

OFFICE LOCATION

Lombard, IL

YEARS WITH FIRM

3

**TOTAL YEARS OF
RELEVANT EXPERIENCE**

29

EDUCATION

B.S. Geology, Eastern Illinois
University

M.B.A., Benedictine University

CERTIFICATIONS

Professional Geologist, State of
Wisconsin, No. 992-13

OSHA 40-Hour Hazardous
Waste Operations and
Emergency Response Training,
1987

OSHA Annual 8-hour Hazardous
Waste Operations Refresher
Training, 2015

OSHA Management
/Supervisory Training Course,
1992

Confined Space Training, 1999

CPR & First Aid Training, 2009

**PROFESSIONAL
AFFILIATIONS**

Illinois Association of
Environmental Professionals

Batavia Environmental
Commission

Association of Industrial Real
Estate Brokers (AIRE)

Association of Industrial Real
Estate Brokers (NAIOPAIRE)

Qualifications Summary

Mr. Ronn Gregorek has more than 29 years of consulting experience performing environmental site assessments, soil and groundwater investigations, remediation of impacted sites, and construction management oversight. He has worked as a field geologist, Project Manager and Senior Project Manager executing proposal and project planning, scheduling, cost estimating, work plan preparation, and leading teams and managing projects while interacting with state, local and federal agencies.

His experience with Phase I environmental site assessments (ESAs) for due-diligence includes single-site real property and large portfolio transactions at commercial, industrial and retail locations. Mr. Gregorek also has experience conducting and managing indoor air quality evaluations. He has represented the interests of his clients with real property transactions along with working closely with regulatory agencies.

Mr. Gregorek's Phase II ESA project experiences includes underground storage tank (UST) and hydraulic lift removals, test pits, hydraulic lifts, and manufactured gas plant (MGP) waste. While working as a field geologist, Mr. Gregorek gained extensive experience in all aspects of groundwater monitoring from installing groundwater monitoring well systems to managing and leading the field and technical teams in the planning, implementation, evaluation and reporting on complex hydrogeologic characterizations including sites with multiple aquifers. Mr. Gregorek has experience working directly with regulatory-agencies to implement the most appropriate and cost effective remedial actions. He has successfully managed and closed risk-based sites under Illinois Environmental Protection Agency (Illinois EPA) leaking underground storage tanks (LUST) and Site Remediation Program (SRP) programs and obtained No Further Remediation (NFR) and TACO Equivalent Closure letters from the Illinois EPA for numerous sites.

Construction Management oversight work has included the construction of permeable barrier installation, solid waste landfill QA/QC, and the planning and oversight of facility demolition (with an emphasis on environmental concerns). Mr. Gregorek has extensive experience in all aspects of the environmental consultation field with significant experience in:

- Strategic Planning, Budgeting and Site Closures
- Phase I, II & III ESA and Remediation
- Brownfields Redevelopment
- Spill Prevention Control and Countermeasure (SPCC) Plans
- UST Removal/LUST Investigation and Remediation of Impacted Properties
- RCRA/CERCLA Site Investigation and Remediation - Soil and Groundwater
- Groundwater Monitoring Well Installation and Sampling
- Vapor Intrusion Evaluation, Mitigation and Monitoring
- Health and Safety Plan (HASP) Preparation and Implementation
- Construction Management Oversight
- Radon and Indoor Air Quality Evaluation and Reporting
- Regulatory Facilitation and Negotiation (EPA, RWQCB, DTSC)
- Clean Construction or Demolition Debris (CCDD) Sampling & Profiling
- Stormwater Pollution Prevention Plans (SWPPP)
- Bid and Construction/Demolition Plan Specification Preparation & Oversight
- Owner's Representative Oversight and Management for MGP Sites
- Owner's Representative for Environmental Issues at Commercial Airport
- Project Management, Team Development and Leadership
- Litigation Support

