



**STATEMENT OF QUALIFICATIONS**  
**for**  
**ENVIRONMENTAL**  
**and**  
**SAFETY SERVICES**

**JANUARY 2024**

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## CORE VALUES

### Ethics

- *We will not compromise our professionalism and will represent our client with the utmost integrity and respect.*

### Trust

- *We value long-term client relationships founded on mutual respect for one another's competencies, experience and goals and safeguard our joint successes in alignment with laws and regulatory compliance.*

### Advocacy

- *We will adopt a TOTAL "client representing" position when dealing with others in the regulatory community and/or commercial transactions.*

### Commitment

- *Demands that we and our client be open, non-judgmental and work as a TEAM toward success of the task at hand.*

# COMPANY OVERVIEW

MAKSolve, an Ohio company based in Dayton and serving the tri-state and great lakes region, provides comprehensive technical consulting services to diverse stakeholders in the areas of environmental consulting, environmental sciences and occupational safety and health disciplines.

MAKSolve is nimble in its decision-making capabilities. We expedite response to critical time-sensitive challenges while providing cost-effective solutions. **MAKSolve SOLVES Problems!**

MAKSolve's Managing Partner is a ***Lebanon, Ohio resident***, who has lived all his life in southwestern Ohio. His extensive knowledge of Ohio, and surrounding states, both above and below ground geographically has proven to be vital to his formal Environmental Scientist education from Purdue and leading to this highly successful entrepreneurial endeavor.

MAKSolve, in execution of a task, augments our in-house environmental scientists, geologists, biologists and safety professionals with other, as needed, professional service providers such as civil engineers, structural engineers, demolition crews, asbestos abatement organizations, surveyors, and architects, and, as needed, emergency response providers to address a projects' needs. **One point-of-contact. Turn-key solution. Simple.**

MAKSolve appreciates the confidence our clients have placed in us and we look forward to the opportunity to support others, including you, in the coming days, months and years.

## ***Firm Identification Information***

MAKSolve

[www.maksolve.com](http://www.maksolve.com)

432 Windsor Park Drive

Dayton, OH 45459

(937) 815-6949 (Office)

EIN: 47-2407493



## TESTIMONIALS

MAKSolve considers the full understanding of client requirements and their expectations to be at the heart of our continued success story. Following completion of a project, MAK Solve routinely requests feedback from the client on the overall quality of value derived. We welcome candid commentary to aid in our continual improvement process. We are proud to share these comments with you.

# Testimonials



- *"Our firm has used MAKsolve for a number of projects. They provide the deliverables when promised. They provide the simplest solution available to complex environmental issues rather than increase their scope of work (and fee) by making a mountain out of a mole hill. I could not recommend them highly enough."* - **Robert McCann, C.F.O., Oberer Companies, Dayton, OH**
- *"St. Mary Development Corporation has been working with MAKsolve for about four years as they have assisted us with Phase I and Phase II consulting work for our affordable housing projects in Ohio. Their entire staff is always helpful and very professional and they always meet deadlines. Their fees are competitive as well. Overall, I highly recommend MAKsolve for any environmentally related need you may have."* – **Wes Young, Executive Vice President, Dayton, OH**
- *"We completed a major milestone at the CHP site concerning environmental oversight. We are one step closer to fulfilling our requirements of the O&M Plan. **MAKsolve has done a great job reporting, mitigating and remediating the hazards at this location.**"* **Tom Neel, Property Facilities Manager, Dayton Children's, Dayton, OH**
- *"I truly appreciate all the work you guys put into each and every report and meeting deadlines."* - **Denise Blake, MVAH Partners, now Pivotal Housing Partners, West Chester, OH**
- *"I have had the opportunity to engage the services of MAKsolve multiple times in the last several years. I have engaged them for Phase I and Phase II environmental services, as well as a number of consulting projects involving the review and evaluation of potential real estate acquisitions. Each and every engagement was completed in a timely, economic, and consummately professional fashion. **Absolute 5 star recommendation for MAKsolve and for my main contact, John Bowen, whose communication and management have been exemplary.**"* - **Sean H. Harmon, StachlerHarmon, Dayton, OH**
- *"Michael, your strength, and that which separates you from others, as well as making you extremely valuable to people like me is the way you handle the ultimate client. Yesterday was just short of masterful in the way you presented the subject matter, played off your Senior Geologist, and vice versa, and summarized the issues. It couldn't have worked out better."* - **Alan B. Schaeffer, Attorney/Shareholder, Pickrel, Schaeffer and Ebeling, Dayton.**
- *"MAKsolve was the Project Manager on my cleanup project. **Top-notch site control; quality sub-contractors, and great communications.**"* - **Tim Hoffman, Partner & Attorney-at-law, Dinsmore & Shohl, Dayton**
- *"I am very happy with your services. John Bowen has been a wealth of knowledge. He is professional, advocates for the customer and he is responsive. He has taken the time to explain information to citizens thoroughly in a manner that is easy to understand. We feel that we the City of Trotwood are in good hands with MakSolve."* - **Stephanie Kellum, Deputy City Manager, City of Trotwood**
- *"Your work was done timely and professionally. Great job!"* - **Stephen Ruehlman, Leasing and Construction Manager, Premier Health**
- *"Greene County Parks & Trails identified a failed emergency drain valve for the Spring Lake Dam spillway. MAKsolve analyzed the situation, developed a comprehensive repair plan, executed it on time and within budget and exceeded Greene County Parks & Trails expectations."* – **Bob Cumbow on behalf of GCP&T, Dayton , OH**

# *EXPERIENCE AND QUALIFICATION*

## *INFORMATION*

The professionals at MAKsolve are committed to sustainable economic development and the protection, preservation and restoration of the natural environment. We provide environmental science, consulting and other appropriate expertise to help our clients minimize the environmental, human health and ecological impacts of their projects, while complying with the laws that govern their work. Our safety professionals pursue workforce protection in the occupational setting ensuring the safety and general health of your employees. In the occupational environment, this is seen by MAKsolve as a moral obligation, not just a government mandated requirement. Creating the right balance between regulatory compliance in both the environmental and occupational safety areas is our goal.

