

JOHN E. TABELLA, PG, LEED AP

## Education

BS – Geology, Virginia Polytechnic Institute and State University, 1992

## Professional Licenses

Professional Geologist – Virginia, Pennsylvania

## Specialty Certifications

U.S. Green Building Council LEED Accredited Professional

## Professional Affiliations

Society of American Military Engineers

Mid-Atlantic Region of Environmental Professionals, of the National Association of Environmental Professionals

## Professional Experience

John Tabella is a Project Director and the Environmental Services Practice Leader for SCS's Mid-Atlantic business unit, which covers eastern states from Maine to South Carolina. With over 30 years in the environmental and construction industries, John excels in managing complex contracts, streamlining operations, and ensuring quality and safety. John is a results-driven professional, who has served in senior leadership positions, business development and sales, and technical project and program management roles. John's strengths include leadership and program/project management, staff development and coaching, fiscal management and stewardship, business risk assessment and management, public engagement and influence, quality assurance and quality control, and safety program development, implementation, and review.

Notable contracts and projects that John has been involved in are described below.

### **Due Diligence and Environmental Site Assessments**

Mr. Tabella has managed and directed projects involving environmental and physical condition assessments at more than 10,000 properties across the U.S. Projects have involved assessing environmental conditions and liabilities associated with mergers and acquisitions, financing, dispositions, and other transactional, risk-driven, or capital planning-driven studies.

Highlight projects include:

**244 Sites in Eastern US, Environmental Due Diligence.** Environmental due diligence task manager on a portfolio of 244 industrial use sites throughout the eastern US as part of a proposed acquisition. Tier 1 of the project included desktop and regulatory database reviews of the entire portfolio, and Tier 2 of the project included Phase I ESAs and Limited Environmental Compliance reviews of a representative 18 facilities.

**5 Sites in CT and NY, Phase I and Environmental Compliance.** Managed Phase I ESAs and Limited Environmental Compliance reviews of 5 solid waste handling facilities for a proposed acquisition.



Projects consisted of solid waste transfer stations, material recovery facilities, vehicle maintenance shops, and offices.

**25 Sites in PA, NJ, VT, and NH, Phase I and Environmental Compliance.** Managed Phase I ESAs and Limited Environmental Compliance reviews of 25 renewable energy projects for a proposed acquisition. Projects consisted of biogas facilities, cogeneration facilities, and wind and solar installations.

**7 Sites in MD, NY, MA, ECP Assessments.** Project Manager for completion of Environmental Condition of Property (ECP) assessments of U.S. Army Reserve facilities under the 99<sup>th</sup> Regional Support Command. Assisted in evaluating the environmental conditions and potential liabilities associated with the facilities as part of a proposed non-BRAC disposal project. Work was contracted through the USACE Louisville District.

**19 Sites in Nine States, Phase I ESAs.** Project Manager for Phase I ESAs of 19 sites, including 16 LFGE facilities on active or closed landfills. The sites were proposed for acquisition.

**Fairfax County, VA, Phase I ESAs, Property Screening Assessments, and Phase II Investigations.** In support of the Dulles Corridor Metrorail light rail expansion project, performed and directed over 80 environmental site assessments (Phase I ESAs, Property Screening Assessments, Phase II Investigations) in Tysons Corner through Reston, Virginia to evaluate potential environmental impacts on proposed fee takes and easements/rights-of-way for the light rail construction.

**5 Sites in VA and PA, Phase I ESAs.** Managed Phase I ESAs of 5 bus maintenance facilities, as part of a business acquisition (operating leases). Several facilities required further evaluation of stormwater permitting requirements, no exposure determinations, and Notice of Intent submittals (for stormwater general permit applications), and preparation of SPCC and SWPP Plans.

**9 Sites in VA, MD, GA, NY, CT, Phase I ESAs and Phase II Investigations.** Performed and managed Phase I ESAs and Phase II investigations of 9 sites, including multi-family residential apartment complexes, undeveloped/vacant land (commercial development pipeline), and a former telecommunications research and development facility. The work was performed as part of a private equity pension fund acquisition of a portfolio of 19 sites across the U.S.

**20 Sites in VA, MD, WV, Phase I ESAs.** Performed and managed Phase I ESAs of 20 concrete ready-mix plants and quarry sites (sand and gravel, limestone), as part of a merger/acquisition. Performed limited Phase II investigations at two of the properties to further assess potential environmental concerns and site impacts from hazardous substances and petroleum products.

**7 Sites in TN, GA, FL, MS, Phase I ESAs.** Performed and managed Phase I ESAs and engineering pro forma analyses of two C&D materials recovery facilities in TN, and one maintenance shop and administrative office building in TN. Performed engineering pro forma analyses of an additional two C&D landfills in GA, one C&D landfill in FL, and one C&D landfill in MS. Work was performed for a confidential client as part of a proposed merger/acquisition involving more than 30 facilities across the U.S.

**Finksburg, MD, Phase I ESAs.** Directed a Phase I ESA of a private solid waste storage yard and transfer station.

**Severn, MD, Phase I ESA and Environmental Compliance.** Directed a combined Phase I ESA and Environmental Compliance Survey of a solid waste hauling truck maintenance facility. Assisted client

in addressing identified non-compliance items, including stormwater permitting, groundwater discharge permitting, and SPCC planning.