Representative Project Experience

Phase I Environmental Site Assessment/Due Diligence

Multiple Clients – Numerous Locations in Illinois, Indiana and Wisconsin

Performed numerous Phase I Environmental Site Assessments (ESA) for multiple commercial, industrial and pre-construction retail and residential properties. The Phase I ESAs were performed in general accordance with the American Society of Testing of Materials (ASTM) Standard Practice for the evaluation of environmental risk by determining the potential of recognized environmental concerns (RECs) associated with the subject and surrounding properties. Responsibilities included data review, performing historical records review including environmental database and public records search and performing a site reconnaissance to identify past and current uses of the properties. Report writing included preparing detailing findings, conclusions and recommendations.

Phase I & II Environmental Site Assessment – Attorney Privileged

M-I, L.L.C. – East St. Louis, IL

Project Manager for Phase I ESA and Compliance evaluation and concurrent Phase II ESA Investigation of multi-parcel site for the due diligence requirement at this Sulfa-Treat Facility in East St. Louis, Illinois. Acted as Field Team Leader and site safety officer for multiple drilling team activities including: advancing hollow stem auger and Geoprobe® direct-push technology for boring advancement and installation of temporary groundwater wells. Obtained surficial and subsurface soil samples and groundwater samples. Samples were analyzed and found to be impacted allowing Client to make informed decision not to purchase properties but to separately purchase the Site processes without assuming Site environmental liabilities.

Gibson, Dunn & Crutcher – Bellwood, IL

Managed Due Diligence, pre-acquisition Phase II ESA investigation at operating production plant in Bellwood, IL. Phase II investigation work was performed concurrently with Phase I ESA by another employee who reported historically that the Site housed four existing USTs, one aboveground storage tank (AGST) and several areas that contained former USTs. Employed geophysics to determine former and existing UST locations to facilitate borehole placement. Obtained and analyzed discrete soil and groundwater samples to generally characterize site for negotiation purposes. Compared samples to Illinois EPA TACO and prepared a Site Investigation Report on quick turn-around basis per Client's directive allowing Client to make informed purchasing decision when negotiation liability.

Phase II Environmental Site Assessment

General Services Administration – Detroit, MI

Work was performed at the Ambassador Bridge Cargo Inspection Facility in Detroit, MI. Performed Phase II ESA as Field Geologist for subsurface investigation on behalf of the U.S. General Services Administration (GSA) as part of the due diligence for the planned expansion of the Ambassador Bridge Cargo Inspection Facility. Co-authored sampling plan for advancement of soil borings using Geoprobe® direct-push technology. Collected and logged subsurface samples that were field screened for the presence of volatile organic compounds. Selected samples submitted for laboratory analysis for benzene, toluene, ethylbenzene and total xylene (BTEX) and chlorinated solvents to assess potential releases from previous on-site operations of a dry cleaning facility and an auto repair shop. Prepared report comparing analytical results to Michigan Department of Environmental Quality (MDEQ) soil remediation objectives for industrial/commercial land use.

GATX – Summit Argo, IL

Performed on-site historical record review, coring and soil borehole drilling using hand auger, Geoprobe® direct-push technology, hollow-stem auger, and rotary techniques including in diked and impounded areas as field geologist and site safety officer. Supervised temporary and permanent monitoring well installation at selected locations. Collected groundwater samples using bailers and submersible pumps. Performed slug testing using IN-SITU MiniTroll 4000 data logger/pressure transducer, analyzed slug testing data by using several methods including Bouwer-Rice and Hvorslev methods in order to obtain hydraulic conductivity values. Chemicals on site includes petroleum hydrocarbons, VOCs, SVOCS, metals and styrene. Authored report documenting methodology and findings.