MAKsolve provides environmental consulting, environmental science and occupational safety and management services to industrial and commercial sector clients within the tri-state and great lakes region.

We provides a wide range of environmental and safety consulting services required for redevelopment and reuse of industrial properties and protective measures in the work place. These services encompass, but are not limited to:

- Phase I Environmental Site Assessments
- Phase II Environmental Site Assessments
- Underground storage tank compliance: investigation, evaluation, site management and remediation/bioremediation, removal, site closure documentation
- Asbestos and Lead-Based Paint Surveys, preparation of technical specifications for abatement, abatement oversight and clearance monitoring of abatement activities
- Environmental studies in support of HUD/OHFA Grant applications for housing projects
- Occupational safety program design, development and deployment
- Industrial Hygiene assessments
- Identification and implementation of remedies under the Ohio Environmental Protection Agency's Voluntary Action Program (VAP)
- Structural Demolition Services
- ODNR (Ohio Department of Natural Resources) Dam Repair/Modifications
- Wetlands delineation and associated US Army Corps of Engineers/OEPA EPA Permitting and associated studies
- NEPA (EA) and State Historical (Section 106) Surveys
- Environmental regulatory permitting and compliance (CWA, RCRA, CWA, FDA, FAA, TSCA)
- Transportation regulatory support for DOT compliance

## ***Skills of the MAKsolve Team***



### **Environmental Regulatory Compliance**

- Audits
- Permitting
- Reporting
- Compliance Support
- RCRA
- CWA
- CAA
- FIFRA
- TSCA
- SWP3
- SPCC
- FDA
- SARA
- CIRCLA



### **Environmental Sciences**

- Phase I ESA
- Phase II ESA
- Underground Storage Tanks (Ohio BUSTR Tier 1 & 2)
- Asbestos
- Lead Based Paint Surveys
- Project Management
- Demolition
- Ohio VAP
- HUD PIESA
- OHFA PIESA



### **Occupational Safety & Health**

- Audits
- Safety Program Development
- Training
- Indoor AirQuality Assessments
- OSHA Enforcement Representation
- DOT

# ENVIRONMENTAL REGULATORY COMPLIANCE

MAKSolve offers a wide range of safety services, from preliminary OSHA compliance audits to comprehensive compliance strategies. We can help you evaluate your OSHA compliance status, develop a cost effective, site specific, safety program for your facility, and provide the associated safety training that fits your organization's specific needs.

## SITE ASSESSMENT & DUE DILIGENCE SERVICES



Since its founding in 2008, MAK Solve has completed over 1,800 individual projects for over 790 clients. These have included Phase I ESAs, Phase II ESAs, Risk Assessments, Remediation Feasibility Studies and Site Remediation. Our site assessments can be expanded to include asbestos and lead surveys, indoor air quality evaluations, ground water monitoring, contaminant characterization, vapor intrusion and remedial action responses. MAK Solve maintains a strong “insight” into due-diligence revisions and pending regulatory issues by being an active member of the International ASTM E-50 PIESA (E 1527) Task Group.

### Site Assessment & Due Diligence Services

- Transaction Screen (ASTM E-1528-14)
- Phase I Environmental Site Assessments (ESA) (ASTM E-1527-21)
- Phase II Environmental Site Assessments (ASTM E-1903-11)
- Site Characteristics, Risk Assessments and Remediation
- Underground Storage Tanks
- Vapor Encroachment (Intrusion) Assessments
- Asbestos Containing Materials Surveys
- Lead-Based Paint Surveys
- Environmental studies in support of HUD/OHFA Grant applications for housing projects

### Environmental Site Assessment Clients

MAKSolve conducts ESAs for real estate investment trusts, commercial and industrial businesses, healthcare industry, financial institutions, law firms, municipalities, and individuals involved in the acquisition, liquidation and development of real property. ESAs are conducted on all types of properties including undeveloped property, utility and right-of-way easements, multi-unit residential property, commercial property, and industrial/manufacturing property.

## **Transaction Screen**

MAKSolve performs **Transaction Screens** following ASTM Standard E1528-14 (*Standard Practice for Limited Environmental Site Assessments: Transaction Screen Process*). The purpose of these studies is to identify “recognized environmental **concerns**” where “the possible presence of any hazardous substances or petroleum products on a property under conditions that indicate the **possibility** of an existing release, a past release, or a threat of a future release of any hazardous substances or petroleum products ...” associated with a property as defined in ASTM E1528-14 3.2.35. Transaction Screens are utilized primarily when the client wishes to conduct limited environmental due diligence and doesn’t desire a Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Landowner Liability Protections (LLPs).

## **Phase I Environmental Site Assessments**

Phase I ESAs are needed when acquiring all properties, primarily commercial and industrial sites, in order to evaluate the historical use of the site and determine if there is a potential for hazardous materials use and/or release from the site. Phase I ESAs are completed for both commercial and industrial lands as well as rural and open land sites, multi-family residential properties, and other lands to be acquired in a real estate transaction.

