

# Properties contaminated with oil - investment scenarios

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# Tasks

The number of tasks to cleanup a property can spread out over weeks or months and therefore it is important to list them and manage them. Here we list a subset of tasks that need to be captured in the current real world.

- ▶ Baseline analysis or site characterization — estimated between 5000 - 20000 USD.
- ▶ Case manager's assessment of the property to provide cleanup guidance.
- ▶ Environment consultant's cleanup plan.
- ▶ Environment consultant's rate list as per DEP's desirable rate list per task.
- ▶ Installation of cleanup and monitoring equipment.
- ▶ Liability insurance documents.

## TLDR

When a release is reported for a property that triggers a set of actions by parties involved due to the liabilities that are ensuant to the release. For example, if the spill is greater than 50 gallons in the state of Virginia, the release is treated as an emergency with a DEP case number assigned. For example, the image shown above describes the closure of a dep case file and the reasons for the closure. More details are outlined in the actual report though, for the purposes of this discussion we the limit our attention to the phrase “according to state law”, as this encompasses the level of scrutiny each property receives from the relevant DEP (Department of Environment Protection, usually a state regulatory body). The current process is quite labor-intensive and requires a level of effort from many parties including and not limited to the case managers attention to the project plan, the validity of the licenses of the environment contractors, the property owner, the property owner’s insurance company and is quite detailed. Each party needs to manage its own part of the project to ensure a timely closure. As we can clearly see that this process needs to be

# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF ENVIRONMENTAL QUALITY

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April 22, 2008

Mr. Brandt Everhart  
Associated Naval Architects, Inc.  
3400 Shipwright Street  
Portsmouth, Virginia 23703

Re: **Case Closure**

**Post Site Characterization Monitoring Report – 1<sup>st</sup> Quarter 2008**

Site Name/Location: Associated Naval Architects, Inc., 3400 Shipwright St, Portsmouth

DEQ Tracking Number: PC#05-5160

Dear Mr. Everhart:

Thank you for providing the subject report to the Department of Environmental Quality (DEQ). Based on the information you have provided, the State Water Control Board acting through the DEQ, as authorized by CODE § 62.1-44.24:14 through 24:16,