City of Chicago – Chicago, IL

Acted as Project Manager of the site investigations of one of the “Silver Shovel” sites in Chicago, Illinois. These sites were known for accepting unregulated waste (i.e. auto fluff) after business hours and without proper documentation or manifests. Performed a review of past Phase I and II activities and designed additional subsurface investigation to

fill in data gaps with additional Phase II investigation data. Additional responsibilities included preparing and implementing a sampling plan which involved performing soil borings, installing temporary groundwater monitoring wells, and submitting analytical samples and authoring a report comparing sampling results to IEPA TACO guidelines.

Public Storage – Schaumburg, IL.

Field Geologist for the soil and groundwater investigation of potential Public Storage facility. The investigation was driven by findings reported in Phase I Property Environmental Site Assessment conducted to determine environmental risk associated with the purchase of the property. Phase II soil sampling indicated impact and Public Storage passed on the purchase of the property based on findings from authored report.

Phase II Environmental Site Assessment (UXO)

U.S. Army, Groundwater – Joliet Ammunitions Arsenal, Joliet, IL

Positioned and drilled monitoring wells in tri-nitro toluene (TNT) impacted soils to determine toluene impact at 100+-acre parcel used for munitions manufacturing during World War II. Drilled bore holes completed as nested groundwater monitoring wells as subcontractor to Dames & Moore. Sampled soil and existing, and newly installed groundwater wells along with surface water bodies. Due to UXO-impacted soils present throughout Site, responsibilities included constructing decontamination pits for drill rigs and support vehicles. Managed multiple stream delineation and stock piling of wastes. Prepare report comparing sample results to Illinois EPA TACO guidelines.

Phase II Environmental Site Assessment (Superfund Site)

DuPage County Forest Preserve, Blackwell Forest Preserve – Naperville, IL

As field geologist, located, drilled soil bore holes that were converted into groundwater monitoring wells. Sampled numerous existing and newly installed monitoring wells. Conducted and managed groundwater and surficial water sampling plan to chart progress of migrating leachate plume of former landfill hill. Collected hydrologic data (year round) of closed "swim lake" due to elevated fecal coliform levels and leachate impact from former landfill activities associated with the Site.

Phase II ESA Investigation, Remediation and NFR Site Closure

National Starch and Chemical Company – Chicago, IL

As the Senior Project Manager for the Phase II ESA, Site Closure and construction management activities at former adhesive production plant. ENSR's Phase I ESA report recognized environmental condition (REC) section indicted that four historic USTs were located on the south side of the facility and may have experienced releases. Managed Phase II investigation team that determined chlorinated volatile organic compounds (VOC) impact was present in the soils in the area of the former underground storage tanks. Enrolled the Site in the Illinois EPA Site Remediation Program (SRP) and prepared a Focused Site Investigation Report (FSIR), a Remedial Objectives Report (ROR) and a Remedial Action Plan (RAP) for the site. Recommended innovative treatment of the impacted soils using Indirect Heat Volatilization Steam Injection (IHVSI). Obtained the first Resource Conservation and Recovery Act (RCRA) Permit to use IHVSI in the state of Illinois. As part of the construction management activities, Oversaw the demolition of an existing building to access impacted soil area and installation of sheet pile wall between railroad embankment and excavation. Obtained the necessary permits from The Chicago Board of Underground and all required utilities to install shoring. Produced Public Information Program (PIP) letter of remediation for local papers in both English and Spanish. Additionally letters were sent to neighbors. Saved the Client money by placing excavated and treated soils back into the excavation as clean fill. Utilized Illinois EPA TACO methods for exclusion of exposure routes during the development of remediation objectives that were approved by the Illinois EPA. Prepared a summary of Site activities in a Remedial Action Completion Report (RACR) resulting in the Illinois EPA issuing a Focused No Further Remediation (NFR) Letter for the remediated Site that was recorded in Cook County allowing the Client to sell the property.

Soil Gas and Phase II Investigation

Confidential Client – Elgin, IL

Performed Phase II ESA investigation and soil gas monitoring point installation for pre-acquisition for Due Diligence in former unregulated landfill as field geologist and site safety officer. Installed numerous boreholes that were completed as soil gas monitoring points. Utilized a flame ionization detector (FID) to measure methane concentrations in wells and to delineate extent of lateral and vertical gas migration in this former unlined landfill facility.

