

Thomas M. Guist, PE

Regional Manager

Over twenty years experience in the consulting engineering field. Services related to real estate transactions and development, including environmental due diligence, property condition assessments/facility management and geotechnical & construction materials testing across several states.

PROFESSIONAL EXPERIENCE

Group Leader - Environmental and Natural Resources

Atwell Hicks, LLC - Naperville, IL

Team Leader

Atwell Hicks, LLC - Naperville, IL

District Manager - Construction Service, Geotechnical Environmental

Professional Services Industries, Inc - Auburn Hills, MI

Environmental Department Manager

Professional Service Industries, Inc - Lansing, MI

AREA OF EXPERTISE

- Real estate driven due diligence
- Drycleaner assessment, investigation and remediation through Illinois Drycleaner Environmental Response Trust Fund
- IEPA Site Remediation Program (SRP) and Leaking Underground Storage Tank (LUST) programs.
- Property condition assessments
- IEPA Clean Construction & Demolition Debris (CCDD) regulations

EDUCATION

BS: Civi Engineering, 1990

Michigan State University, East Lansing, MI

CERTIFICATIONS

Professional Engineer

State of Illinois

Professional Engineer

State of Indiana

Professional Engineer

State of Michigan

Professional Engineer

State of Ohio

CONTINUING EDUCATION

40-Hour Hazardous Waste Site Health/Safety Training

MDEQ Symposium on BEA

Property Condition Assessment Training

SUMMARY OF SELECTED PROJECTS

Chlorinated Solvent Contaminated Drycleaner Sites– Illinois. Project Manager for over 200 drycleaner sites throughout the state of Illinois through the Illinois Drycleaner Environmental Response Trust Fund.

Phase I's and Phase II investigations were performed on all sites that lead to extensive horizontal and vertical delineation investigations, remedial design and remedial action which resulted in numerous No Further Remediation (NFR) letters through the Illinois Voluntary Site Remediation Program (SRP).

Leaking underground Storage Tank Sites – Illinois & Michigan. Project Manager for numerous Leaking Underground Storage Tank (LUST) projects. Responsibilities included performing assessments, and UST remedial and closure activities through the appropriate state agencies.

Phase I Environmental Site Assessments – Connecticut, Florida, Wisconsin and Oklahoma. Managed six Phase I and building physical condition assessments on hotels constructed as early as 1910 and up to 200 units in size, including review of reports in four states under an expedited turnaround time.

Aurora/Starlight Wind Energy Project – Jackson County, Minnesota. Provided a phase I ESA for this proposed 75 turbine, wind farm development spanning 38 square miles. Developed and incorporated a project specific environmental property owner questionnaire that was sent to all property owners. Project includes an addendum to the Phase I report summarizing the information received in the returned questionnaires.

Touhy Marketplace – Skokie, IL. Developer client planned to purchase and underutilized 15 acre light industrial business park for redevelopment into a big box anchored commercial development. Work involved initial due diligence which identified numerous recognized environmental conditions prompting subsurface investigations and a final determination of environmental issues on the property for liability protection for the developer as well as lender and anchor tenant approval. The site was enrolled in the Illinois Environmental Protection Agency voluntary Site Remediation Program and was issued a draft No Further Remediation Letter with the final NFR issued upon completion of the engineered barriers constructed as part of the redevelopment. The project was also one of the first in Illinois to incorporate the Part 742 Indoor Inhalation amendments and incorporated the use of Building Control Technologies approved by the IEPA, throughout the site.

Abandoned Gas Station – Arlington Heights, IL. Assisted a national lender in assessing the environmental concerns associated with a foreclosed REO gas station property that had existing Leaking Underground Storage Tanks and had been impacted by an adjoining drycleaner. Project funding was proposed to the bank through the use of Illinois Drycleaner Environmental Response Trust Fund as well as the Leaking Underground Storage Tank Fund which ultimately resulted in approximately 80% of all costs paid through these funding mechanisms. The site obtained final NFRs through both the Site Remediation Program and the Leaking Underground Storage Tank Program through the use of on-site Environmental Land Use Controls and County and State Highway Authority Agreements at which time it was successfully sold by the bank.

Intermatic – Spring Grove, IL. Managed the cleanup of a TCE release for the client as part of divesting the property. An adjoining property owner identified the property and through extensive subsurface investigations through and into shallow and deep aquifers separated by a confining layer the source of the property was identified to be past USTs that storage TCE decades earlier. Based on the soil conditions and topography many remedial techniques were contemplated and a zero-valent iron permeable reactive barrier was installed to treat the contaminated shallow aquifer. A draft NFR was issued by the IEPA which proved that only the shallow aquifer had been impacted and a final NFR was pending 5 years of monitoring on the down-gradient side of the wall. Due to the draft NFR and the success of the wall the property was ultimately sold to the adjoining property owner.