO, ANSI, DOD, EPA, SEMI, State, Municipal and client-proprietary methodologies.

Program elements including training for:

- Process Safety Management
- Risk Management Plan and Prevention
- California Accidental Release Program (CalARP)
- Federal Risk Management Program (RMP)
- Pipeline and Hazardous Materials Safety

Elements of Department of Defense program development and implementation, including training:

- Superfund Remedial Investigation/ Feasibility Studies (Program H&S Officer - all phases)
- Base Realignment and Closure (BRAC)
- Investigation-Derived Waste (IDW)
- Nuclear-Biological-Chemical Warfare Agents
- Unexploded Ordnance (UXO)

### Health and Safety Support Services

ACC has the experienced staff personnel to assist in regulatory safety compliance auditing: including OSHA, NIOSH, ISO, EMAS, JCAHO, ANSI, DOD, DOT, NFPA, EPA, SEMI, State, Municipal and client-proprietary methodologies.

- DOT Hazardous Materials Handling and Shipping
- Cal/OSHA (Title 8) program compliance
- NFPA program compliance
- Manufacturing and R&D robotics
- Training program assessment, development, and instruction

### **Site Safety and Environmental Assessments**

The site safety and environmental assessment is a comprehensive review of operations, equipment, and personnel, to identify areas where unnecessary risk may be present. The review also identifies areas where risk has been controlled. ACC Environmental Consultants can assist in closing these gaps to bolster the safety, health, and well-being of your employees, as well as minimize potential adverse environmental impacts to your business. Reaching full environmental health and safety compliance is a strong foundation and helps to increase your bottom line.

The assessment begins with a document review prior to the site visit. This helps to identify existing risk present in the organization and the degree of operations covered by documented procedures. This gives a snapshot of expectations prior to the site visit.

The site visit begins with an initial meeting with key personnel involved in the safety, health, and environmental activities of the facility. Questions arising from the document review can be clarified during this meeting. A breakdown of the inspection process will be discussed, and the inspection will begin. The walkthrough will be open-ended, but may focus on any number of key items present including:

- |                                     |  |
|-------------------------------------|--|
| • Cal/OSHA General Regulations      | • Ergonomics                                   |
| • Machine Guarding                  | • Hazard Communication                         |
| • Lockout / Tagout                  | • Employee Training                            |
| • Confined Spaces                   | • Hazardous Materials Management               |
| • Respiratory Protection            | • Hazardous Waste Management                   |
| • Hearing Conservation              | • Stormwater Pollution Prevention              |
| • Wastewater Discharge              | • Spill Prevention Control and Countermeasures |
| • Hazardous Materials Business Plan | • Bloodborne Pathogens                         |
| • Industrial Truck Use              | • Emergency Action                             |
| • Working Alone                     | • Electrical Safety                            |
| • Heat Illness                      | • Personal Protective Equipment                |

### **Safety Manager**

In times where demand for employees is high and qualified employees are hard to find, there may be times of need for businesses. ACC Environmental Consultants offers safety management to assist in bridging gaps as you search for personnel. EHS Managers placed into a role in your organization will act as managers for time periods on an as-needed basis.

Managers act as internal employees reporting into existing organizational structures. Contracts can be short-term or long-term, depending on your

organization's needs. Managers would assist in the implementation of various safety, health, and environmental initiatives building customized programs for your company and assisting in the implementation and maintenance of these programs. Training can be conducted to bring other employees within the company up to speed to take on the role once programs are in place.

### **Ergonomic Assessments**

Ergonomics is about more than just comfort. Ergonomics is the study of the human body as a system and how it interacts with other systems. Work environments can be extremely diverse, ranging from office settings to manufacturing and construction, and much more. Optimizing the interaction of systems on the human body is a strategy to minimize the risk of cumulative trauma injuries and increase morale and efficiency.

Every employee can benefit from a structured ergonomic evaluation. In these assessments the employee is observed performing their work in their normal work environment. Measures are taken of the employee and the equipment they use. Adjusting the environment, managing certain higher risk behaviors, and finding equipment that can best fit each individual employee can yield long-term benefits.