Environmental work and reporting allowed Client to make informed purchase of site and subsequent erection of building.

Demolition, Phase II ESA Investigation, Remediation and NFR Site Closure

Former Municipal Services Facility – City of Lake Forest, Illinois

Won the contract to act as Owner's Representative for the City of Lake Forest during the closure of their century-old Former Municipal Services Facility. As principal and senior project manager performed oversight and contract negotiations for pre-demolition asbestos abatement of the Site buildings. Prepared a universal Health and Safety Plan (HASP) for site wide activities. Prepared demolition and soil remediation bid specifications, proposal, planned and performed oversight of the demolition of nine buildings on the Site. Performed environmental oversight for Phase II ESA investigation and groundwater well installation performed by others under separate contract to the City. Past Site usage included: coal yard with railroad sidings, City incineration plant, used car and auto repair shops, printing shop and truck maintenance for the City of Lake Forest, The Site had historic leaking diesel, gasoline and waste oil USTs. JHA was tasked by City to take over all remediation activities required to get the Site enrolled and through the Illinois EPA SRP program with the goal of obtaining a comprehensive NFR Letter. Remedial activities included the excavation and disposal of 14,640 cubic yards of impacted soil at 15 excavations located across the Site. JHA performed a data gap analysis, enrolled the Site in the Illinois EPA SRP and prepared a combined comprehensive Site Investigation Report (CSIR), Remedial Objectives Report (ROR) and Remedial Action Plan (RAP). Also prepared the Remedial Action Completion Report (RACR) for the Site documenting the successful removal of impacted soil. Mr. Gregorek managed and oversaw all aspects of the project which lead to a Comprehensive NFR Letter issued for the Site on behalf of the Client that was recorded in Lake County allowing the Client to transact the property.

Demolition, Phase II ESA Investigation, Remediation and NFR Site Closure

Former Ciba Vision Facility – Des Plaines, Illinois

JHA was retained by a real estate trust company to perform environmental remediation services for an approximate 15-acre property. The plan including demolishing the existing facility (under separate contract with others) and redevelop the parcel while retaining the existing NFR Letter for the Site. Part of the agreement to retain the NFR included preparing a HASP that assured that construction workers are adequately protected from exposure to residual impact on Site pursuant to Occupational Safety and Health Administration (OSHA) regulations and safe worker practices. The original comprehensive NFR letter issued for the Site by the Illinois EPA included leaving VOC-impacted soils in-situ in six (6) locations on Site capped by engineered barriers. The NFR also contained provisions for using Institutional Controls, Groundwater Usage Ordinance and a Highway Authority Agreement (HAA). After demolition was completed, Mr. Gregorek managed a field team that obtained a composite waste characterization sample for impacted soil disposal at an approved Subtitle D landfill. Managed the team that observed and documented impacted soil removal in areas that were previously located in areas capped by engineered barriers. Managed the off-site removal and manifest operations for the impacted soil. To address the vapor migration pathway, JHA oversaw the installation of a 10-mil vapor/moisture barrier placed below the base of the new building's concrete slab and on top of the existing soils. They also oversaw the installation of new Engineered Barriers that were consistent with the overall intent of the original NFR. JHA prepared a Site closure letter for the Illinois EPA who issued an Illinois Tiered Approach to Corrective Action Objectives (TACO) Equivalent Letter indicating that the Site has been remediated to the requisite level and therefore retained the original NFR Letter status for the Site.

