

Virtual Environmental Due Diligence Assessments



Our experienced teams provide reliable and innovative due diligence methods adapted to client needs and constraints, which reduce exposure and costs, enhance returns on investment, and improve client reputations.

Key Attributes

- 260 offices across the U.S./Canada and additional 270 global offices
- Ranked #1 by ENR for site assessment, regardless of size or complexity
- Global EHS regulatory knowledge
- Multi-disciplinary teams provide diverse EHS capabilities
- Routinely service large national and international/ global projects
- Highly experienced program managers — many with over 20 years of experience
- Tested partnerships with digital information and technology providers
- Tested digital platforms for due diligence information and reporting
- AECOM cloud solutions for storing, managing and presenting data
- History of completing successful virtual assessments

Overview

Adverse environmental conditions such as contaminated soils and groundwater and building assets laden with asbestos/hazardous building materials significantly reduce the property value and development potential. These conditions burden property owners with liability and are problematic for lenders, developers, and prospective buyers. AECOM recognizes the importance of site assessment and the role it plays in whether to pursue a given project.

Our team approaches each due diligence program by understanding the client's needs and objectives. In some cases, a comprehensive Phase I Environmental Site Assessment (ESA) must comply with EPA's All Appropriate Inquiry requirements and the current American Society for Testing and Materials 1527 standard. There may be situations where a site visit isn't possible or desired, and a comprehensive Phase I ESA may not be practicable or needed. In these cases, virtual assessments can be an option to assess levels of risk or potential liability.

Depending on client needs, a virtual assessment can include:

- Virtual data rooms, SharePoint services, or AECOM Information Management system for storing, managing and presenting Environmental, H&S and Sustainability data.
- Reviews of published facility documents and historical information/client digital repositories; federal, state, tribal, local government records; and public sources.
- Searches for recorded environmental cleanup liens.
- Use of EDR Vapor Encroachment Screening tool to evaluate vapor intrusion potential from subsurface soil/groundwater near property.
- Use of teleconferences, video conferencing, screenshares for meetings to discuss coordination, logistics, progress and findings.
- Interviews with past and present owners, operators, occupants, or agency representatives conducted by phone or using remote tools like video conferencing. Virtual assessments should be simple and familiar tools, like smartphones/tablets to take pictures, record video or livestream.
- Site tours using more advanced tools such as drones and smart glasses.
- Reports that include identification of environmental concerns, conditions, risks, assumptions, data gaps, and recommendations for additional information/ investigation.
- Use of tested digital information collection and reporting platform through EDR PARCEL service or other reporting options tailored to client's needs.



Virtual Environmental Due Diligence Assessments *(continued)*



We believe a virtual assessment should be conducted in a manner which:

- Produces a work product that gives a representative view of the potential level of risk and liability that a property may present and recommendations on next steps.
- Provides timely reporting of findings in a manner that allows adequate input from the client.
- Limits the potential for disclosure of process information and findings.

Our Approach

AECOM has completed virtual due diligence assessments for a wide variety of clients including private developers, municipalities, law firms, financial institutions, large corporations, regional planning organizations, government entities, and insurance companies.

We share our clients' commitment to protecting workers and the public, which drives our focus on operational excellence and exceeding expectations. We provide highly experienced program managers and assessors globally who utilize their extensive environmental due diligence, compliance, and health and safety experience and sound professional judgment to efficiently conduct virtual assessments.

Examples of situations where AECOM provides virtual assessments include:

- Site visit is not possible due to access or travel restrictions
- Large portfolios of properties where site visits are not possible due to time/budgetary constraints
- Client desires a preliminary review of known property risk/liability during early stages of property transaction evaluation
- Client concern is limited to specific topics and/or high-risk areas

Virtual assessments may be new to many organizations, but AECOM is experienced in developing virtual assessments to fit each organization. We develop a project plan by understanding what tools work best for an organization and incorporate them into our successful project approach.

Our substantial team of M&A consultants work worldwide and are supported by our global network of scientists, engineers and experts. We provide reliable commercial advice on complex issues, meet our client's needs, reduce their exposure and costs, improve returns on investment, and improve client reputations. Following the transaction, we help integrate acquired businesses into existing operations and manage residual liabilities associated with divested or acquired businesses and assets.

