



June 2009 Newsletter

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## Save the Date!

Mark your calendar now  
for the annual  
Gabriel Open House!



This year's extravaganza  
will be held on  
**September 10th, 2009.**

With food, drinks, and  
live entertainment, the  
annual Gabriel Open  
House is always a blast!

Keep your eyes and ears  
open for more  
information in the  
coming months.

# Gabriel Gazette

June 2009

## Vapor Intrusion - How Can It Affect Your Deal?

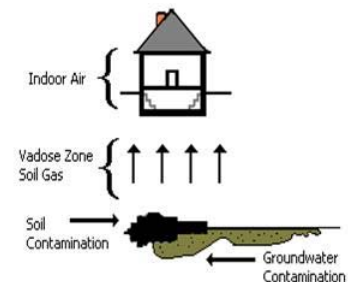
Over a year has passed since new ASTM Vapor Intrusion (VI) standards were issued in March 2008.

Despite the fact that these standards have been in place for more than a year, there still remains much confusion as to what precisely vapor intrusion means, and why VI screening can be necessary.

### What Is Vapor Intrusion?

VI is an indoor air quality condition that occurs when evaporating chemicals migrate from polluted soil and groundwater in the form of hazardous vapors into overlaying buildings.

VI problems can lead to serious health issues such as eye irritation, headaches, respiratory problems, and has even been linked to increasing one's risk of cancer.



### How does this environmental problem affect owners?

Having an unresolved vapor intrusion issue on your property can result in lowering the property value or causing complications if the property is foreclosed upon. Despite this, in a recent survey by [EDR's Market Research Group](#), of over 1,400 environmental professionals participating, only 34% said their clients had begun requesting VI screens.

To protect yourself from current and future liability, be sure that your environmental consultant is assessing VI risks while doing due diligence work. VI will not ruin a property transaction as long as it is dealt with properly. Gabriel includes vapor intrusion as one of the non-scope environmental conditions we assess during a Phase I

## John Polich Invited to Join Task Force



Gabriel is pleased to announce that [John Polich](#), founder and President of Gabriel Environmental, has been invited to join the **ASTM - Building Energy Performance Task Force**.

The goal of this group is to help set standards for disclosure that will need to be made before a building is sold - akin to how a Phase I discloses environmental risks.

The hope is that by doing so, property owners will pay more attention to better energy practices and energy efficiency.

## Environmental Links

[Environmental Protection Agency](#)

[Illinois Environmental Protection Agency](#)

**Congratulations, Steve Sawyer!**

ESA, as warranted by site conditions.

If you have any questions about VI and how it might affect your property, contact [Natalie Neuman](#) at (773) 486-2123.

## Illinois Sues Crestwood Mayor Over to Contamination

On June 9th, 2009, Illinois Attorney General, Lisa Madigan, filed a civil lawsuit against Crestwood's mayor, Robert Stranczek, and his father and former mayor, Chester Stranczek.

The two men are being sued by the State of Illinois after being accused of knowingly drawing drinking water for the village of Crestwood from a well contaminated with dichloroethylene and vinyl chloride.



Despite the fact that these chemicals, which are linked to causing cancer, were discovered in the 1980's and the well was shut down, Crestwood officials reportedly were using the well to provide 3-20% of the drinking water every month to Crestwood up until 2007 when the well was finally shut off.

The EPA has begun testing soil and groundwater around the well in order to determine how much pollution may have seeped its way into public consumption over the past decades.

Crestwood officials are facing millions of dollars in fines.

Environmental contamination can be costly to you and the environment. Gabriel has over 35 years of experience dealing with the IEPA, USEPA, and MWRD. Contact [John Polich](#) today to see how Gabriel can help you manage your environmental needs.

## Tips to Stay Cool this Summer

As the summer months heat up it is important to make sure you stay as cool as possible! [Heat exposure](#) can cause severe illness or, in some cases, may even be fatal; when humidity is high, sweat evaporation - which is what cools our bodies - does not happen as quickly, and therefore our bodies cannot release heat as rapidly as it may need to.

Staying cool when temperatures are inching closer and closer to three digits can be difficult and expensive. There are ways, though, to stay cool without sending your energy bill through the roof.