In the United States, a buyer, lessor, or lender (including state and local governments) can be liable, by virtue of property ownership, for remediation of hazardous substances in the soil and/or groundwater underlying a site, even if the prior property owner caused and/or contributed to the contamination. Completion of a Phase I ESA represents due diligence and provides an "Innocent Landowner Defense" for a prospective property purchaser or lenders.

MAKSolve performs **Phase I ESAs** following ASTM Standard E1527-21 (*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*). The purpose of these studies is to identify “**recognized environmental conditions**” associated with a property. A “recognized environmental condition” is defined by ASTM as “the **presence or likely presence** of any hazardous substances or petroleum products in, on, or at a property; (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.” In response to a request for a Phase I ESA, MAKSolve deploys experts to conduct an inquiry into current and past environmental management practices. We query property owners and key facility personnel and review historical documentation including deeds, records of use of the site and surroundings, historical fire insurance maps, historic city directories / crisscross business directories, aerial photographs, and regulatory agency databases. Therefore, a Phase I ESA

performed in accordance with the industry-standard ASTM guidelines is designed to identify potential environmental contamination.

MAKSolve typically completes and delivers Phase I ESA reports within 10 business days from receipt of Authorization to Proceed and the site reconnaissance has occurred. This schedule, as well as our report format, can be modified to meet client-specific requirements. We will provide a project update by telephone after the site reconnaissance has occurred, usually within 48 hours of the visit prior to issuing the report. In this update we will discuss the report findings with you.

#### *Modified Phase I Environmental Site Assessments (HUD, OHFA)*

As discussed above, an ASTM-standard Phase I ESA is designed to identify “recognized environmental conditions.” The definition of recognized environmental condition addresses potential environmental contamination at a site but does not address other possible business environmental risk. These possible risks may include asbestos, lead-based paint, wetlands, floodplains, environmental compliance issues, etc., or are required by Agency Rules such as HUD or OHFA.

MAKSolve can customize a Phase I ESA scope of work to address possible business environmental risks that may be present at a site. In order to address these issues, we will typically ask the client about development at the site and planned site usage prior to developing an agreed-upon scope of work.

#### ***Phase II Environmental Site Assessments***

A **Phase II ESA** is designed to provide additional information about the environmental condition of a property. Typically, Phase II ESAs include the collection and analysis of samples of environmental media such as soil and groundwater. Sampling is targeted toward areas of the site that are most likely to have been impacted by releases of hazardous substances or petroleum products during past or current operations at the property as identified during a Phase I ESA.

If subsurface soil, soil gas and/or groundwater sampling is required during a Phase II ESA, MAKSolve utilizes various drilling technologies. However, most projects can be executed using a **Geoprobe® Soil Sampling System** for collection of samples. The Geoprobe® sampling system uses hydraulic pressure to advance a sampling tube to collect soil samples, and may also be used to collect groundwater samples. This system is rapid and much more cost-effective than a traditional drill rig.

### ***Site Characterization, Risk Assessment, and Remediation***

If a Phase II ESA identifies environmental contamination at a site, MAK Solve can develop appropriate remedial strategies to eliminate or reduce the associated environmental and business risk. These activities may include one or more of the following:

- Additional investigation to delineate the extent of contamination vertically and horizontally
- Risk assessment to identify human health or ecological exposure risk
- Removal of impacted soils, underground storage tanks, or other environmental concerns
- Remedial system design, installation, operation and maintenance including bioremediation strategies

### ***Underground Storage Tanks (UST) Removal and Corrective Action***

The greatest potential hazard from a leaking UST is that the petroleum or other hazardous substance can seep into the soil and contaminate groundwater, the source of drinking water for nearly half of all Americans. A leaking UST can present other health and environmental risks, including the potential for fire and explosion. The EPA established financial responsibility requirements for UST owners and operators to cover the cost of taking corrective actions and to compensate third parties for injury and property damage caused by leaking tanks. When a property is effected by an underground storage tank(s), MAK Solve thoroughly provides the following services:

- Investigation
- Evaluation
- Corrective Action
- Removal
- Compliance

MAK Solve also has a strong practice in **Brownfield projects**. Before Brownfields was a defined term, MAK Solve was helping clients redevelop and manage contaminated real estate. These projects are designed to return environmentally-impaired commercial or industrial property to viability through field investigations, risk assessments, remediation, engineering controls and/or deed restrictions to prevent exposures to residual contamination.

## ***Vapor Encroachment (Intrusion) Assessments***

Vapor Intrusion occurs when volatile chemicals migrate from contamination in the soil or groundwater up into a building's interior space. Vapor Intrusion can pose a potential health threat to the occupants of the building, especially to sensitive populations such as children.

An assessment of the risk for Vapor Intrusion and Vapor Encroachment can be an important part of the environmental due diligence process. MAK Solve can perform a risk assessment for vapor concerns within the context of a Phase I Environmental Site Assessment, or as a separate assessment done to the ASTM standard E2600-15 (Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions).

## ***Asbestos Containing Materials***

MAK Solve provides a full range of asbestos consulting services. Services include:

- Limited asbestos surveys in conjunction with a Phase I ESA
- Building renovation asbestos surveys
- Full building pre-demolition asbestos surveys
- Development and implementation of asbestos Operation and Maintenance (O&M) plans
- Development of asbestos abatement specifications
- Asbestos abatement oversight, monitoring and final clearance testing

MAK Solve can also provide emergency response-style assessments with same or next day analysis for when a previously unidentified suspect asbestos containing material is encountered during a renovation or demolition project. Our goal in these situations is to give to our client the data they need to get their project back on schedule as quickly as possible.