**10 Sites in VA, MD, NC, Phase I ESAs.** Performed and managed 10 concurrent, expedited Phase I ESAs at VA, MD, and NC newspaper facilities as part of a disposition evaluation. Four of the facilities were active newspaper printing plants, and two of the sites were former print shops.

**12 Sites in 12 States, Phase I ESAs.** Project/Task Manager for 12 concurrent Phase I ESAs of printing facilities in 12 states (VA, NC, PA, RI, FL, TN, OH, IL, TX, AZ, CA, and WA) as part of a disposition evaluation. A limited Phase II investigation was performed at the FL facility to investigate potential soil or groundwater impacts around an inactive septic field.

**5 Sites in VA, Phase I ESAs.** Performed and managed Phase I ESAs at five community newspaper facilities, several of which had active printing operations. Evaluated levels of residual lead (for past lead melting operations) on interior surfaces, indoor air, and outdoor soil at one of Virginia's Eastern Shore properties.

**Fairfax, VA, Phase I ESA and Phase II Investigations.** Performed and managed an expanded Phase I ESA and Phase II investigations of a parcel assemblage in Fairfax County, portions of which operated as the Virginia Department of Transportation (VDOT) Northern Virginia Area Headquarters facility and former state prison facility. The property has been redeveloped as a state-of-the-art public safety and transportation logistics center for various state and local governments. The project included asbestos inspections of over 20 buildings.

**Reston, VA, Phase I ESA.** Performed and directed an expanded Phase I ESA of the Cedar Ridge Apartments complex for the Fairfax County Redevelopment and Housing Authority. The project included asbestos, lead paint, radon, and PCB assessments of the 18 apartment buildings.

**Johnstown, PA, Phase I ESA and Phase II Investigation.** Project Manager for a combined Phase I ESA and Phase II Investigation of a former tucking facility as part of a potential acquisition. Investigated the degree and extent of residual contamination related to a former petroleum UST dispensing area.

**VA, MD, WV, and DC, Phase I ESAs.** Performed and directed over 200 ESAs for local community banks in the mid-Atlantic area. Project sites have included undeveloped land, commercial offices, multi-family housing, commercial retail, and light industrial.

**25 Sites in VA, MD, DE, NY, PA, Phase I ESAs.** Performed Phase I ESAs of bowling facilities for an international bowling equipment manufacturer and facility operator.

**25 Sites in VA, DC, MD, DE, PA, NY, Phase I ESAs.** Performed Phase I ESAs of hotel properties, assisted living centers, residential properties, and food service distribution facilities for several international hotel management companies.

**3 Sites in VA, Environmental Assessments.** Performed baseline environmental assessments at three coal-powered electric cogeneration facilities.

**Washington, DC, Benning Road and Fort Totten Solid Waste Transfer Stations, Phase I ESAs.** Performed ESAs and prepared Environmental Impact Screening Forms in support of renovations of solid waste facilities operated by the DC Department of Public Works.

**19 Sites in VA, Phase I ESAs.** Performed Phase I ESAs at 19 cell tower sites in southwestern Virginia.

**Fairfax County VA, Phase I ESAs, Property Screening Assessments, and Phase II Investigations.** In support of the Dulles Corridor Metrorail light rail expansion project, performed and directed over 80 environmental site assessments (Phase I ESAs, Property Screening Assessments, Phase II Investigations) in Tysons Corner through Reston, Virginia to evaluate potential environmental impacts on proposed fee takes and easements/rights-of-way for the light rail construction.

**Washington, DC, Combined Phase I/Phase II Environmental Site Assessment, Former Service Station Property.** Project Manager for a combined Phase I/II environmental assessment in Southeast Washington, DC. Phase II investigation included the performance of numerous soil borings and the installation of several groundwater monitoring wells using hollow-stem drilling methods. Subsurface soil and groundwater samples were collected to assess impacts from the historical petroleum handling at the site. After site development activities commenced, quarterly groundwater monitoring was conducted for approximately one year. Provided additional environmental support services during site development and construction, including periodic oversight, field screening and segregation of impacted soils, abandoned UST closure assessment, and liaison with client and regulatory agency. Secured a No Further Action letter with the DC UST Division.

### **Storage Tanks**

Mr. Tabella has overseen the closure of hundreds of aboveground and underground storage tank systems at residential, commercial, industrial, and government facilities in the Mid-Atlantic area (VA, MD, DC, NJ, PA) and managed and reviewed scores of Tank Closures and Phase II site investigation reports.

**Annapolis, MD, US Naval Academy, UST Closure and Investigation.** Project Manager for closing and investigating a 6,000-gallon heating oil UST at Building 60 at the US Naval Academy. Reviewed soil analytical data and historical records and prepared the UST Closure Report for submittal to the MDE Oil Control Program. Attained Case Closure with the MDE.

**Washington, DC, Former Newspaper Printing Facility, Investigation and Remediation Services.** Project Manager for a Quantitative Risk Assessment at a former newspaper printing and distribution facility in Southeast Washington, DC. Performed a quantitative risk assessment at a leaking underground storage tank site. The project was one of the first risk assessments submitted under the new DC risk-based corrective action program for UST sites. Secured a No-Further-Action letter from the DC UST Division based on the completed risk assessment. Under a previous task, assisted with the former newspaper printing plant's closure, asbestos abatement, storage tank decommissioning, printing press breakdown and removal, and general site cleanup. Prepared a cleanup plan agreed to by the buyer and seller, provided remedial oversight and monitoring, and prepared a final facility closure plan.