Here are some helpful tips to stay cool and save money:

**1. Your windows matter!** During the summer, make sure you have white window shades or blinds to reflect the sun. Keep these shades closed during the day, especially over any windows that may be facing **south** or **west**. Also, open windows on opposite sides of your house to create a cooling cross-breeze.



Gabriel is proud to announce that our very own Executive Vice President, **Steve Sawyer**, recently joined the ranks of those who have run a marathon in each of the 50 states!

Steve, who has run nearly 70 marathons and ultra-marathons, rounded out his 50th state with a marathon in - of all places - Marathon, Iowa.

From everyone at Gabriel:  
**Congratulations, Steve!**

## Biking Bits



Gabriel is delighted to announce that during Chicago's [Bike to Work Week](#), **Gabriel finished 1st** in the 2009 Bike Commuter Challenge for businesses with 25-99 employees!

**2. Use Ceiling fans!** A ceiling fan, simply by circulating air in a room, can make the area feel up to **seven degrees cooler**, for a significantly lower cost than running A/C. Even the least energy-efficient fans run at no more than \$10 a month when on for over 12 hours a day. Also, if you do use A/C, using a fan to disperse cooler air will help the A/C work more efficiently and keep costs lower.

**3. Be Smart About Fan Usage.** Now that you've followed Tip #2, remember that [fans cool people, not rooms!](#) Although fans circulate air well, the benefit is to the **person**, not the room. Remember to turn off fans in unoccupied rooms!

**4. Install a geothermal HVAC system.** If you're looking for big savings over time, consider installing a [geothermal HVAC system](#). Using the constant temperature of the earth itself, geothermal systems are more expensive to install than traditional HVAC methods, but are substantially less expensive to operate long term. Contact [John Polich](#) to see how Gabriel can assist you with your geothermal needs.

Beat the heat with these tips, and don't forget to drink plenty of water or other hydrating fluids during summer months.

## The Problem with E-Waste Recycling

Electronics are a growing portion of the municipal solid waste stream. Americans alone own an estimated 3 billion electronic items. This becomes a problem when realizing that everything manufactured eventually becomes garbage, and electronic technologies become obsolete more rapidly than most things. The EPA estimates that in [2006 alone over 300 million electronics units were discarded](#).

While much of the electronics recycling industry is effective and supports a more sustainable environment, recent public attention has turned to those e-waste recycling collection programs that neglect the intended sustainability efforts of e-cycling and instead exploit poorer countries.

The problem starts when disreputable e-waste recycling collection and/or distribution programs ship obsolete electronics equipment to developing countries which are hungry for the technology such shipments offer (or simply the metal content in the units). These countries generally have few effective environmental regulations in place.

Too often, this e-waste which is intended to be recycled or remanufactured, is broken beyond repair, and totally obsolete. These units, instead of providing a quality rebuilt computer to a struggling school as the original donor intended, are scrapped. Copper and gold are extracted in open fires and acid baths by individuals who lack any respiratory protection, and the scrap from these processes become litter. The public health and environmental consequences appear to be quite severe.

During Bike to Work Week, **one-third** of our staff biked into work at least once!

Biking provides great health and environmental benefits. From May - October, Gabriel is proud to provide a small cash incentive for every day an employee chooses to bike to work.

### **Helmets Save Lives!**

Choosing to bike is good for your health; choosing to wear a helmet is good for your head!

Wearing a helmet while biking [can significantly reduce your risk of brain damage](#) if you are in an accident.

If you choose to bike to work, please consider wearing a helmet.

### **How do we fix this toxic problem?**

The key solution to solving this growing problem is to begin re-engineering electronics to use less toxic elements and to make them easier to retrieve and reuse. This, however, depends on a multilateral approach across several industries, and is not easy.

Additionally, environmental management and industrial development policies in the United States that support recycling industries should be encouraged. The Electronics Industry has also initiated stronger steps toward self-regulation. A new initiative, known as the e-Stewards program has an accreditation and certification program for electronics waste recyclers.

Repairing the problem of e-cycling abuse will take continued attention on the part of both consumers as well as industry leaders, as well as monitoring of global agreements and strategies as technology and options evolve.

Written by Gabriel's Special Projects Manager, [Judy Freeman](#)  
To watch a 60 Minutes clip about the dangers of e-cycling abuse, click [here](#).