## ***Asbestos Compliance***

MAK Solve conducts pre-demolition asbestos surveys in accordance with the Ohio Administrative Code Section 3745-20-03.

While preparing for any demolition or renovation in any building, you should be aware that Section 61.145(a) of the November 20, 1990, National Emission Standards for Hazardous Air Pollutants (NESHAP); Asbestos NESHAP Revision, Final Rule issued by the Environmental Protection Agency requires that "...the owner or operator of a demolition or renovation activity, and prior to the commencement of the demolition or renovation activity, thoroughly inspect the affected facility, or part of the facility where renovation or demolition will occur, for the presence of asbestos...".

The first step in this process is the determination of the quantities, types, and exact locations of asbestos-containing materials within the building. MAKsolve can prepare a proposal for providing those services necessary to determine the extent of asbestos-containing building materials, which may be present, and therefore, be affected by the demolition activities.

MAKsolve offers asbestos management and consulting services, including building inspections and hazard assessments, abatement project design, bid specifications and plans, abatement contractor surveillance, air monitoring, sample analysis (air and bulk samples), and operations and maintenance plans. Safety/Environmental Management Services, including review of current OSHA safety and EPA environmental management and compliance systems.

Our goal at MAKsolve is to provide you, our client, with long-term solutions that will protect workers and your organization and simultaneously reduce the costs associated with losses and non-compliance.

### ***Lead Based Paint***

Lead-based paint represents a health risk to people exposed to the lead through consumption by oral intake or inhalation of lead paint dust. Typically these scenarios occur in residential settings where children have the opportunity to eat paint chips or suck on window sills or in commercial settings where lead paint is being disturbed by refinishing, remodeling or renovation activities or within industrial settings involving vibrating equipment that releases lead paint particles from aging equipment or wind erosion resulting in the generation of airborne lead dust. Lead in paint can also be a concern during the demolition of older buildings.

MAKsolve's staff hold the State Lead Assessment Certification and have the requisite training and experience to evaluate a site for these and other scenarios, and to conduct quality assessments for the presence of lead in paint on surfaces. We can also develop plans for the management of lead paint either in-place or during renovation or demolition activities, and for the abatement of lead paint prior to renovation or reoccupation of a residential structure.

### ***Environmental studies in support of HUD/OHFA Grant applications for housing projects***

HUD Environmental Review consulting services ensures that a project or activity obtains approval for a Release of Funds per 24 CFR Part 50 or Part 58. Conducting a HUD Environmental Review serves to document that a proposed project or action will not negatively impact the surrounding environment or establishes a strategy to mitigate any infringements. Our staff not only examines the effects on the physical environment but also weighs the effects of the project against the geographic and demographic metrics of the surrounding community to ensure compliance with the National Environmental Policy Act (NEPA) as required by HUD.

# ***PROJECT MANAGEMENT***

Environmental issues are typically just one aspect of a broader project. MAKsolve has the requisite knowledge and experience to manage your total project – one contact, one invoice. Leveraging trusted specialty trades, disposal organizations, inspection companies and other top-shelf, but cost-conscious contractors, MAKsolve will take on small, medium and large projects.

MAKsolve offers turn-key project management including site assessment, asbestos surveys, asbestos abatement, site demolition, hazardous materials management and disposal and acting as your representative for site management or construction projects.

## ***Structural Demolition Services***

Some demolition projects have environmental components, from asbestos assessment and removal, hazardous waste disposal even underground storage tank removal and soil remediation. Proper disposal of materials and job safety are paramount. Partnering with MAKsolve's Environmental & Safety staff on demolition projects assures all environmental concerns and permitting is done thoroughly and expeditiously. Overseeing the demolition activity and ensuring safety compliance, offers our clients significant peace of mind. One point of contact. Turn-key solution.

## ***ODNR Dam Repair/Modifications***

Whenever a body of water is disturbed, whether a lake, dam, river or stream, regulations pertaining to Waters of the United States (WOTUS) enforced by the US Army Corps of Engineers, or the Ohio Department of Natural Resources/Ohio EPA must be complied with. MAKsolve's Environmental & Safety staff are available to field questions surrounding any project that may fall into this category. More importantly, having an environmental professional overseeing projects involving repairs and/or modifications to natural resources involving water, provides permitting administration and the expertise necessary to achieve a successful result.

# ***OCCUPATIONAL SAFETY & HEALTH***



MAKsolve's owner is a National Safety Council Certified Safety Specialist and has conducted several hundred occupational safety inspections and investigated numerous fatalities and near-miss incidents. This experience, coupled with a significant background representing clients in cases where OSHA is involved, lays the foundation for the provision of professional safety consulting services to a diverse client population across

## **Occupational Safety and Health Services**

MAKSolve offers a wide range of safety services, from preliminary OSHA compliance audits to comprehensive compliance strategies. We can help you evaluate your OSHA compliance status, develop a cost effective, site specific, safety program for your facility and provide the associated safety training that fits your organization's specific needs. Our goal at MAK Solve is to provide you, our client, with long-term solutions that will protect workers and your organization and simultaneously reduce the costs associated with losses and non-compliance. These activities may include one or more of the following:

- Safety Audits
- Safety Program Development/Deployment
- Safety Training
- Support in OSHA inspections and representation @ "Informal Conference."
- Industrial Hygiene Services

### ***Safety Audits***

Our Team of certified safety experts have conducted hundreds of audits of the occupational environment across numerous manufacturing and other commercial enterprises and governmental sectors. Our Audit process encompasses both OSHA Standards (General Industry and Construction sectors) and typical state additional requirements.