**Northwest, DC, Building 60 Nebraska Avenue Complex, UST Investigation and Phase II Assessment.** Project Manager for an abandoned UST investigation and Phase II assessment at the Nebraska Avenue Complex, a former Naval Intelligence Center and current temporary headquarters for the Department of Homeland Security. A geophysical study used electromagnetic and ground-penetrating radar methods to investigate abandoned USTs. The Phase II investigation included performing numerous soil borings and collecting screens point discrete groundwater samples to evaluate subsurface conditions and environmental quality. A comprehensive report was prepared that documented the findings of the investigations and recommended no further action.

## Site Investigations

Technical experience in workplan development, investigative activities (soil borings, direct-push drilling, test pit excavations, groundwater monitoring well installations, geophysical surveys), multi-media sampling, aquifer and chemical data interpretation and modeling, risk assessment, pilot testing, remedial feasibility, and regulatory reporting. Example projects include:

**Manassas, VA, Multi-Phased Site Characterization.** Project Manager and Project Director for a multi-phased site characterization of a general store with two impacted potable supply wells. The facility has operated as a service station since at least the 1940s. Principal constituents of concern included petroleum compounds (BTEX and MTBE). Site activities have included installation of shallow (overburden) and deep (bedrock) groundwater monitoring wells, soil-gas survey, soil and groundwater sampling of test wells and area potable supply wells, downhole geophysical logging of the onsite supply well, surface geophysical study (resistivity), and biosurfactant injection/extraction events. Designed and installed an oxygen gas infusion network consisting of eight oxygen gas infusion emitters. On-going corrective actions include operations, maintenance, and monitoring of the gas infusion system, and quarterly groundwater monitoring. In addition, inactive USTs were removed in Spring of 2009, a chemical oxidant was applied to backfill material to enhance and expedite remedial goals, and oxygen-release compound “socks” were installed. Currently evaluating further remedial enhancements, including direct-push ORC injection throughout overburden impacted area.

**Round Hill, VA, Site Characterization at Multiple Source Sites.** Performed extensive site characterization activities at multiple source sites (automotive repair and service station facilities) to assess nature, degree, and extent of contamination of shallow overburden and fractured bedrock aquifer. Principal constituents of concern included petroleum compounds (BTEX and MTBE). The project included installation of a series of nested wells (shallow/deep) and rock coring, 48-hour deep aquifer pump test, a series of step-down pump tests, multi-media sampling, and review of geophysical survey data. Performed exploratory test pits and soil borings, oversaw groundwater monitoring well installations and rock corings (piezometers and later used as extraction points), and operation of dissolved oxygen and bionutrient injection/recirculation system.

**Loudoun County, VA, Site Characterization, Tanker Truck Spill.** Project Manager/Director for Site Characterization activities related to a tanker truck spill in a road median. Diesel fuel migrated down the median and impacted an estimated 3,000 feet of an adjacent stream. Following initial abatement activities (product recovery and soil excavation), performed a geophysical survey and groundwater characterization to evaluate the horizontal and vertical extent of contaminant migration. Stream assessment measures (sediment and surface water sampling) were also performed. Currently conducting post-characterization groundwater and stream monitoring.

**Prince William County, VA, Abatement and Site Characterization, County Landfill Maintenance Building.** Project Manager for Initial Abatement and Site Characterization activities at the County Landfill Maintenance Building. Activities included excavation and staging of impacted soils, soil sampling, groundwater monitoring well installations utilizing hollow-stem auger drilling methods, groundwater sampling, aquifer testing, risk and remedial assessments, and report preparation. Attained Case Closure with the Virginia DEQ.

**Fort Eustis, VA, Site Characterization, Building 2701.** Project Geologist for Site Characterization of #6 fuel oil release at Building 2701 at Fort Eustis. Reviewed soil and groundwater monitoring data, aquifer testing data, and historical records. Activities included soil sampling, receptor survey, risk and remedial assessments, and report preparation. Attained Case Closure with the Virginia DEQ.

**Mansfield, PA, Site Characterization, UPS facility.** Task Manager for Site Characterization activities at a UPS facility. Investigated nature and extent of contamination related to a former diesel fuel UST tank field. Activities included soil and groundwater sampling, receptor analysis, and report preparation. Attained Case Closure with the Pennsylvania DEP.

### **Voluntary Remediation and Cleanup**

**Annapolis, MD, Vapor Intrusion Assessment, Dry Cleaning Plant.** Project Manager for a vapor intrusion assessment of a former dry-cleaning plant, and construction of a sub-slab vapor migration control system.

**Buffalo, NY, Vapor Intrusion Assessment, Multifamily Residence Basement Laundering Facilities.** Project Manager for a vapor intrusion assessment of two buildings that formerly served as multifamily residences with basement laundering facilities. Evaluated sub-slab vapor concentrations for volatile organic compounds indicative of past dry-cleaning operations.