Whether there is an open worker's compensation case involving an injured employee, or whether you are being proactive and planning ergonomic evaluations for employees, ACC is here to help you at all employee levels.

### **Exposure Assessments**

- Asbestos & Lead
- Radon
- Occupational/ Community Noise
- Ionizing/ non-ionizing Radiation
- Silica
- IAQ, Air (Gases and Particulates)
- Temperature Extremes
- Light/ Laser
- Physical Hazards
- Fall Protection
- Biological Hazards

### **Expert Witness**

ACC provides Certified Industrial Hygienist Expert Witness and Litigation Support on a wide variety of EH&S issues. ACC Expert Witness services include:

- Technical Review
- Safety Compliance
- Occupational Chemical Exposure
- IEQ
- Industrial Hygiene Studies
- Case preparation
- Deposition
- Testifying at Trial

**Contractor safety services include:**

ACC assists on each contractor level in designing, implementing, maintaining, and auditing the following contractor health and safety services:

- Workplace and process hazard assessments
- Employee exposure assessments
- Workplace monitoring
- Hazardous chemical and agent monitoring
- OSHA-compliant safety and health program development and evaluation
- OSHA-compliant program maintenance
- Workplace safety and health hazard assessments
- Certified health and safety professionals
- Bi-lingual training
- Onsite safety and health training
- Selection and use of Personal Protective Equipment
- OSHA expert witness
- Safety staffing solutions
- Supervisor and Competent Person training
- Presentations and speaking engagements
- Implementation and management of federal and state programs
- Developing and implementing Health and Safety Plans
- COVID-19/ Infection Management Support Services

**Concrete Moisture Testing**

Two of the more common moisture testing methods in use today when installing resilient flooring are:

- Anhydrous calcium chloride test (ASTM F710 standard)
- Direct reading relative humidity probe (ASTM F2170 standard)

The relative humidity probe measurements are quickly becoming the state-of-the-art for investigations, but it is important to review the manufacturer's recommendation on which standard is recognized for warranty purposes. ACC is equipped to perform both types of testing.



## ENVIRONMENTAL SITE ASSESSMENTS & SUBSURFACE MANAGEMENT

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### Phase I Environmental Site Assessments

ACC works on behalf of all parties in real estate transactions including; property buyers, sellers, investors, lenders, and developers. ACC's staff of Environmental Professionals, Project Managers, and Professional Geologists conduct environmental site assessments (ESAs) on all types of commercial, industrial, municipal and rural sites. ACC has over 35 years of experience performing ESAs including subsurface sampling when environmental concerns are identified.

ACC's mission is to provide our clients the highest standards of professional service and direction in due diligence and project planning. As a minimum scope of work, ACC follows industry-recognized guidelines for performing Phase I ESAs as established by the American Society of Testing Materials (ASTM) E1527-13 and E1527-21 standards and All Appropriate Inquiry (AAI) 40 CFR Part 312.

The purpose of the Phase I ESA is to assess for the presence of recognized environmental conditions (RECs) for purposes of CERCLA Landowner Liability Protection, although Phase I ESAs may be conducted for other purposes. RECs are defined by ASTM standard E1527-13 as "(1) the presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release or likely release to the environment; (3) the presence of hazardous substances or petroleum products in, on, or at the Subject Property under conditions that pose a material threat of a future release to the environment."

### Phase I ESA Includes

- Environmental Database Review
- Regulatory Agency File Review
- Historical Document Review
- Geologic and Hydrogeology Review
- Site Reconnaissance
- Interviews and Questionnaire
- Non-Scope Considerations (Lead, Asbestos, Radon, PCBs, etc.)
- A digital report summarizing all findings, with color photos, and color site maps.



## Phase II Environmental Site Assessments

The purpose of a Phase II Environmental Site Assessment is to determine the presence, likely presence, or absence of substances (constituents of concern) in environmental media including soil, soil vapor, groundwater, surface water, and indoor air. Phase IIs are typically conducted as a result of Recognized Environmental Conditions identified in a Phase I Environmental Site Assessment.

Phase II ESAs assist our clients in evaluating potential environmental risks, health risks, financial risks, and potential liability associated with these risks based on our clients needs and potential uses of the Site.

