

TECHNICAL SPECIALTIES

Mr. Roux provides environmental consulting services, strategic planning, and regulatory agency negotiation to a diverse group of industrial, commercial, and legal clients with a focus on brownfield redevelopment support to the real estate industry. As a Principal Hydrogeologist and Director of Roux, his experience includes performance and oversight of site assessment, remediation, and property transfer support.

EXPERIENCE SUMMARY

Twenty-two years of experience: Director; Principal, Senior and Project Hydrogeologist with Roux; Geologist with CHA, Syracuse, New York.

CREDENTIALS

B.S., Geology, Binghamton University, 1993
Licensed Professional Geologist in New York

KEY PROJECTS

- Principal-in-charge of a remedial investigation and redevelopment support at a Fortune 500 company facility in Staten Island, New York. Approximately 500,000 cubic yards of lead hazardous material was identified onsite resulting from operations as a metals recycling facility. Roux negotiated a \$15MM site remedy that included approximately \$2MM in savings by eliminating remedial performance sampling and offsite disposal for specific impacted material. A key aspect of the project includes coordination of remediation activities with redevelopment activities.
- Principal-in-charge of \$1MM investigation/remediation of a dry-cleaning facility located in Staten Island under the NYSDEC Brownfield Cleanup Program. Refinancing of a retail shopping center identified contamination resulting from a former tenant. Roux conducted a pre-BCP application investigation that was used to establish a remedial cost escrow with the lender and support the site's acceptance into the BCP. Additional work included all phases of the NYSDEC BCP process including BCP application, onsite and offsite remedial investigations, RAWP and contractor bid design package, remediation oversight, final engineering report, and performance monitoring following receipt of COC. The selected remedial action for groundwater included an enhanced reductive dechlorination of solvents using molasses. This project included the assessment and monitoring of sensitive offsite receptors including a school. Work was conducted in a manner to allow site refinancing to occur prior to remedial completion.
- Principal-in-charge overseeing water and indoor air testing for a private school on Long Island and coordination of reporting data to appropriate parties.
- Principal-in-charge of assessment and remedial design for a ground-up mixed-use development in the Flushing area of Queens, NY. Transformation of the site from a single story mixed-use facility to a multi-story retail and office facility required coordination with NYC OER and project members in support of BSA application for zoning variance.
- Owner's representative for a \$25MM redevelopment project in NYC. Responsibilities included oversight of project strategy with the principal owner; reporting to NYSDEC, NYSDOH, NYCOER, as well as local politicians and public groups; and summarizing remedial alternatives and costs to partners and lending institutions. Provided technical review of all work conducted by multiple consultants for PCB-contaminated phthalate oil and solvent plumes located both onsite and offsite. The project included multiple legal programs including RCRA, NYSDEC Superfund, NYSDEC Spills, NYCOER E-designation and NYCOER VCP.
- Principal-in-charge responsible for assessment and remedial design oversight for both ground-up redevelopment and interior renovation sites in NYC under the NYC Office of Environmental Remediation's "E" and Voluntary Cleanup Programs. Site contaminants include historic fill, petroleum, solvents, and heavy metals.
- Principal-in-charge responsible for ASTM Phase I Environmental Site Assessments and initial property assessments conducted in Suffolk, Nassau, and the five boroughs of NYC with subsequent strategy and cost estimation for site acquisition.
- Principal-in-charge responsible for onsite and offsite assessment at multiple dry cleaning and gasoline station facilities located on Long Island and in NYC. Site assessment frequently includes strategy around offsite soil vapor intrusion assessment; offsite assessment by third parties; coordination with regulatory agencies for change of use to residential or day-care, support of existing tenants, and coordination with planned redevelopment to achieve project closure.
- Principal-in-charge for a specialty rubber manufacturing facility in NYSDEC Region 3. Work by Roux was conducted following a decade of site remediation with no strategy for closure that conflicted with sale of the property and operations.
- Technical support of the assessment of a former 120-acre colorants production facility in Rensselaer, New York. Work was performed under both a Voluntary Cleanup Agreement and Administrative Order with NYSDEC and NYSDOH. Primary constituents of concern include heavy metals, chlorinated solvents, and BTEX compounds.