

BROWNFIELDS REMEDIATION AND REDEVELOPMENT


The term "Brownfields" refers to under-utilized and often abandoned properties where, until recently, environmental contamination, and/or the "stigma" of potential contamination, has discouraged redevelopment. These properties are often in areas that are attractive to developers due to existing infrastructure and access to major highways and port areas. Many of these properties are also located in areas targeted by municipalities for redevelopment with the goal of increasing employment, property values, and tax ratables as well as creating new business opportunities to fuel continued and sustainable economic growth.

The good news is that recent regulatory initiatives have created incentives for redevelopment of Brownfields that have motivated private developers and public entities to tap into these valuable real estate resources. EXCEL Environmental Resources, Inc. (EXCEL) has a seasoned professional staff with practical, hands-on experience in every aspect of the Brownfields restoration process. We know from experience that successful Brownfields restoration requires environmental expertise as well as a keen understanding of the real estate transaction and redevelopment process. Our unique staff of environmental and real estate experts has successfully integrated remediation into redevelopment for residential, commercial, industrial, recreational, and open space end uses. We are working with municipalities, property owners, private developers, and other stakeholders to locate candidate Brownfields properties, efficiently characterize environmental conditions, design and implement cost-effective solutions to address contamination, facilitate property transactions, and turn redevelopment plans into reality.

EXCEL's expertise in Brownfields remediation and redevelopment is evidenced by our accomplishments in returning large, complex contaminated properties to productive use, including the McGuire Gardens Housing Complex in Camden, the Military Ocean Terminal and Standard Tank sites in Bayonne, the Police Substation in Kearny, and the Municipal Public Safety Complex in Perth Amboy, among many others.

EXCEL offers Turn-Key Brownfields Remediation and Redevelopment Services, including:


- Public/Private Brownfields Inventories
- Highest and Best Use Property Evaluations
- Facilitation of Public/Private Partnerships
- Grant Application Assistance
- Remediation Agreements and Other Financial Incentives
- Environmental Risk Management
- Remediation Cost Estimation
- Return on Equity Evaluations
- Environmental Assessments and Investigations
- Innovative Compliance Techniques

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- Value Engineering
 - Remedial Action Alternative Evaluations
 - Remedial Action Work Plan Preparation/Implementation
 - Integration of Remediation into Redevelopment Plans
 - Insured Guaranteed Fixed-Price Remediation
 - Agency Coordination and Negotiation
 - Environmental Insurance Applications and Underwriting Negotiations
 - Bid Specifications and Contract Documents
 - Construction Management
 - Technical Assistance with Third-Party Cost Recovery

Let us put our unparalleled expertise and passionate commitment to Brownfields remediation and redevelopment to work for you!

 XCEL provides full-service environmental consulting and engineering services that are solution-oriented, innovative, and focused on the needs and objectives of each client. We pride ourselves on the high quality and technical excellence of our services and the cost-effective and creative solutions we have developed based on years of problem-solving experience in the environmental industry. EXCEL is certified as a Women Business Enterprise (WBE) and a Small Business Enterprise (SBE) with offices centrally located in North Brunswick, New Jersey.



*Solving Environmental Problems
& Creating Redevelopment Opportunities*

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Certified WBE & SBE
