

December 9, 2025

Cochise County Procurement Department  
c/o Anne Coppola, Contracts Administrator  
1415 Melody Lane, Building C  
Bisbee, AZ 85603

Dear Ms. Coppola:

**Subject: Response to Cochise County Request for Supplier Qualifications 26-10-DEV-01 Consulting Services- Cochise County Brownfields- Revolving Loan Fund**

BEC Environmental, Inc. (BEC) is pleased to provide this document in response to Cochise County's Request for Supplier Qualifications (RFSQ) #26-10-DEV-01, released on October 30, 2025. BEC understands the intent of the RFSQ is to select a qualified firm to provide services in support of the Brownfields Coalition Revolving Loan Fund (RLF) Grant for the environmental oversight of the RLF-funded projects. The BEC Team, comprised of BEC and Broadbent & Associates, Inc. (Broadbent) proposes to provide services to Cochise County in support of its EPA Brownfields Coalition RLF Grant. This proposal presents our Team's approach to fulfilling the scope of work and introduces the key Team members who will be completing the work on behalf of Cochise County.

The BEC Team is committed to providing the highest level of professional services within available funding and time resources. As such, we look forward to working with Cochise County on this project. Our goal is to ensure you are fully satisfied with the work we perform. Thank you for considering our proposal.

Best Regards,



B. Eileen Christensen  
President



# Consulting Services- Cochise County Brownfields- Revolving Loan Fund



Cochise County  
RFSQ #26-10-DEV-01

**bec environmental, inc.**

*Environmental Services*

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# 1 Qualifications of Respondent and Project Team

BEC Environmental, Inc. (BEC) has the in-house capabilities to complete and/or facilitate the services listed in the Tasks Description in Attachment 2.0 of Request for Supplier Qualifications (RFSQ) #26-10-DEV-01. BEC has expanded its capacity to provide services by subcontracting Broadbent and Associates, Inc. (Broadbent), who bring unique relevant experience to the project team. BEC will subcontract local consultants for specialized services on an as-needed basis to successfully accommodate the needs of Cochise County Development Services Department. BEC and its subconsultant, Broadbent, comprise the BEC Team.

## BEC ENVIRONMENTAL, INC.

BEC has actively participated in United States Environmental Protection Agency's (EPA's) Brownfields programs since 2002, and has provided services including:

- Brownfields Assessment under both individual and coalition community grants, as well as the State of Nevada's Brownfields Program.
- Cleanup and redevelopment support through both community (104(k)) and State (128(a)) EPA-funded grant programs.
- Job Training support through EPA-grant funded programs for Environmental Workforce Development and Job Training.
- Program and individual project support for the Brownfields RLF Program.

Brownfields is one of our key service areas and we have extensive experience in the full spectrum of identification, assessment, and redevelopment activities. As the qualified environmental professional for three Rural Desert Southwest Brownfields Coalition Assessment Grants (RDSBC), BEC provided technical assistance and project management as the Coalition grew to include the Duckwater Reservation; Esmeralda, Lincoln, Mineral, Nye, and White Pine Counties, Nevada; and Inyo County, California. As the qualified environmental professional (QEP) for the Nevada Rural Brownfields Partnership RLF grant, BEC provided technical assistance and project management to support the establishment and growth of Nye County's RLF program. Through this program, BEC developed the Endangered Species Act compliance documentation used by EPA Region 9 for new grantees as an example of efficient, well-validated documentation to support the Analysis of Brownfields Cleanup Alternatives (ABCA), and EPA's National Environmental Policy Act (NEPA) compliance document.

BEC has additional service areas that build on brownfields redevelopment. Our team members are specialists in environmental site characterization, pollution prevention planning, hazardous materials and waste management, wellhead protection planning and implementation, regulatory permitting and compliance, renewable energy project development and permitting, and NEPA analysis. BEC professionals have

### BEC's Brownfields Services

- Brownfields Identification
- Phase I Environmental Site Assessments (ESAs)
- Sampling and Analysis Plans (SAPs)/ Quality Assurance Project Plans (QAPPs)
- Phase II ESAs
- Experience in the Evaluation of Surveying Asbestos-containing Material (ACM), Lead-based Paint (LBP), and Other Hazardous Building Materials
- Preparation of All Elements of the Analysis of Brownfields Cleanup Alternatives (ABCA)
- Assessment, Cleanup and Redevelopment Exchange System (ACRES) reporting
- Cleanup and Reuse Planning
- Community Outreach
- Area Wide Planning
- Project Oversight
- Cleanup Contractor Identification and Coordination
- Cleanup Oversight
- Institutional Control Development
- Inter- and Intra-Agency Coordination
- Participation and Presentations at Local, Regional, and National Brownfields Workshops
- Quarterly Reporting
- Final Program Reporting

current certifications and licenses including Licensed Asbestos Abatement Consultant; Asbestos Consultant Certifications (Asbestos Hazard Emergency Response Act (AHERA) Building Inspector, AHERA Supervisor/Contractor, AHERA Management Planner, and AHERA Project Designer); Licensed Lead Inspectors; National Radon Proficiency Program (NRPP) Certified Radon Residential Measurement Provider; and Certified Industrial Hygienist. Our multidisciplinary team of experienced professionals specialize in the key resource areas of biology, botany, environmental science, geology, hydrology, soils, threatened and endangered species, migratory birds, and paleontology. Other key service areas offered by BEC to complement our environmental services include project scheduling and management, meeting and stakeholder facilitation, community outreach and involvement, grant writing and reporting, and economic development planning and assistance.

BEC is a woman-owned small business specializing in providing high-quality environmental services to government and private organizations. BEC is third-party certified as an 8(m) Woman-Owned Small Business (WOSB) and as a Woman Business Enterprise (WBE) by the Women's Business Enterprise National Council. We are a Small Business Enterprise (SBE) certified under the Arizona Department of Transportation as defined in 49 Code of Federal Regulations (CFR) Part 26. BEC's mission is to deliver excellent quality and incomparable value to our clients, to improve the sustainable livability and vitality of local businesses and communities in each of the locations we work.

## **BROADBENT & ASSOCIATES, INC.**

Broadbent is an established environmental and engineering firm with over 35 years of experience. Broadbent is a multi-disciplinary team of highly trained engineers, environmental professionals, geologists, air quality specialists, and cultural resource management professionals with extensive experience in their respective fields. Broadbent's professionals have current registrations including Professional Engineer; Registered/Professional Geologist; Certified Hydrogeologist; Certified Engineering Geologist; Licensed Asbestos Abatement Consultant; AHERA Certified Management Planner, Inspector, and Supervisor/Competent Person.

Broadbent has experience incorporating green and sustainable principles and practices into our remediation services. Some common remedial practices include biological remediation solutions including phytoremediation, use of regenerated granular activated carbon (GAC) for carbon beds, pulsed rather than continuous injections when delivering or extracting air to save energy, use of solar power packs for low-power system demands, system monitoring with telemetry in order to decrease the number of necessary site visits, soundproofing of above ground equipment to decrease noise pollution, bulk purchase of construction materials to save resources, and electronic document management systems.

### **Broadbent's Supporting Services**

- QAPP Preparation
- Evaluation and Preparation of the ABCA for a Variety of Contaminants and Impacted Media
- Ensuring Compliance with Applicable Regulations as Regards Characterization and Remediation of Impacted Media and Conformance to State and Federal Regulations
- Evaluation of Air Quality Requirements such as Dust Control, Mobile Source Permitting, and Similar
- Experience in the Evaluation of ACM, LBP, and Mold
- Coordination of Work with State and Federal Agencies.

## THE BEC TEAM

BEC and Broadbent have worked as team members on multiple projects from the State of Nevada's Brownfields Program, to their work with the Rural Desert Southwest Brownfields Coalition, since 2011. Although both organizations have overlapping skill sets, their combined efforts are synergistic. BEC brings unparalleled experience in every aspect of the Brownfields Program. We understand the enormous potential and limitations of the program and focus on coordinating community support elements for each project. Although BEC can do most of the technical support for site management, Broadbent brings an added dimension in their deep knowledge of cleanup and remediation alternatives as well as cultural resource expertise.

Both firms have served alternative roles as prime and subcontractor, depending on project requirements. For Cochise County, BEC's experience with Brownfields, including working with EPA's RLF Program since 2014, made them the natural choice to lead the team. BEC's role will focus on stakeholder engagement, and innovative applications of the program to help communities and grantees accomplish multiple objectives toward project completion. Broadbent's role will be technical support to help review and oversee complex remediation and cleanup strategies and to provide cultural resource support on an as-needed basis.

## 2 Assigned Project Manager

The senior individual who will act as the primary liaison for the BEC Team with Cochise County is:



**B. Eileen Christensen**

**3202 East Harbour Drive**

**Phoenix, Arizona 85034**

**Phone: 702.304.9830 Fax: 702.304.9839**

**Email: [Eileen@becenvironmental.com](mailto:Eileen@becenvironmental.com)**

Eileen Christensen is the Principal and founder of BEC. She has over 30 years of experience in environmental consulting, of which more than 20 years have been dedicated to brownfield-related programs for federal, state, and local initiatives. Her work focuses on the nexus between brownfields, infrastructure, clean energy, water quantity and quality, and socio-economic benefits. Eileen works with local residents, governmental leaders, and other stakeholders to identify potential mechanisms to bring their community vision to fruition through advanced planning, funding identification, and project facilitation.