**Cambridge, MD, Chlorinated Solvent Plume Monitoring and Remediation, Industrial Facility.** Project Manager for a chlorinated solvent plume monitoring and remediation at an industrial facility subject to an Administrative Consent Order. Assisted facility staff with operation and monitoring of the groundwater pump-and-treat system. Managed semi-annual groundwater monitoring and annual reporting to MDE.

**Leesburg, VA, Remedial Investigation, Commercial Shopping Center Dry Cleaner.** Project Manager for the remedial investigation of PCE-contaminated groundwater at an active dry cleaner in a commercial shopping center. The project is enrolled in the Virginia Voluntary Remediation Program. The initial task included groundwater sampling and analysis to evaluate plume stability, and to confirm groundwater gradient and plume delineation. Installed a sub-slab depressurization system. Currently finalizing public notice (public participation) process. Obtained Certificate of Satisfactory Completion from the Virginia DEQ.

**Midlothian, VA, Investigation and Vapor Mitigation, Commercial Shopping Center Dry Cleaner.** Project Manager for the investigation and vapor mitigation of PCE and other organics/chlorinated solvents at an active dry cleaner in a commercial shopping center. Included preparation of an application to the Virginia Voluntary Remediation Program; design and installation of a sub-slab vapor mitigation system; operations, maintenance, and monitoring activities associated with the vapor mitigation system; indoor air monitoring; public notice activities associated with the VRP process, and regulatory interface and negotiations. Obtained Certificate of Satisfactory Completion from the Virginia DEQ.

**Herndon, VA, Petroleum Remediation, Former Municipal Fleet Maintenance Facility.** Project Manager for the operations, maintenance, and monitoring activities and reporting associated with petroleum remediation of a former municipal fleet maintenance facility. Groundwater pump-and-treat and free product recovery system, including floodplain interceptor trench 2,000 feet downgradient of the source area. SCS performed multi-phase investigations and remedial actions, including designing and installing a groundwater treatment system at the source area and an interceptor trench in an adjacent floodplain. Completed site closure activities (well abandonment and systems deactivation) and attained regulatory closure with Virginia DEQ.

**Washington, DC, Heating Oil Release, Apartment Complex.** Project Manager for a heating oil release at an apartment complex. Tasks included review of previous investigation and corrective action reports (by others); periodic well gauging for free product and groundwater levels; interim remedial efforts (manual bailing and vacuum truck extraction events); groundwater sampling and reporting;

technical support and negotiations with neighboring parties; and development of an updated corrective action plan. Installed a free-phase recovery system (product only), and currently performing operations, maintenance, monitoring, and reporting to the District Department of the Environment (DDOE) UST Division. Currently proposing an enhanced vacuum recovery pilot test to evaluate the benefits of low vacuum extraction to assist the product skimming efforts.

**Alexandria, VA, Petroleum Remediation, Mass Laundering Facility.** Project Manager for the operations, maintenance, monitoring, and reporting activities associated with petroleum remediation at a mass laundering facility. Leaking USTs had released No. 2 and No. 6 fuel oil into the subsurface and impacted the shallow aquifer. SCS performed multi-phased investigations and remedial actions at the site. Oversaw completion of two vacuum extraction pilot studies and revised the Corrective Action Plan to include the installation of additional recovery wells and a wellhead vacuum system (SVE system) to enhance recovery of free-phase product.

**Airmont, VA, Monitoring and Remedial Activities, Rural General Store.** Project Geologist for the monitoring and remedial activities at a rural general store with former resale fueling operations. Performed and managed post-site characterization monitoring of the off-site groundwater monitoring well network. Oversaw remedial actions, including the excavation of several thousand tons of impacted soil into the adjacent road-front and installation of a passive venting system. Attained regulatory closure with the VDEQ and managed well abandonment activities.

**Manassas, VA, Excavation Oversight, Former Fueling Operation.** Project Manager for the excavation oversight of over 900 tons of petroleum-impacted soil from a former fueling operation. Managed field segregation of excavated soil, reducing the amount of material ultimately sent off-site for disposal.

**Pottstown, PA, Petroleum Storage Tank Removal and Petroleum-Impacted Soil Excavation, Former Steel Manufacturing Facility.** Project Manager for the oversight of removal of abandoned petroleum storage tanks and excavation of petroleum-impacted soil at a former steel manufacturing facility. Managed field segregation of excavated soil, reducing the amount of material ultimately sent off-site for disposal.

**Bedford, PA, Groundwater Monitoring Program, Manufacturing Facility.** Project Manager for a Groundwater Monitoring Program at a Manufacturing Facility. Industrial wastewater had seeped from lagoons and impacted the shallow aquifer. Under EPA and PADEP directives, groundwater monitoring events are conducted approximately every nine months and staggered to reflect seasonal variations in groundwater conditions. Oversaw project scheduling, data evaluation, and annual report preparation. Evaluated risk-based closure under EPA and PADEP (Act 2) regulations.

## **Decommissioning and Redevelopment Support**

**Chantilly, VA, Emergency Power Generators Decommissioning, GSA.** Directed and oversaw the decommissioning of two 2MW emergency power generators at a GSA data center in Chantilly, VA.

**U.S. Army's Aberdeen Proving Ground, MD, Former Harford County Waste-to-Energy Plant Decommissioning.** Performed environmental assessment and sampling in support of decommissioning the Harford waste-to-energy (WTE) facility adjacent to the Edgewood Area of the U.S. Army's Aberdeen Proving Ground.

