



Mitigating environmental risk, delivering leading solutions

Trust. Experience. Superior Performance. That's what you can expect when you make True North Consultants your environmental consultants of choice.



Environmental Challenges

Delivering the Best Solution

Overview of Services

Site Investigation
and Due Dilligence

Regulatory Compliance
and Permitting

Site Remediation
and Restoration

Hazardous Materials Assessment
and Management

Building Sciences
and Diagnostics

Industry Experience

Case Studies

Contact



Identifying today's environmental challenges



Today's strong economy has seen a very active property engagement market. Whether it's new construction and development, regentrification of existing buildings or expansions to business facilities and complexes, existing environmental issues can be seen as both complex or risky.

Whether it is internal risk aversion or conservative tolerances by outside entities (e.g., Boards, Lenders, etc.), risk management allows for a successful transaction to occur. However, often environmental risks are the most frustrating to quantify.

We at True North Consultants are proud to offer a full range of environmental consulting with due diligence services designed to manage and quantify those risks for you. Because risk mitigation is key to successful acquisitions and projects, we:

- Constantly and consistently evaluate new construction, existing buildings and significant gut renovation work
- Evaluate that finished habitable spaces are healthful and comfortable
- Ensure projects conform to applicable state and industry guidelines and standard

Make True North your trusted partner for leading environmental solutions.



Environmental Challenges

Delivering the Best Solution

Overview of Services

Site Investigation
and Due Dilligence

Regulatory Compliance
and Permitting

Site Remediation
and Restoration

Hazardous Materials Assessment
and Management

Building Sciences
and Diagnostics

Industry Experience

Case Studies

Contact

Delivering the best solution to the challenges



At True North Consultants, we use our expertise to solve and execute difficult, diverse and significant engineering projects, managing each with critical focus on our customers' needs. Our expert staff is committed to mitigating risk by delivering quality environmental, consulting service, consistently and on time.

Ultimately, we strive to become your single-resource environmental consultant and partner of choice for all your environmental related needs, no matter the size or breadth of the services required.

We invite you to explore our services delivered through our team's focused dedication toward providing the best environmental solutions. Make True North Consultants your partner of choice.

Environmental Challenges

Delivering the Best Solution

Overview of Services

Site Investigation
and Due Dilligence

Regulatory Compliance
and Permitting

Site Remediation
and Restoration

Hazardous Materials Assessment
and Management

Building Sciences
and Diagnostics

Industry Experience

Case Studies

Contact



Overview of services



To meet our goal of becoming your one-source provider for all your environmental needs, we provide an array of services required to complete any type of project. We recognize that no two projects are alike, so we begin each with an in-depth assessment to scope your project's unique needs—those needed today and for tomorrow's future use.



Site Investigation
and Due Diligence



Regulatory Compliance
and Permitting



Site Remediation
and Restoration



Hazardous Materials
Assessment
and Management



Building Sciences
and Diagnostics

Environmental Challenges

Delivering the Best Solution

Overview of Services

Site Investigation
and Due Diligence

Regulatory Compliance
and Permitting

Site Remediation
and Restoration

Hazardous Materials Assessment
and Management

Building Sciences
and Diagnostics

Industry Experience

Case Studies

Contact



Site investigation and Due Diligence



With an active economy, regentrification of building uses and business growth expansion, the property acquisition market thrives. True North quantifies and mitigates environmental risks involved with real estate transactions to make acquisitions and projects successful. Our qualified staff—many with more than 25 years of experience—have used their knowledge and expertise to quantify risks that you face and the solutions for mitigating those risks.

Key services include:

- ASTM/AAI-Compliant Phase I Environmental Site Assessments
- NEPA Environmental Assessments
- Transactional Advisory Services
- Property Condition Assessments
- Vapor Intrusion Assessment and Mitigation
- Phase II Environmental Site Investigation
- Environmental Impact Studies
- Merger and Acquisition Support
- Soil and Groundwater Testing
- Risk Assessments and Transaction Screening
- Brownfield Grant Management
- UST Assessment and Management
- Environmental Liability Assessments
- Soil/Gas Evaluation
- Agrichemical Assessments
- Environmental Expert Witness Support