Eileen's experience with brownfields involves a significant amount of work in support of Brownfields Programs throughout the southwestern United States, including assisting in the preparation of a number of the grant applications used to fund brownfields projects in California and Nevada. She has worked for urban and rural/frontier communities, tribes, and non-profits to establish and expand their programs to facilitate community redevelopment, area-wide planning, and local capacity-building. She played an active role in shaping the Brownfields Program at the local, state, and national level by participating in U.S. EPA's Mine Scarred Lands and Brownfields to Brightfields Initiatives. These initiatives opened new opportunities for brownfields redevelopment throughout the Western United States.

Eileen has been involved in the Nye County, Nevada, Brownfields Program since it began in 2002. Her initial responsibilities included providing technical support to the County for its EPA Brownfields Assessment Pilot Demonstration Project. She assisted Nye County with its 2005 Hazardous Substances and Petroleum Assessment Grants and the 2008 Brownfields Job Training Grant (awarded by the EPA), and helped the County expand into a Coalition that now includes five counties in Nevada, one in California, and the Duckwater Reservation. She currently supports brownfields projects for the State of Nevada's Brownfields Program as well as projects in the Cities of Las Vegas, North Las Vegas, and Henderson. Eileen's responsibilities have included technical assistance and oversight of all aspects of Brownfield Programs, including: brownfield site identification, Phase I and Phase II ESA reports, QAPPs, liaison between U.S. EPA Region 9 and brownfields personnel and local government officials, preparation and presentation of ABCA, assistance with RLF applications, preparation of quarterly progress reports to U.S. EPA Region 9, and coordination of project team leaders with applicable U.S. EPA counterparts to facilitate successful project completion.

Eileen has been an advocate for the Nevada Brownfields Program across the region, promoting the program to local government entities at Town Hall meetings, workshops, and conferences. She has been invited by the U.S. EPA to present BEC's approach to brownfields projects at a variety of regional workshops in 2010, 2011, and 2012, and at the 2006 and 2019 National Brownfields Conferences. Eileen's expertise in the brownfields industry, coupled with her extensive knowledge of the Brownfields Program will enable the BEC Team to begin tasks quickly and efficiently to support the Cochise County's program.

# 3 Assigned Staff

## KEY PROJECT PERSONNEL

The following BEC Team members and hierarchy, displayed on the organizational chart below, are proposed to complete each task assigned to support the Cochise County Brownfields RLF. The following page provides a summary of the experience of the key personnel (Leads) for this project and a brief description of their roles. Resumes for all of the BEC Team members are provided in Appendix A.

**Legend**

Name, Project Role
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## **BEC ENVIRONMENTAL, INC.**

### **EILEEN CHRISTENSEN, PRINCIPAL**

*Project Manager*

Eileen is the Principal of BEC. She has more than 30 years of experience in environmental, health, and safety consulting and over 20 years experience managing brownfield projects. She has played a vital role in coordinating between private entities, local and state governments, and federal agencies on brownfield projects. In 1999, Eileen began working on brownfield projects in Nevada as a project manager for the City of Las Vegas Brownfields Program, which was the first municipality in Nevada to receive a Brownfields RLF Grant from the U.S. EPA. Her experience includes being the QEP Program Manager for RLF Projects that encompassed an area of six counties across two states and one tribe. She has coordinated with local communities, economic development districts, housing authorities, state agencies, private developers, chambers of commerce, realtor organizations, educational institutions, and other stakeholder organizations to promote brownfields programs and initiatives, including RLF. She has prepared Community Relations Plans to document points of contacts, optimal engagement approaches (based on frequency and methods), and preferred contact preferences by organization. She has been responsible for maintaining the required documents (including certified payroll), tracking records to ensure compliance with U.S. EPA reporting requirements, and documenting matching funds tracking. She also has extensive experience in identifying opportunities for in-kind match for projects where cash-match is challenging.

**PROJECT ROLE:** Eileen's role in the project will be to provide technical review and oversight for project deliverables and serve as the primary point of contact with Cochise County and the BEC Team. As Principal of the firm, she will have ultimate responsibility for the timely delivery of quality services and deliverables. She will provide guidance, support, and quality reviews for all documents, participate in meetings to provide technical support, and support community outreach and engagement meetings as needed to promote the Cochise County Brownfields RLF Program.

### **STEFANIE COSTA RICA, ENVIRONMENTAL SCIENTIST**

*Assistant Project Manager*

Stefanie has 13 years of experience in environmental consulting in Arizona, California, and Nevada. She has conducted environmental assessments and environmental cleanups at the private local, state and federal level. Stefanie's experience in brownfields stems from her role as a project manager supporting BEC's contracts with the Rural Desert Southwest Brownfield Coalition (RDSBC), NyE Communities Coalition, the Nevada Brownfields Program, and the City of North Las Vegas Brownfields Program. She has performed community outreach and stakeholder engagement; developed QAPPs, Health and Safety Plans (HASPs), and ABCAs; prepared monthly reporting documents; entered property information in U.S. EPA's ACRES database; and oversaw cleanup of Brownfields RLF projects. She has participated in national and local brownfields conferences, and U.S. EPA-funded webinars and training to continuously update and maintain BEC's library of brownfields-related technical guidance and programs. Stefanie's experience includes tracking certified payroll documents from contractors to ensure complete project records are maintained for audit purposes.

**PROJECT ROLE:** Stefanie would assist Eileen in managing the BEC Team, consistent with direction from Cochise County. With her intensive training and experience in brownfield programs, Stefanie would be the lead in developing ABCAs, QAPPs, tracking Davis Bacon Act prevailing wage compliance, and ACRES reporting.

## **AURELIA WALSH, ENVIRONMENTAL SCIENTIST**

### *Hazardous Materials Technical Support*

Aurelia has nine years of combined site assessment and cleanup oversight. She is an industrial hygiene technician with experience in hazardous building materials surveys and cleanup oversight as well as environmental health and safety. Her certifications and licenses include: Licensed Asbestos Consultant (AHERA Building Inspector, AHERA Supervisor/Contractor, AHERA Management Planner, and AHERA Project Designer); and Licensed Lead Inspector. She has performed hazardous materials surveys and demolition and renovation abatement oversight for projects in both rural and urban environments throughout the Southwest. She currently supports Brownfield projects throughout the State of Nevada and performs hazardous materials testing in Arizona.

**PROJECT ROLE:** Aurelia will provide direct technical support for the development of ABCAs, HASPs, QAPPs, and related tasks, including as the Field Supervisor for oversight of confirmation sampling after brownfield clean-up activities.

## **LAUREN BUROKAS, ENVIRONMENTAL SCIENTIST**

### *Community Outreach and Technical Support*

Lauren has four years of experience in environmental consulting, including performing site investigations, soil and water sample collection, and asbestos surveys. Lauren's experience includes Phase I and II ESAs; environmental impact analyses; brownfields identification and redevelopment; and public outreach. She is a Certified AHERA Building Inspector, an Erosion Control Coordinator, and an experienced environmental field technician on private industry, and local, state, and federal government projects. Lauren is the current President of the Arizona Association of Environmental Professionals and leverages her exceptional communication skills to communicate complex environmental issues to diverse stakeholder audiences.

**PROJECT ROLE:** Lauren will assist Eileen and Stefanie with community outreach and engagement efforts by leading initial development of the Community Relations Plan (and modified based on preferred options as communicated by Cochise County). Lauren will help organize meetings and outreach events; draft agendas, provide meeting summaries; and work with Stefanie to maintain file records of all meetings and communications for Cochise County and U.S. EPA review. Lauren will provide technical support for development of ABCAs and QAPPs, and she will perform other related tasks as needed.

## **KATHLENE MEADOWS, SENIOR BIOLOGIST**

### *Biological Resources Lead*

Kathlene has over 30 years of professional experience in the natural resources, permitting and regulatory compliance industry in Arizona. Kathlene's core competencies include Biological Assessments and Evaluation, habitat assessments, and flora and fauna surveys focused on rare and protected species. Her experience also includes management of interdisciplinary teams to conduct environmental impact analyses in accordance with the National Environmental Policy Act (NEPA).

**PROJECT ROLE:** Kathlene would provide assistance to Stefanie on the ABCA and serve as the Technical Lead for biological resources tasks. Kathlene will be the lead author for Biological Evaluations.

## **BROADBENT & ASSOCIATES, INC.**

### **EDWIN VANDERGRIFT, REGISTERED GEOLOGIST, PRINCIPAL GEOLOGIST**

#### *Remediation Lead*

Edwin has over 32 years of professional experience and currently serves as a Principal Geologist with Broadbent's Tempe office. He has extensive knowledge of the evaluation of remedial alternatives for a variety of contaminants and impacted media; the development of cleanup objectives in accordance with applicable Arizona and federal regulations; oversight of characterization and remediation activities including the documentation of such activities; the implementation of green technologies when practicable; and serves as a liaison to state and federal agencies.

**PROJECT ROLE:** Edwin will serve as the point of contact to BEC and the technical lead for the Broadbent portion of the project team. He will be responsible for identifying and evaluating cleanup alternatives under the appropriate section of the ABCA, recommendations for U.S. EPA and/or ASTM methods to implement within the QAPP/SAP document, as well as providing cleanup oversight. He will also ensure the compliance of project remediation/cleanup activities with applicable state and local laws and regulations.