ACC works on our client's behalf to determine the most cost-effective approach for each investigation while focusing only on the constituents of concern. ACC follows industry standards as established by ASTM E1903-19. ACC's Phase II ESA scopes are overseen by a Professional Geologist.

### Phase II ESA (May Include Some or All of The Following Services)

- Sampling of Environmental Media
  - Soil Sampling
  - Groundwater Sampling
  - Soil Vapor Sampling
  - Indoor Air Sampling Related to Subsurface Contamination
- Sample Collection by Qualified Technicians and Environmental Professionals
- Subcontractor Assistance: C-57 Licensed Drillers, Private Utility Locators, State-Certified Laboratories.
- Geophysical Surveys

### Subsurface Investigations and Management Services

ACC subsurface services go beyond just Phase II ESA sampling. ACC is a valuable part of your construction team. Since 1986, ACC has been conducting site characterization and providing project management related to site redevelopment.

ACC works on our client's behalf to determine the most cost-effective approach for each investigation while focusing only on the constituents of concern and the ability to interact with overseeing regulatory agencies progressively.

ACC has professional knowledge and expertise to provide our clients with cost-effective remediation strategies for sites with soil and groundwater contamination.

ACC manages all aspects of remediation projects, from developing Corrective Action Plans (CAPs) and Remedial Action Plans (RAPs) approved by overseeing regulatory agencies, implementing various contaminant removal remedies, including: soil excavation, groundwater extraction, and soil vapor extraction (SVE), conducting onsite *in-situ* treatment methods such as activated-carbon, internal combustion engine (ICE), catalytic oxidizer (CatOx), and use of oxygen releasing compound (ORC®).

**Subsurface Investigations and Management Services Include:**

- Site Characterization
- Soil Profiling for Disposal and/or Re-use Purposes
- Soil Excavation Oversight
- Regulatory Agency Interaction
- Site Case Closure
- Maher Ordinance Compliance
- Brownfield Assessment and Redevelopment
- Work Plan Preparation and Implementation
- Groundwater Monitoring Well Installation, Monitoring, and Destruction
- Soil Vapor Sampling
- Indoor Air Sampling Related to Subsurface Contamination
- Health Risk Assessment
- Conceptual Site Models

**Site Mitigation and Remediation Services Include:**

- Health and Safety Plans
- Site Mitigation Plans
- Soil and Groundwater Management Plans
- Corrective Action Plans
- Remedial Action Plans
- Vapor Mitigation Systems
- QA/QC
- Nuisance Dust Monitoring

ACC works with experienced contractors to design, construct and implement remediation projects within established timeframes, budgets and regulatory requirements. ACC also develops and provides oversight for implementation of Soil Management Plans (SMPs) and Health & Safety Plans (HSPs).

**Underground Storage Tank Management**

ACC has managed the removal of underground storage tanks and associated contamination at hundreds of sites throughout California. Current regulations require underground storage tanks that do not meet current requirements be removed and any associated contamination exceeding regulatory levels be remediated.

**Storage Tanks**

ACC provides Aboveground and Underground Storage Tank Removal Specifications and Project Management. ACC works on our client's behalf to handle all aspects of tank removal projects. This includes:

- Preparation of removal specifications
- Obtaining competitive bids from qualified tank removal contractors
- Obtaining required permits
- Agency interaction
- Managing contractor activities
- Performing required sampling of soil and groundwater
- Removal/closure reporting

## Leaking Storage Tank Assessment And Soil Sampling

ACC provides tank assessments from leak discovery to case closure.