Clean Construction or Demolition Debris Sampling and Profiling

Multiple Clients – Numerous Locations in Illinois

Mr. Gregorek manages a team that performs State-mandated clean construction or demolition debris (CCDD) waste sampling and profiling. This Illinois EPA program allows waste that sampled and characterized to as non-hazardous, non-special waste to be deposited at designated CCDD Landfills. Field crews collect requisite soil sample(s) of the proposed spoil materials for certified, analytical laboratory testing. A report is prepared detailing sample results determining if the spoil materials are eligible to be disposed of at a CCDD Landfill. Also complete Illinois EPA LPC-663 form for the Client which allows the spoil material to be properly disposed of at the CCDD Landfill.

Stormwater Pollution Prevention Plan

Multiple Clients – Numerous Locations in Illinois

Currently manages a team that performs the stormwater pollution prevention plan (SWPPP) activities for JHA in the Lombard IL. His team performs weekly or rain/melt water events (≥ 0.5 inches) Site inspections and completes monitoring report writing. He has prepared the Standard Operating Procedures for performing inspections and report writing.

Work History

Consulting

2013 – Present. Joined Jacob & Hefner Associates, Inc. in Lombard, IL and as Regional Manager of Environmental Services he has developed a successful full service practice that serves commercial, industrial and municipal clients in the Midwest to compliment the environmental services existing in California and civil engineering office locally.

1999 - 2009. Worked as Project Manager and Senior Project Manager at ENSR |AECOM in Warrenville, IL an international company and market leader in the environmental consulting industry. Senior project manager for a wide variety of national accounts managing personnel, resources and budgets. Responsible for providing planning, scheduling, proposal writing and senior review of technical reporting associated with all aspects of project management. Succeeded in developing new clients and business lines. Trained and managed field teams on numerous environmental remediation and construction projects. Developed process to market, train and manage indoor air quality team. Participated in design and build large scale air sparge/soil vapor and groundwater extraction and reinjection system. Extensive experience with former manufactured gas plant (MGP) remediation and restoration management. Major project oversight in completing projects under federal programs (RCRA and CERCLA), state programs (Superfund, voluntary cleanup, Brownfields, and LUSTs), and private party initiatives.

1998 - 1999. IT Group purchased the Fluor Daniel GTI environmental sector in 1998. Worked as an independent consultant for IT Group performing the same basic project management functions as before with FDGTI. Responsibilities included proposal and preparation of site characterization and remedial investigation work plans, conceptual and final design of soil and groundwater remediation systems, and groundwater contaminant fate and transport modeling in support of risk assessments and remediation system design. Managed multiple key retail petroleum remediation accounts simultaneously. Provided field staff training and mentoring, managed remote field office staff and vehicles and acted as company transition leader for field services team.

1996 - 1998. Worked as an independent consultant in the environmental remediation sector of the international company Fluor Daniel GTI in Chicago, IL. Responsibilities included proposal and preparation of site characterization and remedial investigation work plans, conceptual and final design of soil and groundwater remediation systems, and groundwater contaminant fate and transport modeling in support of risk assessments and remediation system design. Prepared final reports and interacted with the various local Midwest States governing bodies. Completed remediation projects under both federal programs (RCRA and CERCLA), state programs (Superfund, voluntary cleanup, Brownfields, hydraulic lifts and USTs). Responsible for training and mentoring numerous geologists and scientists while remotely managing remote field office, staff and vehicles.

1986 - 1996. Worked as a geologist and project manager for Testing Services Corporation in Carol Stream, IL. Began working in asphalt laboratory performing bituminous pavement mix design. Advanced to environmental services department and performed and managed Phase I, II and III site assessments projects at various commercial, industrial, landfill and retail sites. Removed, remediated and reported on leaking underground storage tanks (LUSTs). Gained significant practical experience in field geology operations, health and safety, monitoring well installation and site remediation.

Industry

2010 – 2013. Worked as a senior project manager for Universal Restoration Services, Wheeling, IL. Goal was to assist insurance-driven, Client projects that had an environmental component. Predominantly responsibilities included performing construction management oversight activities at commercial, industrial, retail and residential real properties while managing field staff.