

Environmental Due Diligence for Silicon Valley Technology Company



EKI provides environmental due diligence services for a large Silicon Valley technology company for acquisitions and leases of office, manufacturing, and R&D space. Client acquires these properties for a range of intended uses, from use as-is with minor improvements, to major \$100 million+ remodels, to parcel assemblage and complete redevelopment.

- EKI assists Client with the evaluation of human health risks and environmental liabilities; performing ASTM and AAI-compliant Phase I Environmental Site Assessments; Phase II investigations of soil, groundwater, soil gas, and indoor air; estimating remediation and mitigation costs, and assisting with environmental matters in negotiations with sellers.
- Properties evaluated for this Client have ranged from a single office building located on less than one acre of former farm land to assemblages totaling 50 acres with a history of semi-conductor manufacturing and aerospace research.
- Due diligence services, including Phase II site investigations, are typically performed on accelerated transaction timeframes, often necessary in the aggressive San Francisco Bay Area real estate market.
- Being in Silicon Valley, this Client has acquired numerous properties on and near groundwater and soil vapor plumes of legacy chlorinated solvents, requiring intensive scrutiny. EKI also works closely with the client's Environmental Health & Safety team to evaluate potential risks to its contractors and employee occupants due to vapor intrusion, during and after acquisition.