Environmental Challenges

Delivering the Best Solution

Overview of Services

Site Investigation
and Due Diligence

Regulatory Compliance
and Permitting

Site Remediation
and Restoration

Hazardous Materials Assessment
and Management

Building Sciences
and Diagnostics

Industry Experience

Case Studies

Contact

Regulatory Compliance and Permitting



Regardless of size or scope of the project, True North's engineers and scientists deliver practical, cost-effective solutions to manage federal, state and local regulatory compliance and permitting. From a thorough environmental compliance audit, often the first step in determining the regulatory requirements your facility or project must endure, to the critically needed environmental permitting, True North gets the job done. Our client-driven approach and regulatory know-how help you minimize project delays and issues, enabling you to realize your project objectives.

Key services include:

- Environmental Compliance Audits
- Stormwater Permitting and Management
- Wastewater Management
- National Pollutant Discharge Elimination System (NPDES) Permitting
- Spill Prevention, Control and Countermeasure (SPCC) Plan Preparation
- State and Federal Underground Storage Tank Compliance and Management
- State and Federal Air Pollution Permitting and Reporting
- Asbestos, Lead, and Mold Program Management
- Hazardous and Solid Waste Permitting and Management
- OSHA Compliance Training, Monitoring and Management
- Compliance Expert Witness Support

Environmental Challenges

Delivering the Best Solution

Overview of Services

Site Investigation
and Due Dilligence

**Regulatory Compliance
and Permitting**

Site Remediation
and Restoration

Hazardous Materials Assessment
and Management

Building Sciences
and Diagnostics

Industry Experience

Case Studies

Contact



Site Remediation and Restoration



With an impressive history of executing a broad range of streamlined environmental engineering projects, the True North team is dedicated to providing results you can count on. We manage your budget within operating cash flow and still preserve asset value. Even sites with a significant history of industrial use, complex environmental liabilities and the attendant need for extensive and expensive remediation can frequently be brought into compliance, both cost-effectively and in a reasonable time frame. True North carefully scopes each project and monitors progress to ensure our focus is on your needs and within your budget and schedule perimeters.

Key services include:

- Remedial Design and Implementation
- In-Situ Soil Remediation
- Clean Construction and Demolition Debris Management
- Hazardous and Solid Waste Management
- Contaminated Soil Evaluation and Management
- Emergency Response Services
- Brownfield Redevelopment
- Site Remediation and Restoration
- Groundwater Remediation
- Remediation Project Management
- UST Removal and Management
- Facility Closure and Decommissioning
- Site Stabilization
- PCB Assessment, Remedial Implementation and Decontamination
- Regulatory Closure
- Agrichemical Investigation and Remediation
- Vapor Intrusion Mitigation
- Site Specific Health and Safety Plans
- Expert Witness Support

Environmental Challenges

Delivering the Best Solution

Overview of Services

Site Investigation
and Due Dilligence

Regulatory Compliance
and Permitting

Site Remediation
and Restoration

Hazardous Materials Assessment
and Management

Building Sciences
and Diagnostics

Industry Experience

Case Studies

Contact



Hazardous Materials Assessment and Management



While the buildings of today are often subject to stringent environmental regulations, many older buildings were not. They may contain hazardous materials such as asbestos-containing materials, lead-based paint, PCBs and mercury that may adversely impact human health and the environment. Moreover, they may also present a regulatory or financial burden on property owners if not effectively managed. Whether performing assessments as part of the pre-acquisition environmental due diligence process or for a facility decommissioning, True North professionals minimize operational impacts on your business while protecting your most valuable resources.

Key services include:

- Asbestos Inspections and Management
- Hazardous and Regulated Materials Assessment
- Mold Assessments and Investigations
- Soil Management and Testing
- Hazardous and Special Waste Characterization
- Asbestos Abatement Oversight
- Lead-Based Paint Inspections
- Clean Construction and Demolition Debris (CCDD) Management
- Hazardous and Solid Waste Management
- Universal Waste Management
- PCB Assessment and Remedial Implementation
- Contaminated Soil Evaluation and Management
- Mold Assessments and Restoration Work Plans
- Underground Storage Tank Assessment
- Asbestos Air Monitoring
- Expert Witness Support