**Pittsburgh, PA, Commercial Redevelopment Pre-Acquisition Environmental Assessment, Retailer Distribution Facility.** Directed and oversaw the pre-acquisition environmental assessment activities of a major retailer distribution facility (formerly part of a steel plant), proposed for commercial

redevelopment. Completed hazardous materials surveys to inventory asbestos-containing materials, lead-based paint, PCB and mercury-containing equipment, and other hazardous materials in the facility. Assisted the owner and general contractor in planning for demolition and renovation.

**Mt. Weather Emergency Operations Center, VA, Pre-Demolition Planning Process and Comprehensive Survey Program.** Performed asbestos and lead paint surveys in over 30 buildings at the Department of Homeland Security Federal Emergency Management Agency (DHS FEMA) Mt. Weather Emergency Operations Center. Work was conducted in “Area A” (unclassified) portion of the campus, as part of either the pre-demolition planning process (for buildings scheduled for demolition) or a comprehensive survey program for Building Maintenance. As an ongoing follow-on task with the design/build General Contractor, provided asbestos abatement support and oversight involving the pre-demolition removal of ACMs, asbestos awareness training, waste disposal assistance, and evaluation of building foundation and façade rock for asbestiform minerals.

**Herndon, VA, Environmental Monitoring Program, Former Herndon Town Shop.** Managed and oversaw the environmental monitoring program, and the ultimate decommissioning of the remedial system infrastructure (i.e., groundwater pump-and-treat facility, several groundwater extraction wells, and monitoring well network). Assisted the Town of Herndon with the cost-reimbursement applications to the Virginia Department of Environmental Quality.

**Alexandria, VA, Environmental Assessment, Commercial Building.** Directed and oversaw environmental assessment activities and building hazardous materials surveys, as part of the proposed site redevelopment for senior housing. Assisting the owner in processing the Site through the Virginia Voluntary Remediation Program.

**Washington, DC, Multi-Phased Environmental Investigations, The Washington Post.** Managed and oversaw multi-phased environmental investigations, underground storage tank closures, asbestos surveys, and facility decommissioning (including 52 printing presses) from a former printing plant in Southeast, Washington, DC.

**Vineland, NJ, Multi-Phased Environmental Investigations, Vineland Cogeneration Plant.** Managed and oversaw multi-phased environmental investigations, underground storage tank closures, aboveground storage tank inspections and cleaning, oil-water separator cleaning, and facility decommissioning of a 46.5 MW cogeneration plant in Vineland, NJ.

**Washington, DC, Benning Road and Fort Totten Solid Waste Transfer Stations.** Performed environmental site assessments, underground storage tank closures, asbestos surveys, and asbestos abatement support, and prepared Environmental Impact Screening Forms in support of renovations of solid waste facilities operated by the DC Department of Public Works.

**Prince William County, VA, Redevelopment Property, Former R&D Facility.** Managed and oversaw the completion of building inventory and assessments at a former R&D facility. The task involved assessing approximately 70 structures, including inactive steam piping on the exterior and between buildings, and abatement cost estimating, as part of the redevelopment planning efforts for the owner.

## **Air Quality Compliance**

**Gloucester, NJ, Ambient Air Monitoring Program, Fumigation Client.** Senior Scientist and Project Manager for an ambient air monitoring program for a fumigation client. Developed and implemented a fence-line ambient air monitoring program, and a network of fixed monitoring stations using customized field monitors and telemetry technology. Utilized SCS eTools network for remote



monitoring and control of the fixed field stations and electronic reporting. Established automatic alarm system (text message and email) for customer notification and compliance with state requirements.

**PA and DE, Air Permitting and Nuisance Air Discharges, Custom Compounder and Manufacturer of Thermoplastic Resins.** Project Manager for air permitting and nuisance (off-site) air discharges associated with extrusion lines for a custom compounder and manufacturer of thermoplastic resins.

**Lorton, VA, Indoor Air Monitoring, Office Space.** Project Manager for an indoor air monitoring program to evaluate nuisance odors in an office space. Deployed multi-gas monitors for monitoring and data logging of ambient air parameters (including VOCs and hydrogen sulfide) for source assessment of nuisance odors.

## **Environmental Compliance and Permitting**

**5 Sites in VA and PA, Environmental Compliance Evaluation, Bus Maintenance Facilities.** Project Manager for environmental compliance evaluation of 5 bus maintenance facilities as part of a business acquisition (operating leases) and based on SCS' Phase I ESA findings. Prepared stormwater No Exposure Determinations and Notice of Intent submittals. Prepared SPCC and SWPP Plans and provided SPCC implementation training to client staff.

**10 Sites in VA and WV, SPCC and SWP3 Plans, Concrete Plants, Sand and Gravel Sites.** Project Manager for developing Spill Prevention Control and Countermeasure (SPCC) Plans, per 40 CFR 112, at ready-mix concrete plants and sand and gravel sites. Prepared Stormwater Pollution Prevention Plans (SWP3) for many of the sites, where site operations contact stormwater and where existing treatment (pH adjustment) of stormwater is performed under permit to discharge.