Services includes:

- Source and site characterization services
  - Site Characterization and Assessment
  - Field Sampling
  - Determining constituents of concern
  - Determining applicable cleanup criteria
- Site Assessments
  - Field Sampling
  - Installation of groundwater monitoring wells, soil vapor/gas wells
  - Monitoring (soil, soil vapor/gas, and groundwater sampling)
- Corrective Action
  - Soil and groundwater treatment system design and installation services
  - Long term groundwater monitoring services
  - Treatment systems operations and maintenance
  - Over-excavation of contaminated soil
  - Site Closure
  - Risk Assessments
  - Site Conceptual Modeling
  - Well Abandonment
  - Documenting, Reporting, and Certifying Closures

## PRIMARY SENIOR PROJECT MANAGER BIOGRAPHY

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Jed Douglas is a Senior Project Manager with ACC Environmental Consultants, specializing in Occupational Health and Safety issues and subsurface investigations. He is a Certified Industrial Hygienist (CIH), a Certified Safety Professional (CSP), a Professional Geologist (PG) in California, Oregon, Washington, and Arizona, and a Leadership in Energy and Environmental Design Accredited Professional (LEED AP). He has 33+ years of experience as an environmental consultant, a health and safety specialist, a project director and a project manager, and has managed numerous environmental projects involving: safety; soil and groundwater investigations and remediation of hazardous constituents; and indoor air quality (IAQ) assessments for physical, chemical, and biological contaminants.

Mr. Douglas has directed, managed, and performed every aspect of various projects, including: industrial hygiene; safety training; IAQ investigations; LEED certification for new construction and renovation; construction management; mold investigations and remediation; asbestos and lead investigations and remediation; chemical and heavy metal investigations and remediation, including underground storage tanks; and, data presentation, interpretation, and reporting. He has taught technical writing for engineering students at Humboldt State University, and has many years of experience in preparing proposals, cost estimates, contracts and specifications; office and field safety; data collection and interpretation; field operations and sampling; vertical and horizontal drilling supervision; quality assurance and quality control (QA/QC); team leadership; and staff training, mentoring, and supervision.

**Contact Jed:**  
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## REPRESENTATIVE CLIENT LIST

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### Public Agency and Education Client List (Partial List)

- University of California Davis
- University of California Los Angeles
- University of California Hastings
- Oakland Housing Authority
- Oakland Unified School District
- County of San Mateo
- Chabot College
- Peralta Community College
- City of Hayward
- City of Newark
- City of Oakland
- City of San Leandro
- Livermore Valley School District
- Alameda Unified School District
- County of Alameda
- City of Fremont
- San Jose State
- Port of Oakland
- Los Angeles Unified School District
- Los Angeles County Public Administrator
- City of Santa Monica
- Los Angeles County Department of Public Works
- Hayward Area Recreation and Parks Department
- City of Santa Monica
- County of Alameda
- City of Alameda Housing Authority

### Real Estate and Housing Management Groups, Contractors and Developers (Partial List)

- GCI General Contractors
- The Swig Company, LLC
- Novo Construction
- Satellite Affordable Housing
- Regis Homes Bay Area, LLC
- Related California
- SC Builders
- Transwestern
- Clark Construction Group
- Macy's Inc.
- Cushman and Wakefield
- Western Senior Housing
- Ellis Partners
- CBRE
- Prometheus
- Alamo Drafthouse
- Mosaic Urban Development
- S101 Management
- Genentech
- Novartis
- Nibbi Construction
- Equity Management Group
- Affordable Housing Management Association (AHMA)
- China Basin Landing
- Colliers International
- Hines
- Jamison Properties
- McMorgan & Company
- Peter Sullivan Associates
- The DeSilva Group
- Transamerica Real Estate
- Unico Properties
- Village Properties
- Legacy Partners
- Bridge Housing Corporation
- Bently Holdings
- East Bay Asian Local Development Agency
- EAH Housing, Inc.
- Mission Housing Development
- DPR Construction
- Salvation Army
- C. Overaa & Co (Chevron)
- Pacific Development, LLC
- Christian Church Homes (CCH)
- Tenderloin Neighborhood Development Corporation

### **Other Notable Client Groups**

Financial Institutions  
Lenders and Brokers  
Hospitals  
Architects and Engineering firms

### **Public Agencies**

Cities  
Counties  
Housing Authorities  
State and Federal Agencies  
Transit Authorities  
Municipal Utility Districts  
Ports  
Recreational Park Districts

### **Education**

Universities (Public and Private)  
Community College Districts  
K-12 Unified School Districts  
Charter and Private School Districts



## Service – Experience –



**California:** Oakland, Los Angeles | **Washington:** Vancouver, Seattle, Longview | **Oregon:** Bend  
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