### **SUMMER IGO, PROJECT SCIENTIST II**

#### *Remediation Technical Support*

Summer is a Project Scientist II with ten years of experience supporting environmental investigation, remediation oversight, and regulatory coordination throughout Arizona and the Southwest. Her background includes soil, groundwater, and vapor sampling; drilling oversight and well installation; Underground Storage Tank (UST) and Leaking UST (LUST) investigation and closures; per- and polyfluoroalkyl substances (PFAS) and perchlorate investigation; site characterization; and preparation of regulatory reports and GIS mapping for state, municipal, and private clients.

**PROJECT ROLE:** Summer will support Edwin by compiling information to support development of the remediation/cleanup alternatives section of the ABCA, assisting with elements of the QAPP/SAP, and providing field support as oversight activities are warranted under the program.

### **COURTNEY MOONEY, SENIOR ARCHITECTURE HISTORIAN**

#### *Cultural Resources Lead*

Courtney is an architectural historian with more than 26 years of public and private sector experience in the historic preservation, urban planning, and architecture fields. Courtney has been employed in the private sector as an architectural historian for over seven years. Prior to this, Courtney served as the Urban Design Coordinator and Historic Preservation Officer for the City of Las Vegas, Nevada for 14 years where she supervised the urban design, historic preservation, and sustainability team and staffed the Historic Preservation Commission.

Courtney is an expert in preparing documents in compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA); conducting historic resource surveys and inventories; preparing National Register of Historic Places (NRHP) nominations; and evaluating work on historic resources for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Courtney meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History and is a member of the American Institute of Certified Planners (AICP) in good standing.

**PROJECT ROLE:** Courtney will provide cultural resource/ historic architecture support to facilitate discussions with State Historic Preservation Office (SHPO).

## 4 Project Experience

### NEVADA RURAL BROWNFIELDS PARTNERSHIP'S RLF TECHNICAL SUPPORT AND GRANT SUPPORT

*Nye, Esmeralda, Lincoln, and White Pine Counties, Nevada • 2014 – 2024*

Nye County contracted BEC to provide environmental professional services in support of its U.S. EPA RLF in 2014 to support the Nevada Rural Brownfields Partnership (Partnership) of Nye, Esmeralda, Lincoln, and White Pine Counties. The Partnership provided loan and sub-grant opportunities to cleanup brownfield sites throughout the Partnership area. The Partnership area comprised a population of approximately 53,000 residents across more than 41,283 square miles.

BEC coordinated with the Partnership members to identify and prescreen sites for eligibility per U.S. EPA requirements, and obtain authorization to facilitate the RLF process. BEC completed reviews of all project documents (Phase I and II ESAs and other available project information). BEC worked with applicants to obtain additional assessment through the RDSBC Assessment Grant and/or the State's Brownfields Program to ensure sufficient information was available to recommend appropriate remediation and/or abatement measures. Although several private companies and industrial partners considered the RLF, the Davis-Bacon wages and timeline requirements for the RLF process did not prove to be cost-effective, even with the low cost of the RLF loan and favorable repayment terms. Feedback from local businesses and incoming investors suggested the Partnership use its RLF to focus on improving its own community services and facilities to enhance local conditions and attract outside investment. In addition, the Partnership made a portion of the RLF available as sub-grants for use by non-profits within the Partnership area.

Two non-profit organizations, including the Nye County Library District and the White Pine Community Choir Association (WPCCA) applied for a portion of the RLF for grant-funded projects. The Nye County Library District's Tonopah Library was in the process of expanding onto an adjacent property with mine tailing-impacted soils causing heavy metal exposure concerns. WPCCA acquired a local historic building for community concerts, but asbestos and LBP concerns needed to be addressed as part of proposed building renovations.

Upon identification of the proposed reuse for each eligible site, BEC developed reports to support the ABCAS, the document that serves as U.S. EPA's compliance with the NEPA. The supporting reports for each ABCA included some or all of the following: Community Involvement Plans, Biological Evaluations, State Historic Preservation Office (SHPO) Section 106 packages, Reuse Plans, QAPPs, and Cleanup Plans. Reuse Plans for three of the four projects included a list of grants and other funding sources that could be used to facilitate project completion. The procurement process required BEC's active outreach to qualified bidders due to the remote nature of the projects, to ensure competitive bidding. BEC provided assistance to local consultants and contractors to help them understand the Brownfields Program requirements, expanding local capacity to complete brownfield and other federally-funded projects. BEC reviewed procurement documents, contractor invoices, performed site visits and maintained the administrative record for each site to ensure U.S. EPA requirements were met. Throughout the RLF Program, BEC provided routine progress reports to the Partnership; developed quarterly reports for submission to U.S. EPA Region 9; and completed project reporting through U.S. EPA's ACRES database.





## CENTENNIAL FINE ARTS CENTER RLF QEP

Ely, Nevada • 2022 – 2024

White Pine County Choir Association (WPCCA) contracted BEC to provide QEP services including Nye County RLF grant administration and assistance for the Centennial Fine Arts Center (CFAC) roof replacement project. The scope of work included assistance with contractor bid documents and contractor selection, contractor selection meetings, project coordination meetings, quarterly reporting, and a summary report.

BEC reviewed the WPCCA bid documents and provided recommendations for contractor selection based on state and federal regulatory requirements for completion of the work. BEC led meetings including: the pre-bid conference, the pre-construction conference, construction coordination meetings, and project close out. BEC coordinated with NDEP to provide asbestos abatement of asbestos-containing roof shingles. Additionally, BEC assisted with project and grant administration obligations, tracking match funds, and other grant requirements.

BEC complied with the Davis-Bacon Act prevailing wage requirements by maintaining and submitting weekly certified payroll records to the WPCCA and provided evidence of wages paid to laborers. Applicable wage information from the Department of Labor was referenced and the Administrative Record for the project was maintained. Upon project completion, BEC prepared a Summary Report documenting the work completed for the CFAC roof replacement for submittal to the Nye County RLF coordinator.

Challenges encountered during the project included receiving no bids during the first request for bid cycle. BEC contacted roofing companies throughout Nevada and Utah to find a roofing company capable of working on a historic building and was willing to work in a rural community for an extended period. Another challenge included the disposal of the asbestos roof tiles to a facility over 260 miles away from the project site. Methodical coordination between WPCCA, BEC, and the contractors aided in finding the solutions to these challenges, leading to a successful, completed project.



*“This roof project has been years in the making, and would not be happening today without the invaluable assistance of **BEC Environmental, Inc.** BEC has ‘held our hand’ throughout this entire process, beginning in 2019 by providing a complete testing of the materials at the CFAC to determine if asbestos or lead was present, then continuing to provide guidance and support as we sought bids and funding for roof design, asbestos abatement, and roof construction” -WPCCA*

<https://whitepinechoir.org/renovations/>



## **RDSBC BROWNFIELDS RLF PROGRAM (QUALIFIED ENVIRONMENTAL PROFESSIONAL)**

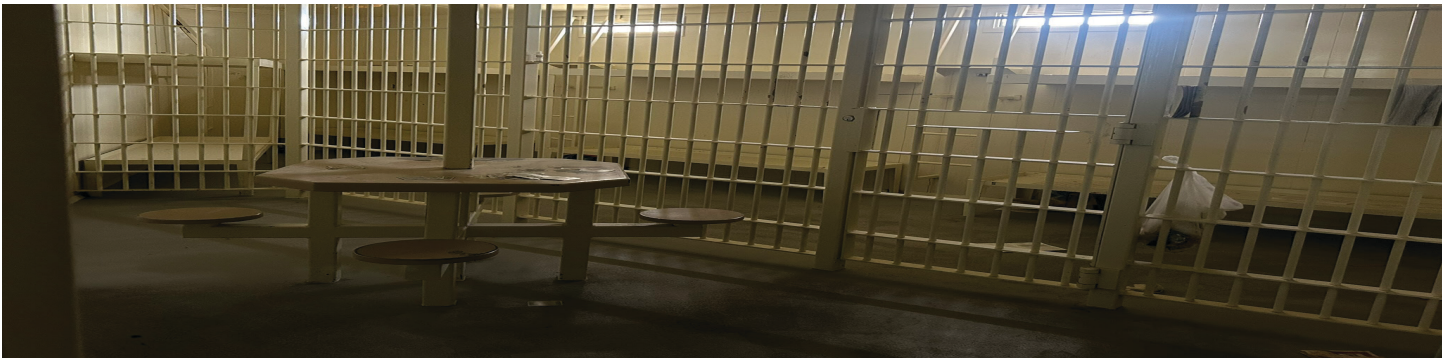
*Esmeralda, Lincoln, Mineral, Nye, and White Pine Counties in Nevada; Inyo County in California; and the Duckwater Shoshone Tribe on the Duckwater Reservation • 2020 – 2024*

Nye County contracted BEC to provide Qualified Environmental Professional (QEP) services in support of its FY 2018 assessment grant. The Nye Regional Medical Center (NRMC) operated as the primary medical facility for the community within a 100-mile radius from 1971 until closure due to bankruptcy in 2015. Nye County donated the property to the Northern Nye County Hospital District (NNCHD) on August 6, 2019.