**NJ, GA, FL, CO, Environmental Compliance Assessments and Audits, International Aircraft Parts Repair Company.** Performed health, safety, and environmental compliance assessments and audits of an international aircraft parts repair company's customer service centers and wheel, brake, hose, and battery service shops. Performed employee hazard communication training, personal protective equipment training, and qualitative fit testing for employees.

**Washington, DC and MD, GSA Facilities, Environmental Compliance Audits.** Project Manager for Environmental Compliance Audits of 13 U.S. General Services Administration National Capital Region properties. Audits addressed major regulatory programs (e.g., regulations promulgated under RCRA, CERCLA, TSCA, CAA, SDWA, CWA, and FIFRA and state/local regulations). Assisted GSA in resolving identified non-compliance items at two facilities, including air permitting at a Census Building in MD and EPCRA (Form R) reporting at Building 212 at the Southeast Federal Center in DC (occupied by U.S. Federal Protective Service and used as an indoor firing range).

**Chantilly and Manassas, VA, Permitting and Engineering Support, Private Materials Recovery Facilities (MRFs).** Project Manager for permitting and engineering support for two proposed Materials Recovery Facilities (MRFs) for a private entity. Facilities to accept and recover recyclable components from construction and demolition (C&D) waste streams. Completed permitting through VDEQ waste management regulations Permit-By-Rule program for MRFs for each facility. In addition, completed permitting through stringent Loudoun County Chapter 1080 solid waste regulations for the Chantilly facility.

**Richmond, VA, Pilot Environmental Compliance Program, Virginia Department of Transportation (VDOT).** Senior Scientist for a pilot Environmental Compliance Program for the Virginia Department of Transportation (VDOT). The project included site visits and environmental compliance evaluations

at over 20 VDOT facilities in the Richmond District. Data reported and used to evaluate further development and implementation of the program statewide and in support of development of an environmental management system at the agency.

**Annapolis, MD, Integrated Contingency Plan and Pollution Prevention Plan, US Naval Academy.**

Project Manager for development of an updated Integrated Contingency Plan and Pollution Prevention Plan for the US Naval Academy.

**Industrial Hygiene and Asbestos**

Oversaw, directed, and managed hundreds of industrial hygiene and HAZMAT-related projects throughout the Mid-Atlantic region. These have included over 100 surveys for asbestos-containing materials (ACMs) at industrial, commercial, residential, and military installations, and more than a dozen asbestos operations and maintenance (O&M) plans for commercial building owners. Example projects include:

**RFK Stadium, DC, Pre-Demolition Environmental Services and HAZMAT Remediation.** Contract manager for pre-demolition environmental services and HAZMAT remediation of the former sports and concert venue. Oversaw abatement of friable and non-friable ACM and universal wastes; decommissioning of petroleum ASTs and PCB transformers; recovery and recycling of refrigerants from legacy equipment; and removal and disposal of residual petroleum and chemical liquid inventories from around the stadium.

**Mt. Weather Emergency Operations Center, VA, Asbestos and Lead Paint Surveys.** Managed and oversaw asbestos and lead paint surveys of an estimated 30 buildings within “Area A” of the DHS Mt. Weather Emergency Operations Center. Assisted EHS staff in developing a management system for asbestos and hazardous materials at the facility. Performed pre-demolition asbestos and hazardous materials survey in four buildings and oversaw the abatement of asbestos-containing materials.

**Fairfax, VA, Site Assessments and Asbestos Awareness Training, Commercial Construction.** Performed site assessments, worker exposure assessments, and asbestos awareness training for a commercial construction project within a zone of naturally occurring asbestos.

**Leesburg, VA, Indoor Air Quality Investigation, Loudoun County Courthouse.** Performed a microbial indoor air quality investigation (due to a flooding event) during renovations and expansion to the Loudoun County Courthouse.

**Washington, DC, Anthrax Assessments, Mail Handling Operations.** Performed anthrax assessments of office mail handling areas in DC.

**Washington, DC, Asbestos Survey and Indoor Air Quality Investigation, NPR.** Performed an asbestos survey and microbial indoor air quality investigation at the National Public Radio building in Northwest, DC.

**Arcola, VA, Indoor Air Quality and Asbestos Assessments, County Community Center.** Performed “sick building” indoor air quality assessments, asbestos assessment, and bid package preparation for asbestos abatement in crawl space at a County-owned community center (daycare facility) proposed for demolition.

**Harrisonburg, VA, Indoor Air Quality Investigations, Hospital Campus.** Performed and managed indoor air quality investigations of a hospital operating room suite and hospital annex building (office use), and asbestos and lead paint surveys of off-campus hospital buildings.

**Warrenton, VA, Odor Investigation and Indoor Air Quality Assessment, County Courthouse.** Performed an odor investigation and indoor air quality assessment of a County Courthouse building.

**Reston, VA, Odor Investigation and Indoor Air Quality Assessment, Commercial Printing Facility.** Performed an odor investigation and indoor air quality assessment of an office space abutting a commercial printing facility. Remedial actions included sealing penetrations on demising wall using an expandable foam insulation.

**Winchester, VA, Odor Investigation and Indoor Air Quality Assessment, Manufacturing Facility.** Performed an odor investigation and indoor air quality assessment of a manufacturing facility (tenant is a manufacturer of fiberglass wastewater treatment systems).