Environmental Challenges

Delivering the Best Solution

Overview of Services

Site Investigation
and Due Diligence

Regulatory Compliance
and Permitting

Site Remediation
and Restoration

**Hazardous Materials Assessment
and Management**

Building Sciences
and Diagnostics

Industry Experience

Case Studies

Contact



Building Sciences and Diagnostics



At True North, we have developed innovative ways to evaluate the building environment, from indoor air quality studies to water intrusion and water/mold loss assessments. We use state-of-the-art equipment and techniques to help us diagnose building conditions and provide actionable conclusions and recommendations to decision makers. Our focus is managing risk, protecting human health and returning your facilities to operation while minimizing impacts on building occupants. As a result, we have earned recognition as a leading solutions provider for complex condition assessments, large loss claims and disaster recovery efforts.

Key services include:

- Water Intrusion/Mold Assessment
- Airborne and Surface Mold Sampling (Non-Viable, Viable)
- Water and Vapor Intrusion/Mold Remediation Project Design/Protocol Development
- Water Intrusion/Mold Remediation Oversight and Clearance
- Water Intrusion/Mold Technical Expert and Expert Witness Services
- Indoor Air Quality Assessments and Studies
- Indoor Environmental Quality
- Indoor Air Quality Air and Surface Sampling
- Water/Mold Loss Damage Assessments for Insurance Claims
- Emergency Response/Coordination for Large Water Losses
- LEED Indoor Environmental Quality (IEQ) Assessments
- Property Condition Assessments
- Asbestos Inspections and Management
- Remediation and Restoration Management
- Building Envelope Evaluations
- Lead-Based Paint Surveys
- Asbestos Operations and Maintenance (O&M) Programs
- Expert Witness Support

Environmental Challenges

Delivering the Best Solution

Overview of Services

Site Investigation
and Due Dilligence

Regulatory Compliance
and Permitting

Site Remediation
and Restoration

Hazardous Materials Assessment
and Management

Building Sciences
and Diagnostics

Industry Experience

Case Studies

Contact



Experience that aligns with your industry's unique requirements



Every project comes with its own environmental issues. Because of experience and expertise in multiple industry segments, True North can quickly assess and meet your unique needs. We solve complex, difficult environmental issues, mitigating risk through our quality assessments. True North Consultants establish trust through our experience and superior performance that you expect and deserve. Let True North Consultants be your single resource and partner of choice for everything environmental.



Environmental Challenges

Delivering the Best Solution

Overview of Services

Site Investigation
and Due Dilligence

Regulatory Compliance
and Permitting

Site Remediation
and Restoration

Hazardous Materials Assessment
and Management

Building Sciences
and Diagnostics

Industry Experience

Case Studies

Contact



Energy and Utilities

Environmental Assessment to Ensure USDA and NEPA Compliance



Project

Environmental Assessment to Ensure USDA and NEPA Compliance

Location

Tennessee

Project Scope

True North was retained by a nationwide energy capital firm to assist with the environmental requirements of a federal loan guarantee provision administered by the Rural Business-Cooperative Service (RBS), a division of the United States Department of Agriculture (USDA) Rural Development (RD) through the completion of an Environmental Assessment (EA). The EA's purpose was to ensure the USDA was complying with the National Environmental Policy Act (NEPA) and other applicable environmental requirements. The project included the proposed construction of a three-megawatt solar facility on approximately 11 acres of a capped landfill in Tennessee.

As part of the EA, True North completed a Phase I Environmental Site Assessment (ESA) to identify any recognized environmental conditions (RECs). Additionally, we completed the remaining EA requirements, which included consultations and a concurrence request from the State Historic Preservation Office (SHPO), Tribal Preservation Offices (THOPs) and United States Fish and Wildlife Service (USFWS). True North was able to compile a concise public document that allowed for an issuance of a Finding of No Significant Impact (FONSI) by the USDA and release of funds to construct the solar facility.