A Phase II ESA identified both asbestos and lead-based paint within the NRMC buildings. BEC coordinated with Nye County and the NNCHD to enroll the NRMC in the RLF Program. This property was selected to receive funding for cleanup activities through the Nevada Rural Brownfields Partnership RLF grant. BEC completed an ABCA in December 2022. The NNCHD voted to select the abatement of ACMs on the main hospital structure and the pump house buildings prior to demolition. The NNCHD voted to apply for RDSBC Revolving Loan and Grant Funds in June 2023. The cost for a new facility to replace the NNCHD was estimated at \$20 million, based on a Preliminary Architectural Review Plan prepared by the Korte Company on August 1, 2020.

BEC coordinated with the U.S. Department of Agriculture (USDA), an U.S. EPA federal agency partner, to align ABCA development with USDA's environmental review process in advance of project funding from their Rural Development Program. BEC organized multiple meetings between the USDA, NNCHD staff, and other key stakeholders ultimately resulting in a revised evaluation of the total cost for construction of a new facility at the site of the former NRMC. The revised evaluation included consideration of unforeseen increases in construction costs and reevaluation of NNCHD financial obligations (including the potential debt servicing burden for hospital construction). Information presented to the NNCHD indicated equipment and operational costs would exceed \$13.8 Million, in addition to construction costs estimated at more than \$32 Million, for a new medical facility in a town of less than 3,000 residents. The Nye County Board of Commissioners and the NNCHD voted to rescind brownfield funding, therefore canceling the project in May 2024.

Although the Nye Regional Medical Center project was not completed, the evaluation of contamination, understanding of potential costs associated with proposed reuse, and subsequent determination to discontinue the project resulted in a better understanding of the Town of Tonopah's medical needs, options, and associated costs. The invaluable involvement and partnership of both U.S. EPA and USDA throughout the process helped the community make an informed decision that avoided what could have been a disastrous financial burden on a small, rural community.



## **NYECC 2024 AND 2025 BROWNFIELDS PROGRAM QEP**

*Nye County, Nevada • 2024 – On-going*

NyE Communities Coalition (NyECC) is a non-profit coalition of organizations whose mission is to grow Healthy Organizations, People and Environments (HOPE) across Nye, Esmeralda and Lincoln Counties by joining together individuals, organizations, and agencies in a cooperative and collaborative effort to increase services and opportunities. As the QEP for the 2024 and 2025 NyECC Brownfields Program, BEC has a strong track record of working closely with NyECC staff to meet U.S. EPA compliance requirements. BEC has successfully coordinated with NyECC on site identification, site assessments, ACRES data entry, reporting, and project tracking. BEC continues to identify and bring potential brownfield sites to NyECC for consideration under their Brownfields Program and prepare regular progress reports and ACRES data entry according to the U.S. EPA's reporting format. BEC has completed reporting and data entry processes for NyECC's Brownfields Program requirements with great efficiency, reducing administrative effort while preserving grant dollars for project needs.

Under the NyECC Brownfields Program, BEC successfully developed and received approval for two QAPPs. The first, a Hazardous Building Materials QAPP, was approved by the U.S. EPA on June 26, 2025. This QAPP authorized hazardous building material surveys across the coalition area, which focused on asbestos- and lead-containing building materials, prior to renovation or demolition. A Site-Specific QAPP addressing both hazardous building materials and soil sampling for pesticides and PFAS compounds was approved by the U.S. EPA on July 2, 2025.

The Amargosa Valley Public Library received a USDA grant to support expansion and renovation efforts. The USDA grant stipulations required an Environmental Review (ER). BEC worked with NyECC to obtain authorization from U.S. EPA to complete the ER, including a Phase I ESA, through NyECC's Brownfields Grant under the Reuse Planning task. BEC coordinated with USDA, Nye County, and the library staff to conduct the Phase I ESA and ER site visits within one trip, maximizing efficiency and reducing costs for both project components. This effort highlights BEC's multifaceted capabilities and proven ability to collaborate with multiple agencies and programs to deliver cost-effective outcomes.

BEC has also completed 15 property fact sheets, nine public meeting presentations and agendas, six NyECC Newsletter articles, eight social media posts, and the draft and the final Updated Area Wide Planning document. BEC will provide presentation slides summarizing the project successes and lessons learned, photos of sites and redevelopment progress, and a final summary report for NyECC. This report will include; descriptions of NyECC's initial goals for the Brownfields grant; changes implemented throughout the grant period; lessons learned; leveraged resources; and goals/tasks required for completion of any cleanup and development of the sites.





## CITY OF TUCSON ERS

*Tucson, Arizona • June 2025 – October 2025*

BEC was contracted to provide professional services for the completion of six U.S. Department of Housing and Urban Development (HUD) ERs for 204 single-family properties, which included 213 buildings and 216 individual units, held by the City of Tucson Housing and Community Development (HCD). The selected properties were the first housing units identified for transfer from the City of Tucson HCD to the HCD-affiliated El Pueblo Housing Development.



BEC coordinated weekly with local agencies, the City of Tucson HCD, El Pueblo Housing Development, Praxis, the Arizona SHPO, and other stakeholders as requested to verify the direction of the reviews, appropriate levels of data analysis, project timeline updates, and conclusions drawn. The ERs were conducted in accordance with HUD Regulations at 24 CFR Part 58 and the NEPA. BEC determined the project was a Categorical Exclusion Subject to the laws and authorities in 24 CFR Section 58.5 (CEST).

BEC conducted site visits to identify potential environmental issues and/or cultural resource concerns and determine the Area of Potential Effect, an Arizona SHPO requirement, for cultural and historical impacts. BEC prepared the ER Record and submitted it to the City of Tucson for review, after making any necessary revisions and on obtaining final approval and signatures from the City of Tucson for the City to submit the documentation to HUD.

BEC utilized ArcGIS Desktop Pro for data processing, management, and distribution of valuable geospatial data to stakeholders. Federal Emergency Management Administration (FEMA) floodplain datasets were utilized to determine which properties needed to address flood hazard issues to comply with HUD housing requirements. In addition to FEMA data layers, Airport Overlay Zones were analyzed to identify properties within the exclusion zones and noise impact zones. Other GIS layer analysis was conducted based on available digital information and potential impacts to the properties based on 24 CFR 58.5 requirements.

## 5 References

**Project Name:** Nevada Rural Brownfields Partnership’s RLF Technical Support and Grant Support, Nye, Esmeralda, Lincoln, and White Pine Counties, Nevada

**Project Period:** March 2014 – June 2023

**Project Cost (Contract Amount):** \$280,388.00

**Contact Information:**

Lorina Dellinger, Assistant Nye County Manager

Nye County

101 Radar Road, Tonopah, Nevada 89049

775.482.7319

ldellinger@nyecountynv.gov

**Project Name:** Centennial Fine Arts Center RLF QEP

**Project Period:** August 2022 – January 2024

**Project Cost (Contract Amount):** \$20,365.00

**Contact Information:**

Mary Eldridge, Grant Director

White Pine Community Choir Association

PO Box 150996, Ely, Nevada 89135

775.296.0830

eldridge3974@gmail.com

**Project Name:** Tucson, Arizona – City of Tucson Environmental Reviews

**Project Period:** June 2025 – October 2025

**Project Cost (Contract Amount):** \$22,700

**Contact Information:**

Andrew Paredes, Community Development Administrator

City of Tucson, Housing and Community Development

301 North Commerce Park Loop, Tucson, Arizona 85745

520.837.5422

Andrew.Paredes@tucsonaz.gov

## 6 Understanding of the Project

BEC understands the scope of work as expressed in Cochise County's RFSQ #26-10-DEV-01, released on October 30, 2025. BEC is thoroughly familiar with the goals, objectives, and requirements of the RFSQ, particularly as they relate to Cochise County's application to, and subsequent award from, the U.S. EPA for a Brownfield RLF Grant.

BEC is experienced in providing brownfields-related services including grant application preparation, site identification, assessment, cleanup and reuse planning, public outreach, and economic development assistance. We recognize the intent of the Brownfields Program is to return properties that are blighted, contaminated, and/or suspected to be contaminated to a more sustainable, higher socio-economic, and tax revenue-positive status, that ultimately benefits the surrounding community. BEC has worked with communities throughout rural Nevada and California counties and tribal reservations to demonstrate how integration of brownfield sites into active community planning and economic development initiatives helps ensure successful brownfield site redevelopment. This approach expands and diversifies the local economy, provides additional opportunities for community residents, and enhances overall community livability.

BEC understands this project will include two main components: Community Assistance and Site Management. As expressed in the RFSQ, these components are segregated as follows:

### Community Assistance

1. Serving as a member of Cochise County's RLF team, coordinating and overseeing environmental projects and advising Cochise County on regulatory matters.
2. Attending regular meetings with Cochise County.
3. Being available to respond to Cochise County staff questions regarding the RLF process.
4. Assisting in organizing public participation to include preparing brochures and website content.
5. Providing technical assistance to Cochise County in guiding the RLF Program including preparing and reviewing loans and subgrant applications.
6. Establishing and maintaining the administrative record.
7. Assisting the County in determining site eligibility per U.S. EPA requirements.
8. Coordinating Community Outreach efforts.
9. Developing and reviewing Community Relations Plans.
10. Contacting developers specializing in Brownfield's redevelopment to encourage their participation in the Cochise County Program.
11. Assisting the County in preparing for financial audit.