**Red Lion, PA, Industrial Hygiene Assessments, Munitions Manufacturing Plant.** Performed industrial hygiene assessments, including worker chemical exposure assessments, noise assessments, ventilation assessments, job hazard assessments, and PPE assessments, at an Army munitions manufacturing plant.

**Scranton, PA, Industrial Hygiene Assessments, Munitions Manufacturing Plant.** Performed industrial hygiene assessments, including worker chemical exposure assessments, and noise assessments at an Army munitions manufacturing plant.

**Cambridge, MD, Industrial Hygiene Assessment, Metal Fabrication Plant.** Performed an industrial hygiene assessment, including worker chemical exposure assessment and ventilation assessment around welding stations at a metal fabricating plant.

**Warrenton, VA, Asbestos Surveys, Warrenton Training Center.** Performed asbestos roof surveys at four buildings at the Warrenton Training Center, an installation utilized by various government agencies (e.g., State Department, CIA) affiliated with the National Communications System.

**Alexandria, VA, Pre-Acquisition Environmental Assessment and Asbestos Survey, Commercial Building.** Directed and oversaw the pre-acquisition environmental assessment and asbestos survey of a 3-story commercial building in Old Town, Alexandria, VA.

## **Landfill and Solid Waste Services**

**Fort Belvoir, VA, Phase I RCRA Facility Investigations, SWMUs.** Project Manager for 13 Phase I RCRA Facility Investigations of solid waste management units (SWMUs). Tasks included historical records review, landfill delineation efforts (test pits), soil and groundwater investigations, sediment and surface water quality assessments, landfill gas probe installation and monitoring, data interpretation and risk screening, and reporting. Management duties have included budget tracking, invoicing, progress reporting, staff/manpower management, assistance with public hearings, and presentation of findings to the government.

**Fairfax County, VA, Site Investigation, Popes Head Road Municipal Landfill.** Project Manager for an investigation of the inactive Popes Head Road municipal solid waste landfill utilized by Fairfax County in the late 1950s. The site has also been used as a police and canine training center and outdoor firing range since the early 1960s. Tasks included historical records review, landfill delineation efforts (test pits), soil investigation, surface water quality assessment, landfill gas probe installation

and monitoring, data interpretation and risk screening, and reporting. Management duties have included budget tracking, invoicing, progress reporting, staff/manpower management, and presentation of findings to the county.

**Fairfax County and Prince William County Landfills, VA, VDEQ Groundwater Reporting and Statistical Evaluation.** Performed annual and semi-annual Groundwater Reporting and Statistical Evaluation required by the Virginia Solid Waste Management Regulations. Duties included preparation of annual and semi-annual reports that included analysis of groundwater monitoring data and interpretation of statistical analyses reports derived from various inter-well statistical procedures. Projects involved performing multiple inter-well and intra-well statistical comparisons using standard CABF T-Test, Mann-Kendall Trend Test, and parametric and non-parametric Prediction Interval Test statistical methods, comparing multiple upgradient monitoring locations with multiple downgradient monitoring locations within separate groundwater monitoring zones. Statistical procedures were performed in accordance with Commonwealth of Virginia regulations.

### **Multi-Year Contract Vehicles – Federal, State, and Local**

Mr. Tabella has over 25 years of experience providing environmental, engineering, and construction services under Federal, state, and local government multiple award and multi-year contract vehicles. Contract and task order values have ranged from <\$5K to over \$5M.

**Department of Defense clients and Federal facilities have included:** Fort Belvoir, VA; Fort Eustis, VA; Naval Station Norfolk, VA; MCB Quantico, VA; Fort AP Hill, VA; Fort Detrick, MD; Aberdeen Proving Grounds and Edgewood Area, MD; Naval Air Station Patuxent River, MD; Naval Research Laboratory, DC; US Naval Academy Annapolis, MD; Letterkenny Army Depot, PA; DLA Defense Supply Center Richmond, VA; USCG Baltimore, MD; USCG Reagan National Airport, VA; USCG Yorktown, VA; Dover AFB, DE; Andrews AFB, MD; Beale AFB, CA; FEMA, Mount Weather, VA; Cape Lisburne AFS, AK; the Pentagon; numerous GSA facilities, National Park Service facilities, Veterans Administration hospitals and clinics, and other Federal Civilian installations across the U.S.

Examples of multiple award and multi-year contract vehicles include:

- GSA - Multiple Award Schedule (MAS) Contract for professional environmental services (NAICS 541620, 562910, 541330)
- USACE Nashville District – 8(a) Set-aside Environmental Remediation 5-year IDIQ (NAICS 562910)
- NAVFAC Basic Ordering Agreement (BOA) – 8(a) Set-aside Construction Services 5-year IDIQ (NAICS 236220)
- GSA - Multiple Award Schedule (MAS) Contract for building facilities management services (NAICS 561210, 541330)
- DC Department of General Services – Environmental and Remedial Action Services 5-year IDIQ
- Fairfax County Public Schools – Environmental Consulting and Abatement Monitoring Services 5-year IDIQ
- Maryland Department of Transportation, Maryland Port Authority – Environmental Consulting Services 4-year Contract
- DC National Guard - Environmental Consulting Services 5-year Contract

- Prince William County Service Authority – Construction Services 5-year IDIQ Contract
- GSA – Micro Construction Services 5-year IDIQ covering Delaware Valley Region (NJ, PA) (NAICS 236220)

## Prior Experience

**Washington, DC, Drinking Water Sampling Program, DC National Guard.** Directed a semi-annual drinking water sampling contract with the DC National Guard. Sampled select tap water sources at the DC Armory, Joint Base Anacostia Bolling, and Ft. Belvoir for lead, copper, biological parameters, and PFAS compounds.

