



Senior Due Diligence Manager

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Tyler Zschiedrich is a Senior Due Diligence Manager with August Mack Environmental, Inc. in the Indiana office. He has more than 12 years of experience and specializes in transactional driven due diligence investigations such as Phase I Environmental Site Assessments and Phase II Subsurface Investigations. In his role as a Senior Due Diligence Manager, Tyler manages the overall Phase I ESA, Phase II, and other due diligence investigation projects and related client communication.

Project Experience:

- Managed ASTM Phase I Environmental Site Assessments (ESA) as the Environmental Professional at multiple sites across several states undergoing acquisition, divestiture or refinancing, including commercial and industrial buildings and undeveloped sites.
- Managed other due diligence assessments including Transaction Screen Assessments (TSA), Desktop Reviews, and Environmental Tenant Assessments (ETA) for various properties.
- Conducted subsurface investigations at multiple sites. Activities included acting as on-site consultant, oversight of geophysical survey and utility locating activities, performing field classification and screening of soil borings, developing lithologic soil profiles, and collection of field samples for analysis.
- Assisted clients with receiving Bona Fide Prospective Purchaser (BFPP) Comfort Letters through the Indiana Brownfields Program, and prepared Continuing Obligation Assessment Letters for clients acquiring contaminated properties.
- Assisted clients with obtaining regulatory closure at multiple sites where subsurface impacts were identified by obtaining No Further Action.
- Performed Indoor Air Quality (IAQ) investigations of commercial buildings. Inspections typically include a thorough visual inspection and sampling for physical air parameters including mold, bacteria, airborne particulates, and/or chemical constituents.
- Conducted Housing and Urban Development (HUD) governed lead-based paint inspections and risk assessments for single family and multi-family structures.

Education & Certifications:

- B.S. Environmental Science, Indiana University
- 40-Hour Hazardous Waste Site Operations (HAZWOPER) Training, OSHA and current 8-hour refresher
- Asbestos Building Inspector, Indiana
- Lead Risk Assessor, Indiana

Expertise:

- Phase I ESAs
- Subsurface Investigations and Reports
- Brownfields Comfort Letters and Continuing Obligation Assessment Letters
- Asbestos Survey and Sampling
- Indoor Air Quality Monitoring/Investigation
- TSAs
- Desktop Reviews
- ETAs
- Lead-Based Paint Risk Assessments
- Groundwater Monitoring

Professional Experience:

August Mack Environmental
Senior Due Diligence Manager
 2017-Current

Environmental Site Assessor
 2012-2017

Field Scientist
 2009-2013