### ***Safety Program Development/Deployment***

Effective safety training programs result in more productive employees, improved quality control, the potential for a decline in workers' compensation rates, and improved morale - it changes behavior! MAK Solve provides a full range of training programs to enable your organization to meet its compliance objectives and instill the confidence and knowledge in your employees that is so critical to having an effective safety culture.

### ***Safety Training***

Our staff conducts training sessions on topics ranging from general health and safety to specific issues such as hazard communication, forklift operations, Lockout/Tagout, confined space entry and blood borne pathogens. All training can be tailored to meet the specific needs of your organization. Training can be conducted at your site or at an appropriate off-site venue.

## ***OSHA Inspection***

MAKSolve offers a wide range of safety services from preliminary OSHA compliance audits to comprehensive compliance strategies. We can help you evaluate your OSHA compliance status, develop a cost effective, site specific, safety program for your facility, and provide the associated safety training that fits your organization's specific needs. Our goal at MAK Solve is to provide you, our client, with long-term solutions that will protect workers and your organization and simultaneously reduce the costs associated with losses and non-compliance. Should OSHA inspect your facility, call us; we can help minimize OSHA's inspection outcome.

## ***Industrial Hygiene Services***

Our industrial hygienists specialize in the recognition, evaluation, control and management of physical, biological and chemical hazards in the workplace. We provide expert advice on risk control options and help with the selection of solutions to prevent or control exposure to hazards in the occupational environment. Comprehensive industrial hygiene services include workplace exposure monitoring surveys for chemical contaminants and physical agents, occupational safety and health audits, indoor air quality investigations, hazard communication programs and OSHA compliance consultations.



## KEY PERSONNEL



John Bowen, VAP CP  
President & Managing  
Partner



Michael Kerr, CHMM  
Technical Director



Larry Bunts  
Project Manager  
Environmental Scientist



Clara Tiffany  
Project Manager  
Geologist



Gina Brock  
Quality Assurance/  
Quality Compliance  
Manager



Rebecca Sinopoli, P.E.  
Technical Services  
Manager



Jeffrey LaBianco  
Geologist/Asbestos  
Evaluation Specialist



Cindy Fischer  
Administrative &  
Financial Manager

# CONTACT INFORMATION

<b>John Bowen, VAP CP</b> President and Managing Partner, Environmental Scientist Phone: 513.383.0233 <a href="mailto:john@maksolve.com">john@maksolve.com</a>	<b>Michael Kerr, CHMM</b> Technical Director, Environmental Engineer Phone: 937.681.4397 <a href="mailto:michael@maksolve.com">michael@maksolve.com</a>
<b>Larry Bunts.</b> Project Manager, Environmental Scientist Phone: 937.308.3033 <a href="mailto:larry@maksolve.com">larry@maksolve.com</a>	<b>Clara Tiffany</b> Project Manager, Geologist Phone: 937.673.5802 <a href="mailto:clara@maksolve.com">clara@maksolve.com</a>
<b>Jeffrey LaBianco</b> Asbestos Evaluation Specialist Geologist Phone: 937.716.8020 <a href="mailto:jeff@maksolve.com">jeff@maksolve.com</a>	<b>Rebecca Sinopoli, P.E.</b> Technical Services Manager, Civil Engineer Phone: 937.657.5150 <a href="mailto:rebecca@maksolve.com">rebecca@maksolve.com</a>
<b>Gina Brock</b> Quality Assurance/Quality Compliance Manager Environmental Scientist Phone: 937.716.8020 <a href="mailto:jeff@maksolve.com">jeff@maksolve.com</a>	<b>Cindy Fischer</b> Administrative and Financial Manager Organizational Leadership Phone: 937.623.2773 <a href="mailto:cindy@maksolve.com">cindy@maksolve.com</a>



**RESUMES**

# JOHN BOWEN, VAP CP

## PRESIDENT / MANAGING PARTNER

### ENVIRONMENTAL SCIENTIST

#### PROFESSIONAL EXPERIENCE

Mr. Bowen is an Ohio EPA Voluntary Action Program (VAP) Certified Professional (CP) and has a Bachelor of Science in Environmental Science from Purdue University. He oversees all daily operations, managing and assisting personnel with all aspects of due diligence activities, subsurface investigations, pre-demolition and pre-renovation asbestos surveys, risk assessments, underground storage tank (UST) closures and corrective action, demolition projects and regulatory compliance (SARA Tier 2, SWPPP, SPCC, BUSTR, RCRA, CERCLA).

#### PERTINENT EXPERTISE

Mr. Bowen has personally conducted hundreds of multifaceted Phase I Environmental Site Assessments at various locations throughout the United States and Canada in accordance with ASTM standards and/or client specifications including Fannie Mae, Freddie Mac, HUD and OHFA and has initiated and completed NEPA evaluations for numerous Federally licensed and funded projects. Mr. Bowen has performed all levels of subsurface investigations to understand soil, groundwater and soil vapor conditions resulting from impacts related to manufacturing operations, retail establishments, transportation activities, bulk storage of petroleum and hazardous chemicals. Mr. Bowen has directed the removal and closure on multiple diesel, gasoline and used oil USTs from retail filling stations, trucking companies, municipal road projects and for previously unregistered orphan tanks. He has conducted Site Closure under various state UST Rules, however the majority of work has been completed in Ohio in accordance with the Bureau of Underground Storage Tank Regulations (BUSTR) guidelines. In addition to the technical aspects related to USTs, Mr. Bowen and colleagues have successfully managed to achieve significant reimbursement dollars for their clients from the Petroleum Underground Storage Tank Release Compensation Board (PUSTRCB) for properly registered and covered UST facilities. MAKsolve as a company maintains a superb relationship with not only the BUSTR site coordinators and leadership, but with the PUSTRCB officials and Ohio EPA personnel from the Southwest District and headquarters.