### Site Management

1. Providing strategies for remediation and site redevelopment.
2. Advising the County about compliance with All Appropriate Inquiry rules.
3. Reviewing and/or preparing bid specification packages for cleanup contractor bidding.
4. Evaluating contractor bids and review contractor selection by sub-grantees.
5. Overseeing remediation projects from Cochise County's perspective.
6. Preparing or reviewing applicant remediation plans and regulator directives.
7. Providing field oversight of remediation projects, ensuring compliance with state and federal requirements.

8. Coordinating Community Outreach efforts.
9. Developing and reviewing Community Relations Plans.
10. Reviewing public comments on remediations plans.
11. Reviewing payment requests.
12. Preparing final cleanup report.
13. Preparing necessary reports to U.S. EPA and ADEQ.
14. Contacting developers specializing in brownfields redevelopment to encourage their participation in the Cochise County Program.

## **Community Assistance**

BEC has provided outreach and engagement services for a variety of programs and clients for more than two decades. These included services for community, coalition, and State Brownfields Programs. As soon as a contract is awarded, BEC coordinates with clients to listen to their preferred approach to communications and coordination by establishing a Project Communication Plan. This plan not only helps direct internal coordination and communications within the BEC team (RLF team) to help establish and maintain the Administrative Record but also extends to general Cochise County Brownfields Program coordination for the community outreach and stakeholder engagement process.

In establishing the Project Communication Plan, the RLF Team can take the opportunity to evaluate the relative success of its previous Brownfields Assessment Community Involvement Plan from the 2019 and 2022 grants. If the Community Involvement Plan has not led to significant engagement with targeted stakeholders, it may need to be modified to incorporate other organizations, commercial lenders, or professional groups. Growth Partners Arizona may have insight on opportunities to expand outreach to specific stakeholders, or provide insight regarding feedback they receive from borrowers, particularly since they service both Cochise County and Tucson's RLF.

BEC would use the initial "Kick-off" meeting with Cochise County and the initial RLF Team meeting to interview and document RLF Team member recommendations evaluating the effectiveness of the Community Involvement Plan for actively engaging potential RLF borrowers. Even if the previous Community Involvement Plan was successful, stakeholders interested in "free" Phase I and II ESAs may not be as willing to participate in the RLF due to requirements to pay Davis-Bacon wages, or submit to extended timelines for documentation and approvals required under the RLF process.

Within the first month of authorization to proceed (ATP) with the QEP contract, BEC would provide a general draft diagram of the Cochise County RLF process, from site identification through Remediation Closeout Reports for review and comments by the RLF Team for use in a Developer Workshop to be conducted within three months of ATP.

Interest in the RLF program would be promoted by involving developers in the RLF process through the Developer Workshop. The objectives of the workshop would be to obtain feedback on the existing RLF program and options for streamlining the process and/or noting challenges for using the RLF. By engaging the development community in reviewing the program, Cochise County increases engagement in and awareness of the program. This feedback would prove invaluable as the RLF Team works to streamline the application, planning, and implementation schedule for each RLF.

It is critical to conduct immediate outreach efforts to obtain feedback from existing businesses and potential future developers, as the RLF process takes time and entails several conditions many private businesses may find challenging – or not prove cost-effective for their project. If private developers are not readily identified or do not express interest in the program, BEC recommends the County and its communities consider using the

funding to further their own projects to avoid non-expenditure of the funding. In either case, BEC will recommend specific actions to effectively implement the program within one month of the Developer Workshop.

## Site Management

The Site Management component of this project demands a broad and varied source of technical support to be met by BEC and our subcontractor, Broadbent. We know the intent of this RFQ is to facilitate the cleanup and redevelopment of brownfield sites throughout Cochise County, Arizona. Furthermore, selection of a QEP is critical to complying with the brownfields requirement for oversight of site cleanup activities through 2027.

The selected QEP will be responsible for ensuring response actions conform to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), National Contingency Plan (NCP), and the Program Implementation Plan as well as applicable state and local regulations. Our work in rural brownfields has made us acutely aware of several of the unique challenges that should be anticipated in working throughout rural communities.

The following examples are considerations when maintaining compliance with both the NEPA as well as appropriate environmental cleanup regulations as cleanup activities are planned and implemented:

- The proximity of sites to federally managed public lands necessitates strict adherence to property boundaries and ensuring that public lands are not disturbed because of site cleanup activities.
- The potential for sensitive and endangered species may entail controls to ensure species are not harmed or otherwise disturbed during cleanup activities.
- The potential presence of culturally or historically important artifacts may entail controls to ensure the cultural resources or historic architecture remain intact during cleanup activities.
- Distances from water resources and other critical supplies for remediation activities as well as potable water for work crews at several sites are likely to necessitate bulk transport of such supplies to the site from significant distances.

BEC is adept at applying creative approaches to the cleanup process. For example, the BEC Team believes our extensive understanding, combined with our broad and varied background in remediation technologies make us uniquely qualified to be the designated QEP for the Cochise County Brownfields RLF.

Innovative approaches to cleanups are generally considered by EPA and ADEQ, if they can be justified. For example, BEC has previously coordinated with EPA to “cap” an area with heavy metal contamination associated with tailings from historic mining operations adjacent to the Town of Tonopah’s library. This approach allowed for the use of the concrete-capped area adjacent to the library to be used as parking for a small town desperately in need of parking. In another project, a historic building’s badly damaged and leaking asbestos roofing tiles were abated through the RLF cleanup process. BEC was able to justify replacement of the roof to EPA Region 9 to avoid future damage to the structure. The SHPO recommended replacement of the historic decorative fascia (roof trim) consistent with its original appearance during their review of the Section 106 package for the project.

Wherever possible, BEC recommends exploring opportunities to leverage the RLF cleanup process to move the project redevelopment process forward. BEC recognizes that each RLF site and reuse opportunity is unique but lends to the overall potential for community benefit. We realize time is of the essence for every project. Therefore, BEC will assign appropriate resources and attention to fully documenting, overseeing, and completing projects and associated reporting in a timely manner.

## APPENDIX A: RESUMES



**EDUCATION**

BS Geology, Florida International University, 1992

**ADDITIONAL TRAINING/ COURSEWORK**

Small Business Leadership Academy, University of Nevada, NV, 2017

PMSJ Managing A/E Contracts under the FAR and AASHTO Guide Educational Program, 2012

40-hour OSHA HAZWOPER

30-hour OSHA Training for Construction Safety

16-hour DOT Safe Transportation of Hazardous Materials

8-hour OSHA Supervisor Level

4-hour OSHA Confined Space Entry Practices and Procedures

4-Hour Course for Competent Persons – Silica in Construction

**CERTIFICATIONS**

CEM, NV 1694, expires 2027

**YEARS OF EXPERIENCE**

Years with BEC – 23

Total Years – 30

**PROFESSIONAL AFFILIATIONS**

American Public Works Association (APWA) Member

Association of Environmental & Engineering Geologists

**AWARDS**

2018 Women of Distinction Award (STEM), National Association of Women Business Owners (NAWBO)

**EXPERIENCE PROFILE**

Eileen Christensen is the Principal Scientist for BEC Environmental, Inc., which she founded in 2002. She has more than 30 years of experience in environmental, health, and safety consulting. During this time, she has served as Project Manager for environmental projects for local, state, federal, and foreign governments and private industry. Eileen's expertise in Brownfield Program management includes site identification and prioritization; Phase I and II Environmental Site Assessments (ESAs); Area-wide Planning Documents; Community Outreach and Engagement Plans; Quality Assurance Project Plans (QAPPs) and Sampling and Analysis Plans (SAPs); Analysis of Brownfield Cleanup Alternatives (ABCAs); Quarterly Reporting Documents; Interim Reports as requested by EPA; Fact Sheets and Social Media Posts; Public Outreach and Engagement Meetings; Local, State, and National Brownfields presentations and posters; and Brownfields Job Training Program course development and training. Additionally, Eileen has worked with EPA and local representatives for innovative applications of the Brownfields Program to combine site cleanup with infrastructure elements. She has assisted with Brownfields Ordinance development and Memorandums of Agreement to pursue common goals and objectives for Brownfields Coalitions.

**REPRESENTATIVE PROJECT EXPERIENCE**

Brownfields Revolving Loan Fund Projects

- Rural Desert Southwest Brownfields Coalition (RDSBC) Brownfields Revolving Loan Fund Program (Qualified Environmental Professional), Esmeralda, Lincoln, Mineral, Nye, and White Pine Counties in Nevada; Inyo County in California; and the Duckwater Shoshone Tribe on the Duckwater Reservation
  - Coalition County-specific and Regional Maps
  - RDSBC Brownfields Program Website
  - RDSBC Facebook
  - Nye Regional Medical Center (Analysis of Brownfields Cleanup Alternatives (ABCA) and Sampling and Analysis Plan (SAP))
  - Quarterly Reports
  - Matching Funds Support
- Nevada Rural Brownfields Partnership (Brownfields Revolving Loan Fund Qualified Environmental Professional), Nye, Esmeralda, Lincoln, and White Pine Counties, Nevada
  - Tonopah Library Expansion Site (Biological Evaluation (BE), State Historic Preservation Office (SHPO) Sec 106 Package, Engineering Control Plan, Community Outreach Plan, Cleanup and Reuse Plan, ABCA, Final Report)
  - Centennial Fine Arts Center (Cleanup and Reuse Plan, ABCA, Final Report)
  - Public Works Buildings 1 & 2 (BE, SHPO Sec 106, SAP, ABCA, Closure Report)
  - Tonopah Airport Fixed Base Operator Buildings (BE, SHPO Sec 106, SAP, ABCA, Celebration, Closure Report)
  - Quarterly Reports
  - Matching Funds Support