Environmental Challenges

Delivering the Best Solution

Overview of Services

Site Investigation
and Due Diligence

Regulatory Compliance
and Permitting

Site Remediation
and Restoration

Hazardous Materials Assessment
and Management

Building Sciences
and Diagnostics

Industry Experience

Case Studies

Contact



Government Village of Rosemont Brownfield Redevelopment

Project

Rosemont Field Brownfield Redevelopment

Location

Rosemont, Illinois

Project Scope

True North personnel secured an IEPA Brownfield Redevelopment Grant (MBRG) to perform Phase I, Phase II, soil gas sampling, pre-demolition hazardous material surveys and Site Remediation Program (SRP) reporting on behalf of the Village. SRP-approved remedial actions were then executed, including selective soil removal and underground storage tank (UST) closure activities. Upon completion of remedial activities, the Village moved forward with redevelopment efforts which included Rosemont Field, the home to the Chicago Bandits professional women's fast-pitch softball team and the Dome at the Ballpark, a 140,000 sq ft indoor sports facility.



Environmental Challenges

Delivering the Best Solution

Overview of Services

Site Investigation
and Due Dilligence

Regulatory Compliance
and Permitting

Site Remediation
and Restoration

Hazardous Materials Assessment
and Management

Building Sciences
and Diagnostics

Industry Experience

Case Studies

Contact



Property Management Fort Belvoir Residential Communities LLC (FBRC) Environmental Condition and Life Safety Inspection

Project

Fort Belvoir Residential Communities LLC (FBRC) Environmental Condition and Life Safety Inspection

Location

Washington, DC

Project Scope

Fort Belvoir Residential Communities LLC (FBRC) retained True North to provide environmental condition and life safety inspections for various military housing structures located near the Military District of Washington, DC. The expansive FBRC family housing community includes 2,154 homes, five neighborhood community centers and office/retail space.

As part of continuing efforts to provide safe and affordable housing for our nation's military personnel, True North provided a wide range of services for numerous structures within the community: mold and moisture assessments, combustible gas assessments, hazardous materials assessments, asbestos-containing material assessments, smoke and carbon monoxide detector assessments, mechanical system assessments and exterior building condition assessments. Upon completion of the assessments, True North recommended remediation and/or other corrective actions as appropriate and assisted in the implementation of corrective actions.

True North worked in concert with the FBRC property management team to coordinate access to specified units to minimize inconvenience to military personnel and impact on FBRC community operations. True North provided project activities and progress reports on a daily basis and detailed technical findings in a detailed report for each unit. By working seamlessly with FBRC staff, True North was able to manage the operational and logistical challenges of the project from the initial planning phases through project implementation.

[Environmental Challenges](#)[Delivering the Best Solution](#)[Overview of Services](#)[Site Investigation
and Due Dilligence](#)[Regulatory Compliance
and Permitting](#)[Site Remediation
and Restoration](#)[Hazardous Materials Assessment
and Management](#)[Building Sciences
and Diagnostics](#)[Industry Experience](#)[Case Studies](#)[Contact](#)

Realize the difference with
a True North solution

You'll find our experience and our expertise
from working in a wide array of industries
will prove to be an asset when assessing your
needs of both current and future projects.

We are committed to earning your trust
as your one-source provider for all of your
environmental consulting needs. That's the
True North difference.

Let's begin the conversation.
Connect with our team today.

Corporate Headquarters

1000 East Warrenville Road
Suite 140
Naperville, Illinois 60563
Phone: 630.717.2880
Fax: 630.689.5881

Madison, Wisconsin

525 Junction Road
Suite 1900
Madison, WI 53717
Phone: 608.234.5092
Fax: 608.237.2453

Metropolitan DC Office

2325 Dulles Corner Blvd
Suite 435
Herndon, VA 20171
Phone: 703.659.0125
Fax: 630.689.5881

Environmental Challenges

Delivering the Best Solution

Overview of Services

Site Investigation
and Due Diligence

Regulatory Compliance
and Permitting

Site Remediation
and Restoration

Hazardous Materials Assessment
and Management

Building Sciences
and Diagnostics

Industry Experience

Case Studies

Contact





Environmental Challenges

Delivering the Best Solution

Overview of Services

Site Investigation
and Due Dilligence

Regulatory Compliance
and Permitting

Site Remediation
and Restoration

Hazardous Materials Assessment
and Management

Building Sciences
and Diagnostics

Industry Experience

Case Studies

Contact



TRUE NORTH CONSULTANTS

Trusted Partner. Leading Environmental Solutions.