#### Education

*B.S., Environmental Science,  
Purdue University*

#### Certifications

*VAP Certified Professional,  
#416  
Certified Asbestos Building  
Inspector  
OSHA 40-Hour HAZWOPER  
OSHA 8-Hour Refresher  
Ohio Radon Tester*

*Environmental Professional*

#### Work History

*Senior Project Manager,  
2014-Present*

*Project Manager, Property  
Solutions, Inc.; 2011-2014*

*Project Manager, MAKsolve;  
2008-2011*

*Owner/Project Manager,  
PES, Inc.; 2002 – 2008  
Project Manager, Sagamore  
Environmental Service, Inc.;  
1999-2002*

# MICHAEL KERR

## SENIOR ENVIRONMENTAL MANAGER

### PROFESSIONAL EXPERIENCE

Mr. Kerr specializes in industrial wastewater permitting, RCRA, CWA and EPCRA regulatory compliance, statistical analysis, safety compliance auditing, ISO 14000, systems management, and as a strategist in criminal and civil proceedings. He has been invited by the US Environmental Protection Agency to provide the Taiwan plating and printed circuit board industry sectors with common sense initiatives to reduce pollution, and has spoken on the subject matter in Taiwan, to Industry and Government personnel.

### PERTINENT EXPERTISE

Mr. Kerr has over 41 years of project management, environmental engineering, and safety engineering experience in various government and private industry roles in the United States, Far East, Europe, SE Asia and Australia. After graduation as an Electrical Mechanic from the Royal Naval Electrical Engineering College, his naval career encompassed research and development, deployment and the maintenance of several ship-borne conventional and strategic weapon systems. His assignment to the Royal Australian Navy's "IKARA" missile system expanded his involvement in surface and sub-surface systems.

As a naturalized U.S. citizen, Mr. Kerr's career path was set. He has been called upon on numerous occasions to present a small business perspective to myriad government agencies and the U.S. Congress. In 1997, he testified on the utilization of "science and cost benefit analysis" in future statutory and regulatory deliberations. He has been called upon by the **USEPA** to participate as an "**industry expert**" on several Agency initiatives that had the potential to impact small business. He recently completed an appointment to a Small Business Regulatory and Enforcement Fairness Act (**SBREFA**) Outreach Panel reviewing **hazardous waste regulation**. This effort resulted in regulatory change governing F006 hazardous waste in the plating and printed circuit board industries. Other appointments include vice-chairman of the Ohio EPA's **Quality Improvement Council**, and **US EPA's** Common Sense Initiative in which he received the U. S. Government's Hammer Award.

Mr. Kerr's experience has been with the US Printed Circuit Board and Electronics Manufacturing Industry sectors. In the capacity of Chairman of the PWB Industry Trade Associations Environmental Committee, he spearheaded the industry partnering activity with the **USEPA** Office of Pollution Prevention and Toxics on the Design for the Environment (**DfE**) PWB Project. He served as Core Group Chair and co-chair of both the Communications and Implementation work groups and has contributed extensively to the success of this unique partnering process between government, industry, and non-government organizations. Several publications that have resulted from this project have called for **risk analysis**, **performance assessment**, and **cost alternatives** evaluation of several technologies for the (environmentally responsible) manufacture of printed circuit boards using plating technology.

In 2008, Mr. Kerr established MAKsolve as an environmental consulting firm, serving the Miami Valley. Since that initial foray, beginning as a one-person operation, Mr. Kerr has continuously grown the business and expanded operations, overseeing and guiding multiple projects from business development and proposal stage through to completion, often leading to regulatory closure with the applicable government entity.

### Education

*M.S., Environmental Management,  
University of Findlay*

*B.S., Environmental Engineering,  
Kennedy Western University*

### Registrations

*Certified Hazardous Materials  
Manager, Master Level (No. 5855)  
HAZWOPER Certified (40 and 8  
Hour)*

*ISO 14000 Auditor*

*OSHA 30 Hour General Industry  
Certificate*

*Expert Witness (Machine Guarding)  
Advanced Safety Certificate,  
National Safety Council  
Certified Mine Foreman*

### Affiliations

- *South Metro Safety Council, Past Chairman*
- *Adjunct Faculty, Antioch University Midwest*
- *Society of American Military Engineers, Kitty Hawk Post, WPAFB.*
- *Tri-State Regional Board Member, Junior Achievement of OKI Partners, Inc.*
- *Junior Achievement, Dayton Chapter, Past Chairman of Board*
- *Kitty Hawk Chapter, American Society of Safety Engineers, Past President*
- *Dayton Chapter, American Red Cross, Past Board Member*
- *The Institute of Hazardous Materials Management*
- *The Muse Machine, Trustee*
- *Leadership Dayton Association (Alumni Class of 1994)*
- *NAIOP, Member*
- *I70/75 Development Association, Member*

# LARRY BUNTS

## PROJECT MANAGER / ENVIRONMENTAL SCIENTIST

### PROFESSIONAL EXPERIENCE

Mr. Bunts has over 15 years of experience providing environmental site assessments in accordance with ASTM E-1527, the USEPA All Appropriate Inquiry rules, Fannie Mae Delegated Underwriting Standards, Freddie Mac guidelines, HUD and OHFA guidelines, and other client specific scopes of work. His environmental background includes a detailed understanding of the risks associated with hazardous and regulated materials storage, use generation and disposal, above ground and underground storage tanks, polychlorinated biphenyls (PCBs), asbestos-containing materials (ACM), lead-based paint (LBP), mold and radon.