Brownfield Assessment and Job Training Grant Projects

- City of North Las Vegas Brownfield Program, City of North Las Vegas, Nevada.
- NyE Communities Coalition Brownfield Program, Nye, Esmeralda, and Lincoln Counties, Nevada
- City of Henderson Brownfield Assessment Program (Phase I and II ESAs), Nevada
- City of Las Vegas Brownfields Assessment Program (Phase I and II ESAs), Nevada
- State of Nevada Brownfields Program (Site Identification, Agency Coordination, Phase I and Phase II Environmental Site Assessments), Nevada
- Northern Nevada Development Authority Brownfields Coalition (Area-Wide Planning Support, Communications Plan, Reuse Plan, and Community Outreach/Public Presentations), Lyon and Churchill Counties, Nevada
- Lyon County Brownfields Coalition (Site Identification, Reuse Planning and Coordination, and Outreach Material Preparation), Yerington and Fernley, Nevada
- Rural Desert Southwest Brownfields Coalition Assessment (Site Identification, Agency Coordination, Phase I and Phase II Environmental Site Assessments, Endangered Species Act compliance, State Historic Preservation Office Section 106 Compliance), Nye, Esmeralda, Lincoln, Mineral, White Pine Counties, Nevada; Inyo County, California; and the Duckwater Shoshone Reservation, Nevada
- Nye County Brownfields Assessment Program (Technical Support for Grant Management, Quality Assurance/Quality Control (QA/QC), Stakeholder Coordination, Public Outreach, Property Profile Reporting, Quarterly Reporting), Nye County, Nevada
- Nevada Brownfields Program Assistance and Technical Guidance, Nevada
- NyE Communities Coalition Environmental Workforce Development and Job Training Grant, Nye County, Nevada



**EDUCATION**

B.S., Geology, North Dakota State University, 2005

**ADDITIONAL TRAINING/  
COURSEWORK**

Union Pacific Property Access Training, 2023

Project Management Bootcamp, PSMJ Resources, Inc., 2022

40-Hour OSHA Hazardous Waste Site Operations and Emergency Response (HAZWOPER) with annual refresher training since 2005

10-Hour OSHA Construction Safety, 2016

AHERA Contractor Supervisor, 2016

AHERA Building Inspector, 2015

**LICENSES/CERTIFICATIONS**

CEM, NV 2453, expires 3/29/2026

ASTM CEP, expires 3/26/2030

NV Licensed Asbestos Abatement Consultant Number IM-1890

**YEARS OF EXPERIENCE**

Years with BEC – 3

Total Years – 13

**EXPERIENCE PROFILE**

Stefanie Costa Rica is a Nevada Certified Environmental Manager and ASTM Environmental Professional with BEC Environmental, Inc. (BEC). She has thirteen years of experience and specializes in environmental site characterization, regulatory compliance, and brownfields redevelopment projects. She has served as a Project Manager and provided project support for a variety of environmental projects for local, state, and federal governments and private industry. She also has extensive experience with brownfield loan and grant programs throughout Nevada.

**REPRESENTATIVE PROJECT EXPERIENCE**

Brownfields Revolving Loan Fund Projects

- Rural Desert Southwest Brownfields Coalition (RDSBC) Brownfields Revolving Loan Fund Program (Qualified Environmental Professional), Esmeralda, Lincoln, Mineral, Nye, and White Pine Counties in Nevada; Inyo County in California; and the Duckwater Shoshone Tribe on the Duckwater Reservation
  - Coalition County-specific and Regional Maps
  - RDSBC Brownfields Program Website
  - RDSBC Facebook
  - Nye Regional Medical Center (Analysis of Brownfields Cleanup Alternatives (ABCA) and Sampling and Analysis Plan (SAP))
  - Quarterly Reports
  - Matching Funds Support
- Nevada Rural Brownfields Partnership (Brownfields Revolving Loan Fund Qualified Environmental Professional), Nye, Esmeralda, Lincoln, and White Pine Counties, Nevada
  - Tonopah Library Expansion Site (Biological Evaluation (BE), State Historic Preservation Office (SHPO) Sec 106 Package, Engineering Control Plan, Community Outreach Plan, Cleanup and Reuse Plan, ABCA, Final Report)
  - Centennial Fine Arts Center (Cleanup and Reuse Plan, ABCA, Final Report)
  - Public Works Buildings 1 & 2 (BE, SHPO Sec 106, SAP, ABCA, Closure Report)
  - Tonopah Airport Fixed Base Operator Buildings (BE, SHPO Sec 106, SAP, ABCA, Celebration, Closure Report)
  - Quarterly Reports
  - Matching Funds Support

Brownfield Assessment Grant Projects

- City of North Las Vegas Brownfield Program, City of North Las Vegas, Nevada.
- NyE Communities Coalition Brownfield Program, Nye, Esmeralda, and Lincoln Counties, Nevada
- City of Henderson Brownfield Assessment Program (Phase I and II ESAs), Nevada
- City of Las Vegas Brownfields Assessment Program (Phase I and II ESAs), Nevada
- State of Nevada Brownfields Program (Site Identification, Agency Coordination, Phase I and Phase II Environmental Site Assessments), Nevada
- Rural Desert Southwest Brownfields Coalition Assessment (Site Identification, Agency Coordination, Phase I and Phase II Environmental Site Assessments, Endangered Species Act compliance, State Historic Preservation Office Section 106 Compliance), Nye, Esmeralda, Lincoln, Mineral, White Pine Counties, Nevada; Inyo County, California; and the Duckwater Shoshone Reservation, Nevada
- Nye County Grant Support Program Assistance and Technical Guidance, Nevada
- Nevada Brownfields Program Assistance and Technical Guidance, Nevada
- NyE Communities Coalition Environmental Workforce Development and Job Training Grant, Nye County, Nevada

Brownfields Redevelopment Projects

- City of Las Vegas Brownfield Program assistance and technical guidance, Las Vegas, Nevada
- City of Henderson Brownfield Program assistance and technical guidance, Henderson, Nevada
- City of North Las Vegas Brownfield Program assistance and technical guidance, Nevada
- Esmeralda County Grant Support Program assistance and technical guidance, Nevada
- NyE Communities Coalition Brownfield Program assistance and technical guidance, Nye, Esmeralda and Lincoln County, Nevada
- Nye County Grant Support Program Assistance and Technical Guidance, Nevada
- Nevada Brownfields Program Assistance and Technical Guidance, Nevada
- Rural Desert Southwest Brownfields Coalition Program Assistance and Technical Guidance, Esmeralda, Lincoln, Nye, Mineral, and White Pine Counties, Nevada, and Inyo County, California

**EDUCATION**

BS Geology & Policy,  
University of Nevada, Las  
Vegas

**ADDITIONAL TRAINING/  
COURSEWORK**

40-hour OSHA HAZWOPER

**CERTIFICATIONS**

Certified AHERA Building  
Inspector (ON-188748-7403-  
112624)

Certified AHERA Management  
Planner (ON-4561-3183-  
022025)

Certified AHERA  
Contractor/Supervisor (ON-  
190978-7403-110424)

LBP Inspector Initial (LBP-I-I-  
T190996-2-EN-00075)

Nevada Licensed Asbestos  
Abatement Consultant (IJM-  
2002)

**YEARS OF EXPERIENCE**

Years with BEC – 2

Total Years – 9

**EXPERIENCE PROFILE**

Aurelia Walsh is an Environmental Scientist at BEC Environmental, Inc. She has nine years of experience conducting indoor air quality assessments, occupational noise exposure sampling, and sampling of hazardous materials such as asbestos-containing materials (ACMs), lead-based paints (LBPs), respirable crystalline silica, legionella, mold, and radon. Aurelia's experience also includes conducting Phase I Environmental Site Assessments (ESAs) under the direction of an Environmental Professional, groundwater sampling, soil vapor sampling, and technical report writing. Aurelia has also provided training courses in asbestos awareness and mold.