**Washington, DC, Facility Condition Assessment, DC Department of General Services.** Contract Manager for the performance of Facility Condition Assessments of more than 20 buildings for DC DGS. The assessments focused on the visual inspection of major building systems, inventorying and tagging equipment, and developing facility condition indices of the buildings for capital planning purposes.

**College Park, MD, Facility Condition Assessments, University of Maryland College Park.** Contract Manager for the performance of Facility Condition Assessments of more than 20 buildings at the UMD College Park campus. The assessments focused on the visual inspection of major building systems, inventorying equipment, and developing facility condition indices of the buildings for capital planning purposes.

**U.S. Army, HAZMAT Inspections and Reporting, Aberdeen Proving Ground, MD,** Contract Manager for the performance of pre-demolition HAZMAT inspections of more than 20 buildings at Aberdeen Proving Ground. The assessments focused on assessment, bulk sampling, field screening, and laboratory analyses of suspect ACM, LBP, universal wastes, and other hazardous materials.

**U.S. Army, Industrial Cleaning and Exposure Monitoring, Letterkenny Army Depot, PA.** Contract Manager for the Industrial cleaning and exposure monitoring of grit blast and bead blast equipment in 4 buildings. Baseline sampling and monitoring addressed heavy metals (lead, cadmium, chromium). Equipment cleaning was performed using wet wipes and HEPA vacuuming.

**Hampton Roads Transit, Noise Monitoring Study, Hampton and Norfolk, VA.** Contract Manager and Field Manager for the completion of noise monitoring studies at the HRT bus maintenance yards (Norfolk and Hampton, VA), and the HRT light rail maintenance facility (Norfolk, VA). Noise monitoring data was compiled and compared to HRT and OSHA exposure thresholds, and baseline noise monitoring contour maps were developed to illustrate where areas of elevated noise were encountered.

**Office of the State Superintendent of Education (OSSE), Indoor Air Quality Assessments, Washington, DC.** Contract Manager and Project Manager for the performance of indoor air quality (IAQ) assessments at 30+ public charter schools in DC. Ambient air measurements for temperature, relative humidity, carbon dioxide, and carbon monoxide were collected. Airborne particulate screening was performed, and indoor air mold (nonviable spore) sampling and analyses were conducted. A summary report for each school was compiled.

**Maryland National Guard, Indoor Air Quality, and HAZMAT Assessments throughout Maryland.** Contract Manager and Project Manager for the performance of indoor air quality (IAQ) assessments at 40+ Maryland National Guard facilities. Ambient air measurements for temperature, relative humidity, carbon dioxide, and carbon monoxide were collected. Lead screenings using an XRF

instrument were performed. Airborne particulate screening and indoor air mold (nonviable spore) sampling and analyses were conducted. A summary report for each National Guard facility was compiled.

## Presentations

*“Managing RECs in the Dawn of the New ASTM Phase I Standard,”* Western Real Estate News, July 2013 (primary author).

Guest Speaker, Health and Safety Issues Associated with Landfills and Solid Waste Facilities (Harrisburg, PA), SCS Landfill/Landfill Gas Seminar, 2011.

*“Environmental Management Systems: A New Backbone for LEED?”* FacilitiesNet.com, January 2011 (primary author).

Guest Speaker, Health and Safety Issues Associated with Landfills and Solid Waste Facilities (Roanoke and Richmond, VA and Baltimore, MD), SCS Landfill/Landfill Gas Seminars, 2009.

Geophysical Well Logging and Imaging Techniques (Exton PA), ARM Geophysics Division, January 2007.

*“Recycling Land around D.C. offers Field of Dreams,”* Washington Construction News, September 2005 (co-author).

Guest Lecturer, Environmental Health & Safety Issues (16-week class, Washington DC), BOMI Real Property Administrator/Facilities Management Administrator Designation Curriculum, Fall 2005.

Guest Speaker, Site Characterization – Petroleum Tanks in Virginia Seminar (Richmond VA), Lorman Education Services, February 2004.

## Professional Development

Leadership Loudoun, Class of 2011.

Environmental Management Systems Internal Auditor Training Course: ISO 14000 (Reston VA), BSi Management Systems, June 2003.

Solving Water Intrusion and Mold Problems (Alexandria VA), Lorman Education Services, September 2002.

Project Management (Alexandria VA), Fred Pryor Seminars, April 2001.

Accelerated Bioremediation of Chlorinated Solvents: RTDF Bioremediation Consortium Short Course (Woodbridge VA), November 2000.

Essentials of Risk Assessment (Arlington VA), EEI Corporation, September 2000.

Assessment and Management of MtBE Impacted Sites: NGWA Short Course (Philadelphia PA), April 1999.

Principles of Hydrogeology Correspondence Course, Wright State University, Spring 1995.