### PROJECT EXPERIENCE

#### **Sub Slab Vapor Sampling-Various, OH**

Conducted multiple sub-slab vapor samplings at various locations throughout the state. Including restaurants, medical facilities, auto repair shops, and retail establishments.

#### **HUD, OHFA and HOME Phase I ESAs-Various, OH**

Conducted multiple HOME, HUD 811 phase I ESAs at various locations throughout the state.

#### **Service Station- Van Wert, OH**

Completed on-site inspections, regulatory compliance and due diligence requirements for a service station portfolio in northwestern Ohio. Completed a Phase I and Limited sub-surface investigation on the property.

#### **Large Automotive Industrial Complex-Dayton, OH**

Performed and assisted conducting a Phase I ESA, sub-slab vapor sampling, and limited subsurface investigation at a 5.32 acre former industrial complex consisting of an 8-story 544,945 square foot automobile electronics manufacturing building constructed in 1915.

#### **Small Engine repair shop- Beaver creek, OH**

Performed a Phase I ESA, sub-slab vapor sampling, and limited subsurface investigation at a small engine repair shop and retail building and two residential structures.

#### **Former Government Testing Facility- Ashton, WV**

Completed a Phase I site assessment on a 280-acre government testing facility used to develop and test electromagnetic rail guns and cannons using lightweight gases as a propellant.

### Education

*B.S., Biology and  
Environmental Science, Ohio  
Northern University*

### Registrations

*OSHA 40-Hour HAZWOPER  
Environmental Professional*

### Work History

*Project  
Manager/Environmental  
Scientist; MAKsolve; 2018-  
Present*

*Project Manager; CSE  
Engineering & Consulting, LLC;  
2014-2018*

*Environmental Scientist; PSI,  
Inc; 2002-2010*

# CLARA TIFFANY

## PROJECT MANAGER / GEOLOGIST

### PROFESSIONAL EXPERIENCE

Ms. Tiffany has been with MAKsolve since 2017. She has previous experience in landfill oversight to ensure compliance with state and local inspections. Additionally, Ms. Tiffany has experience in completing field activities and reporting for Phase I ESA's, Phase II ESA's, and BUSTR Tier I and Tier II investigations. She has participated in various sub-surface investigations to include soil sampling/classifying, vapor and groundwater sampling, slug-test procedures and explosive gas monitoring. She has effectively assisted clients undergoing the Cessation of Regulated Operations (CRO) process, conducting and filing SARA Tier 2 chemical inventories, and Toxic Release Inventory activities. She has been successful in filing claims on behalf of clients with the Petroleum Underground Storage Tank Release Compensation Board and Environmental Covenants with the Bureau of Underground Storage Tank Regulations.

### PROJECT EXPERIENCE

#### Large Industrial Site - Downtown Dayton

Assisted with large scale sampling efforts on industrial building historically used to manufacture automotive parts. Performed sampling of pulverized concrete and dust swipe sampling to analyze for naphthalene heavily utilized for decades within the complex. Completed vapor, soil and groundwater investigation to determine impact of historic operations. Future remediation efforts to include sub-slab depressurization system.

#### Non-Profit Housing Development Corporation – Piqua

Conducted Phase I ESA on property. Noted several Recognized Environmental Conditions (RECs) among which were that the property had historically operated as a railroad depot/coal yard with above ground storage tanks of petroleum product located nearby. This led to a Phase II ESA encompassing soil, groundwater, and vapor sampling to ensure the safety and welfare of vulnerable populations to be housed on-site.

#### Shopping Center – Huber Heights

Manages on-going Voluntary Action Program (VAP) Operation and Maintenance Plan for shopping center with current and historic dry-cleaning facilities. Property is currently undergoing quarterly sampling of groundwater and sub-slab/indoor air sampling to ensure there are no vapor intrusion issues for neighboring units and groundwater affected by tetrachloroethene does not migrate beyond property boundaries or invade a deeper aquifer. Annual reports are filed with the Ohio EPA.

#### Non-Profit Organization – Dayton

Conducted Phase I ESA on property adjoining National Priorities List property as well as undocumented historic landfill. Resulting Phase II ESA activities included soil, groundwater and vapor sampling to ensure employees, animals and customers frequenting the site are unharmed by historic operations with potential environmental impact.

### Education

*B.S. Environmental Geology –  
Water Resources, University of  
North Dakota, 1997*

### Work History

*Geologist, MAKsolve; 2017-  
Present*

*Hazardous Materials and Solid  
Waste Specialist; CH2MHill,  
2002-2004*

# REBECCA A. SINOPOLI, P.E.

## TECHNICAL SERVICES MANAGER

### PROFESSIONAL EXPERIENCE

Ms. Sinopoli is the most fun addition to the MAKsolve team. Her specific focus is to expand MAKsolve's client services throughout MAKsolve's service area and apply engineering competencies to all new and ongoing projects. As a former small business owner Ms. Sinopoli understands the many challenges small businesses face and can scale resources to accommodate businesses of all sizes. Adept at coordinating project logistics and resolving sensitive matters, she excels in communicating with diverse stakeholders and readily brokers partnerships between municipal and business interests to form and prosper mutually beneficial professional relationships.