**REPRESENTATIVE PROJECT EXPERIENCE**Brownfield Assessment Projects

- NyE Communities Coalition Assessment Grant Brownfield Program, Nye, Esmeralda, and Lincoln Counties, Nevada
  - Finance Building (Phase I ESA & Hazardous Building Materials Survey), Nye County
  - Animal Shelter (Phase I ESA & Phase II ESA), Nye County
  - Juvenile Probation Office Demolition (Phase I ESA & Hazardous Building Materials Survey), Nye County
  - Pioche Vacant Parcels Land Transfer (Phase I ESA), Lincoln County
  - Silver Rim Elementary School (Phase I ESA), Nye County
- City of North Las Vegas Assessment Grant Brownfield Program, City of North Las Vegas, Nevada
  - 1690 West Brooks Avenue Fire Department Training Center Development (Phase I ESA & Hazardous Building Materials Survey)
  - 1737 Hunkins Drive Building Transfer (Phase I ESA and Hazardous Building Materials Survey)
  - Fire Station 51 Demolition (Phase I ESA and Hazardous Materials Building Survey)
  - City of North Las Vegas Old City Hall Campus included five separate Phase I ESAs and five Hazardous Building Materials Surveys, one per building.
- Nevada Division of Environmental Protection (NDEP) Brownfields Program
  - Amargosa Valley Community Library Renovation and Expansion (Professional Review of Hazardous Building Materials Survey and Sampling and Analysis Plan)

Related Private Industry Experience

- Walsh Certified Consultants, Inc. (Industrial Hygiene Project Support), Las Vegas, Nevada
  - Limited Visual, Surface, and Air Fungal Assessment. Conducted indoor air and surface sampling for fungal assessment. Developed the limited assessment report to document findings



**EDUCATION**

BS Environmental Science & Policy, Chapman University, 2021

**ADDITIONAL TRAINING/  
COURSEWORK**

40-hour OSHA HAZWOPER  
MSHA Form 5000-23

**CERTIFICATIONS**

Certified AHERA Building  
Inspector (4380-21440-  
102225), expires 2026

Erosion Control Coordinator,  
expires 2026

**YEARS OF EXPERIENCE**

Years with BEC – 1

Total Years – 4

**PROFESSIONAL  
AFFILIATIONS**

Arizona Association of  
Environmental Professional,  
President

National Association of  
Environmental Professional,  
Chapter Representative

**EXPERIENCE PROFILE**

Lauren Burokas is an Environmental Scientist for BEC Environmental, Inc. She has four years of experience in environmental, health, and safety consulting. Lauren’s expertise includes Phase I and II Environmental Site Assessments (ESAs) and state and federal environmental permitting. She supports projects through conducting research by gathering desktop and field data, performing storm water sampling, developing reports, and ensuring environmental permitting and regulatory compliance in accordance with federal, state, county, and city processes.

**REPRESENTATIVE PROJECT EXPERIENCE**

Brownfield Assessment and Related Projects

- Nevada Division of Environmental Protection (NDEP) Brownfields Program
  - Amargosa Valley Community Library Renovation and Expansion (Professional Review of Hazardous Building Materials Survey Sampling and Analysis Plan)
- NyE Communities Coalition Brownfield Program Animal Shelter Demolition (Nye County, Nevada) (Drafting of Phase II ESA)
- City of Phoenix, Arizona Multisite Assessments
  - 1950 East Indian School Road (Phase I and II ESA)
  - 1709 East Van Buren Street and 1441 East Van Buren Street (Phase I and II ESA)
  - 714 East Broadway Road (Phase I ESA)
  - 1434 East Broadway Road (Phase I ESA)
  - 6103 West Buckeye Road (Phase I ESA)
  - 1526-1530 East Wier Avenue and 4640 South 16th Street (Phase I ESA for Brownfields)
- Commercial Site Assessments (Phase I ESAs), New Mexico
  - Electronic manufacture (Phase I ESA), Rio Rancho, New Mexico
  - Bowling alley (Phase I ESA) Ruidoso, New Mexico
- Commercial Site Redevelopment (Phase I and II ESAs), Florida
  - Figure preparation (site maps, historical imagery maps, analyte exceedances maps, historical maps, plume maps, contour maps)

NEPA Projects

- Ak-Chin Indian Community Proposed Fiber Installation (Biological Evaluation and the Categorical Exclusion following the National Telecommunications and Information Administration NEPA Guidelines), Maricopa County, Arizona
- Arizona Department of Environmental Quality (ADEQ) Orphaned Oil and Gas Program (Environmental documentation, Field investigations, Water sampling, Project management, ADEQ reporting, Landowner Relations), Cochise and Graham County, Arizona
- New Mexico DOT (Initial Site Assessments, Public Involvement Support, and Categorical Exclusions)
  - Idalia Road
  - Barcelona Road
  - Henry Lynch Road
- Water System Upgrades (Initial Studies and Mitigated Negative Declarations following the California Environmental Quality Act (CEQA), California
  - Yuima Municipal Water District
  - Madera County
  - Feather River Canyon Community Services District
  - Leisure Acres Mutual Water Company
  - Mettler Valley Mutual Water Company
  - Lakeview Ranchos Mutual Water Company



**EDUCATION**

BS Ecology and Evolutionary Biology, University of Arizona

**ADDITIONAL TRAINING/ COURSEWORK**

Erosion Control Coordinator 2025

Southwest Willow Flycatcher Training Workshop, Arizona Game and Fish Department, 2004 & 2005

**CERTIFICATIONS**

Arizona Game and Fish Department Scientific Collection Permit for Tortoise relocation, 2015

Endangered Species Recovery Permit – Southwestern Willow Flycatcher and Cactus Ferruginous Pygmy-owl, 2005-2015

**YEARS OF EXPERIENCE**

Years with BEC – 1

Total Years – 33

**PROFESSIONAL AFFILIATIONS**

Arizona Association of Environmental Professional, Member

**EXPERIENCE PROFILE**

Kathlene Meadows has over 30 years of professional experience in aspects of environmental planning. She has managed multidisciplinary environmental projects for multiple sectors of the industry, including fossil and renewable power generation and transmission; transportation; residential and commercial development; telecommunications; housing rehabilitation; and mine development. Kathlene's core competencies include Biological Assessments and Evaluations, habitat assessments, and flora and fauna surveys focused on rare and protected species. She has completed National Environmental Policy Act (NEPA) documentation in accordance with many federal agencies including National Telecommunications and Information Administration (NTIA), Department of Transportation (DOT), Federal Highway Administration (FHWA), United States Department of Agriculture (USDA), United States Forest Services (USFS), and Federal Aviation Administration (FAA) standards.

**REPRESENTATIVE PROJECT EXPERIENCE**

Biological and Planning Projects

- Ak-Chin Indian Community Proposed Fiber Installation (Biological Evaluation and the Categorical Exclusion following the NTIA NEPA Guidelines), Maricopa County, Arizona
- NEXTERA (Biological Planning, including the Weed Control Plan, Wildlife Corridor Analysis Memo, Sonoran Desert Tortoise Plan, and Plan of Development, Phoenix, Arizona
  - Additional duties included Sensitive Species Surveys: Bird, Nest, Flora and Fauna)
- Arizona Department of Environmental Quality (ADEQ) Orphaned Oil and Gas Program (Biological Support), Cochise and Graham County
- Pueblo of Isleta Proposed Fiber and Sewer Installation (Biological Evaluation and the Categorical Exclusion per the NTIA and BIA NEPA Process), New Mexico
- New Mexico DOT (Biological Evaluations, Cultural Resource Surveys, Initial Site Assessments, and Categorical Exclusions)
  - Grand Avenue
  - Silkey Blue Bus
  - Idalia Road
  - Barcelona Road
  - Mesa Hill Bridge
  - US-64
  - Henry Lynch Road
  - Ranchitos Road
  - Rio Chiquito Bridge
- Overton Moore Properties Biological Resource Report (Biological Evaluation), California
- Public Service Company of New Mexico (Biological Evaluation and Abbreviated Environmental Assessment per the BIA NEPA process for the Jicarilla Apache Reservation), New Mexico
- Airport Development (Biological Evaluation and Categorical Exclusion per the FAA NEPA process), Creswell, Oregon
- Airport Development (Biological Evaluation and Categorical Exclusion per the FAA NEPA process) Aurora, Oregon
- 3L Real Estate (Biological desktop review and Environmental Review per the DOT NEPA Process), Fort Worth, Texas
- Public Service Company of New Mexico (Biological Evaluation and Abbreviated Environmental Assessment per the BIA NEPA process for the Navajo Nation), New Mexico

**PROFESSIONAL EXPERIENCE**

- 32 years

**EDUCATION**

- B.S. Earth Sciences (Geology Focus)  
Penn State, University Park, PA

**SAFETY TRAINING**

- OSHA – 40-hour HAZWOPER (1994)
- OSHA – 8-hour HAZWOPER Refresher
- Hazardous Materials Transportation compliant with 49 CFR 172.704 (1-4)
- HAZWOPER Site Supervisor's Course compliant with 29 CFR 1910.120 (e)(4)
- First Aid and CPR

**OTHER RELATIVE TRAINING**

- Certified Underground Storage Tank Decommissioning (IFCI; 1997)
- Arizona Certified Grade 1 Operator WTP/WWTP (1993)

**REGISTRATIONS**

- Arizona Registered Geologist (RG) #39256
- California Professional Geologist (PG) #8925
- Washington Licensed Geologist (LG) #2806
- Oregon Registered Geologist (RG) #G2771
- Texas Professional Geoscientist (PG) #15588
- Louisiana Professional Geoscientist (PG) #1423
- Mississippi Registered Professional Geologist (RPG) #1067
- Nevada Certified Environmental Manager (CEM) #2432

**BACKGROUND**

- Project and Client Management
- Regulatory Interaction/Communication
- Technical Report Prep & Review
- Waste Profiling & Disposal
- Site Characterization & Remediation
- Risk Management/Feasibility Studies

Mr. Vandegrift is a Principal Geologist at Broadbent & Associates, Inc., bringing 30 years of experience in environmental investigations and corrective actions for commercial and industrial properties. He possesses extensive experience in assessing soil, soil vapor, groundwater, indoor air, and investigation-derived waste associated with petroleum hydrocarbon and chlorinated solvent releases. Edwin is a registered Professional Geologist in seven states who provides technical leadership that supports compliance, risk reduction, and informed decision-making for clients.

In his role, Mr. Vandegrift designs and oversees field sampling programs, manages client communication, and prepares deliverables for regulatory agencies. His work is grounded in a strong command of environmental regulations, investigative methodologies, and corrective action strategies. Since joining Broadbent & Associates, Inc. in July 2024, he has continued to strengthen the firm's consulting capabilities through his strategic approach, technical proficiency, and commitment to high-quality project execution.