### PROJECT EXPERIENCE

#### Cherry Creek Bikeway, Denver CO

Re-engineered heavily trafficked bike path to improve safety and performance while preserving environmental aesthetics and greatly reducing outyear maintenance. Performed design, prepared cost estimates, coordinated with municipal agencies, consulted with bike enthusiasts and delivered \$2M project on schedule on budget.

#### Monaco and Evans Intersection, Denver CO

Performed preliminary and final design to reconstruct high density intersection of two major thoroughfares. Consulted with retail store owners to minimize impacts, coordinated with agencies within and outside Denver municipality, researched right-of-ways implemented greatly improved traffic control within tightly-bound corridor.

#### 56th Avenue Design, Denver CO

Established lane striping and signage plan of a new rural thoroughfare in compliance with ASSHTO Design and Safety Standards to assure safe rural highway travel to Denver International Airport.

#### 32nd Avenue Reconstruction, Denver CO

Performed preliminary and final design to resurface a major thoroughfare through the Highlands business district. Implemented ADA-compliant curb & gutter replacement, new street lighting and tree-lined beautification. Consulted with retail store owners and residents to generate community support and coordinated inter-agency construction phasing, which mitigated impacts and assured timely project completion.

#### BF50 Officer Housing, Hickam AFB HI

Standardized process and workflow between Civil Engineering Office, Base Housing Office and housing occupants. Consulted with occupants, researched statutory regulations, met with base senior leadership and responsible officials to develop highly-effective transition plan that achieved programmatic housing renovations/upgrades. Plan innovatively used fully-equipped transition housing to temporarily displace families during renovation of permanent housing.

#### SCS Hardscape Survey, Hickam AFB HI

Conducted in-depth hardscape survey of military base housing units to prioritize areas of concern for timely institutional resolution of safety concerns and exterior beautification through occupant focus groups.

### Education

*Bachelor of Science, Civil Engineering, University of Colorado 1993*

### Licensure

*Professional Engineer, 1997  
Real Estate Agent, Ohio, 2020*

### Work History

*Technical Services Manager,  
MAKsolve; 2020-present*

*Business owner, Dayton OH,  
2012-2021*

*Engineering Consultant, 15th  
Civil Engineering Squadron,  
Honolulu HI, 2002-2003*

*Staff Engineer, City and County  
of Denver, Denver CO, 1993-  
1997*

### Affiliations

- *NAIOP, Member*
- *I70/75 Development Association, Member*
- *Home Builders Association of Dayton, Member*
- *South Metro Chamber, Member*

# JEFFREY LABIANCO

## GEOLOGIST

### PROFESSIONAL EXPERIENCE

Mr. LaBianco has been with MAKsolve since July of 2022. He is a recent graduate from the University of Mount Union with a Bachelor of Science in Geology and minors in both Earth Science and Economics. His specific focus at MAKsolve is in performing extensive field work which encompasses soil sampling, screening, and handling the time and temperature sensitive nature of these samples, sub-slab soil gas extraction, and groundwater sampling necessary for our team to deliver thorough and timely reports for our clients. He assists with assembly of reports along with providing assistance with phase I environmental site assessments in accordance with ASTM E 1527-21, the USEPA All Appropriate Inquiry rules, and other client specific scopes of work.

### PROJECT EXPERIENCE

#### **Bowser-Morner Industries, Dayton, OH**

Developed skill in processing aggregate from several sources and testing aggregate and soils with the support of machinery for abrasion under different conditions, and the effects of freeze & thaw, specific gravity and gradation of these materials.

#### **Auto Shop Dig and Haul Remediation, Trotwood OH**

Oversaw a dig and haul operation to facilitate the removal of contaminated soil originating from a leaking underground storage tank. Following removal of the contaminated soil, Regenox, an In-situ chemical oxidation product was applied to the open pit and re-covered. Monitor wells were installed and sampled to monitor remediation progress.

#### **Service Station Remediation, Tipp City OH**

Oversaw injections of BOSS remediation chemicals to oxidize contamination originating from leaking underground storage tanks. Following injections carried out sampling activities to monitor the effect of the injections and progress of contamination remediation.

#### **HUD, OHFA and HOME Phase I ESAs-Variou, OH**

Completed multiple HOME, HUD 811 phase I ESA site visits at various locations throughout the state along with assisting in assembly of reports.

#### **Large Refrigeration Unit Industrial Complex, Sidney OH**

Performed and assisted conducting a Phase I ESA, sub-slab vapor sampling, and limited subsurface investigation at a 38.54 acre former industrial complex consisting of a 230,000 square foot automobile refrigeration unit manufacturing building constructed in 1973.

### Education

*B.S. Geology – Earth Science, Economics, University of Mount Union, 2022*

### Licensure

*Asbestos Evaluation specialist, 2023*

*OSHA HAZWOPER Certified (40 and 8 Hour), 2023*

### Work History

*Geologist, MAKsolve; 2022-Present*

*Aggregate and Soils Laboratory Intern; Bowser-Morner Industries, April 2020 – August 2020*

### Leadership Positions

*Dayton Raiders Swim Team Assistant Coach*

*Eagle Scout*