During the tenure of his career, Mr. Vandegrift has supported a diverse range of clients, including alternative energy, startups, telecommunication firms, utility service providers, retail fuel distribution companies, industrial manufacturers, and federal, state, and local agencies. His experience spans the full lifecycle of environmental risk management – from initial site investigation through regulatory closure, including securing no-further-action determinations when warranted. This breadth of experience allows him to deliver practical, defensible, and cost-effective solutions tailored to each client's operational and regulatory environment.

**SELECT PROJECT EXPERIENCE**

- Lake Havasu City, Arizona – Commercial fueling station remediation – As the Project Manager, designed and implemented the remedial strategy, modified dual phase extraction, for petroleum hydrocarbon impacted soil, soil vapor, and groundwater. Reporting was completed and submitted to the Arizona Department of Environmental Quality (ADEQ) and City of Lake Havasu.
- Brownfields Assessment – City of Mesa - Served as the Field Geologist and assisted with technical report preparation for a subsurface investigation at an ADEQ Brownfields site. Field activities included a geophysical survey and targeted excavation to evaluate subsurface soil conditions related to a suspected septic leach field and a former historic service station/automotive repair facility.
- Garfield Elementary School - City of Phoenix – As the Project Manager, managed the Brownfields for multiple sites that were designated or actively used as community gardens. Prepared primary to supplemental Sampling and Analysis Plans (SAPs) for approval by EPA Region IX (Brownfields and Site Assessment Division). Conducted a Phase I and Phase II ESAs that progressed into a Phase III ESA that included excavation due to elevated pesticide concentrations attributed to historical agricultural use.
- As the Senior Project Manager, managed corrective actions at ChemResearch (CRC), a metal plating facility located within the West Van Buren Water Quality Assurance Revolving Fund (WQARF) site in south Phoenix. Co-authored a Remedial Investigation Work Plan (RI WP) which, when combined with the work agreement between CRC and ADEQ, resulted in the termination of the existing 20-year-old RCRA Consent Order. Oversaw drilling of wells to define the limit of dissolved phase hexavalent chromium and perchloroethene (PCE). Directed soil and soil vapor sampling and performed an indoor air quality survey in accordance with the RI WP. Prepared draft Remedial Investigation Report.

**PROFESSIONAL EXPERIENCE**

- 10 Years

**EDUCATION**

- B.S. Environmental Science and Technology,  
Colorado Mesa University, Grand Junction, CO

**SAFETY TRAINING**

- OSHA – 40-hour HAZWOPER
- OSHA – 8-hour HAZWOPER Refresher
- OSHA – 10-hour Construction Safety and Health
- Defensive Driver, First Aid, and CPR

**OTHER RELATIVE TRAINING**

- XRF Sampling
- ArcGIS Pro
- SURFER

**BACKGROUND**

- Project and Field Oversight
- UST and LUST Closure and Compliance
- Site Characterization
- Hydrogeologic Investigations
- PFAS Sampling
- Regulatory Report Preparation and GIS Mapping
- Waste Profiling

Ms. Summer Igo is a Project Scientist II with ten years of experience supporting environmental investigation, remediation oversight, and regulatory coordination throughout Arizona and the Southwest. Her background includes soil, groundwater, and vapor sampling; drilling oversight and well installation; Underground Storage Tank (UST) and Leaking UST (LUST) investigation and closures; PFAS and perchlorate investigation; site characterization; and preparation of regulatory reports and GIS mapping for state, municipal, and private clients.

She has completed numerous ASTM-compliant Phase I Environmental Site Assessments (ESAs) and routinely performs environmental sampling and field activities consistent with Phase II investigations. Her work includes developing sampling and analysis plans, health and safety plans, coordinating field teams, conducting Quality Assurance/Quality Control (QA/QC) of environmental data, and preparing technical documentation submitted to the Arizona Department of Environmental Quality (ADEQ) and other regulatory agencies.

Her technical background aligns strongly with the needs of Brownfields redevelopment. This includes evaluating site conditions, supporting AAI compliance, preparing and reviewing environmental documentation, assisting with administrative record development, coordinating with contractors and regulatory agencies, and providing field oversight during investigation and cleanup activities.

**SELECT PROJECT EXPERIENCE**

- Conducted Phase I ESAs for commercial, industrial, and vacant properties in Arizona and across the United States. Responsibilities included historical and regulatory research, site inspections, interviews, and preparation of ASTM-compliant reports used during property transactions and redevelopment planning.

- Assistant Project Manager for multiple LUST and Water Quality Assurance Revolving Fund (WQARF) sites under ADEQ's Tanks and

Arizona Superfund Response Action Contract (ASRAC) programs. Responsibilities included drilling oversight, monitoring well installation, and collection of groundwater, soil, and vapor samples. She performed QA/QC of field data, maintained project tracking tools, and prepared quarterly GIS maps and regulatory submittals to ADEQ and the Groundwater Quality Database.

- Provided field oversight for UST removals and permanent closure activities at facilities across Arizona. Tasks included documentation of tank and fuel-system excavation, soil sampling, evaluation of potential releases, and preparation of closure reports submitted to ADEQ.
- Project Environmental Scientist for PFAS and perchlorate sampling efforts under ADEQ-led initiatives. Duties included soil and groundwater sampling, preparation of Sampling and Analysis Plans (SAPs), and development of Health and Safety Plans (HASPs). PFAS sampling included domestic wells and surrounding soils, and AFFF inventory support.

**PROFESSIONAL EXPERIENCE**

- 26 Years

**EDUCATION**

- MS, Historic Preservation, Columbia University, New York
- BS, Architecture, University of Nevada, Las Vegas (UNLV)
- Master's Certificate in Public Management, UNLV

**SAFETY TRAINING**

- Defensive Driver

**OTHER RELATIVE TRAINING**

- CEQA Fundamentals for
- Historic Resources 2025
- Native America 101, National Preservation Institute, 2022
- Cultural Landscapes: An Overview, National Preservation Institute, 2021
- Project Management Training 2020
- Reasonable and Good Faith Identification (Section 106), National Preservation Institute 2013

**CERTIFICATIONS**

- American Institute of Certified Planners (AICP)
- Secretary of the Interior's Professional Qualifications Standards for Architectural History (36 CFR 61)

**BACKGROUND**

- Sections 106 and 110 of the NHPA
- HABS/HAER/HALS documentation
- Historic Property Treatment Plans
- National Register of Historic Places nominations/eligibility evaluations
- Historic Contexts
- Public management
- Western Chapter Association of Preservation Technology
- Nevada Archaeological Site Steward Program

Courtney Mooney is an architectural historian with more than 26 years of public and private sector experience in the historic preservation, urban planning, and architecture fields. Courtney has been employed in the private sector as an architectural historian for over seven years. Prior to this, Courtney served as the Urban Design Coordinator and Historic Preservation Officer for the City of Las Vegas, Nevada, for 14 years, where she supervised the urban design, historic preservation, and sustainability team and staffed the Historic Preservation Commission.

Courtney is an expert in preparing documents in compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA); conducting historic resource surveys and inventories; preparing National Register of Historic Places (NRHP) nominations; and evaluating work on historic resources for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Courtney meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History and is a member of the American Institute of Certified Planners (AICP) in good standing. Courtney was appointed to the Nevada Board of Museums and History to serve as architectural historian and served from 2021 - 2024.

**PROJECT EXPERIENCE**

**NRHP DOEs for Mission 66 Era Resources, Cumberland Gap (CUGA) and Abraham Lincoln Birthplace (ABLI) National Historical Parks, Middlesboro and Hodgenville, Kentucky (2024).** Conducted archival and background research, and an on-site inspection of Mission 66-era; developed comprehensive, park-specific, historic contexts regarding recreation, the development of visitor facilities, and the implementation of the Mission 66 program at both parks and used to define areas of significance to evaluate the historical significance of each of the resources.

**Historic Documentation and Historic American Building Survey Report (HABS) for Building 9, Papago Agency Headquarters (H54-01), Sells, Pima County, Arizona (2021).** Bureau of Indian Affairs, Western Region. Role: Architectural Historian. Responsibilities: Assist with an historic building assessment and determination of NRHP eligibility for the Papago Agency Headquarters and identify potential contributing resources; prepare Level II HABS documentation for Building 9 to mitigate potential adverse effects.

**On-call Historic Preservation Professional Services, City of Boulder, Nevada (2021 - current).** Reviews of applications for Certificates of Appropriateness and Redevelopment Authority applications for funding to conduct work on buildings located within the Boulder City Historic District (BCHD).

**Bureau of Reclamation Compliance Coordination, Boulder City, Nevada (2019 – current).** Review proposed work on the Hoover Dam, a National Historic Landmark, associated features within the Hoover Dam Historic District, and Reclamation properties in Boulder City, Nevada, for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties; prepare Section 106 documentation for Reclamation, and Nevada and Arizona SHPOs; conduct archival and background research; conduct site surveys and inventories; document buildings, structures, sites, and objects through photographs and sketches; provide evaluations of

eligibility to the NRHP; and manage agency coordination and required Section 106 submittals.

**On-call Environmental Review Services, City of Las Vegas, Nevada (2018 – current).** Provide on-call compliance review services for multiple federally funded community development and infrastructure projects requiring Section 106 review and administered by the City of Las Vegas.