

Krista J. Wahnefried
Environmental Scientist

Professional Experience

Ms. Wahnefried is an Environmental Scientist with over eight years of experience in environmental consulting and scientific research. Ms. Wahnefried's expertise in environmental consulting focuses on environmental due diligence assessments for commercial real estate transactions (Phase I and II Environmental Site Assessments), water quality monitoring, hazardous material inspections, NEPA Land Use Compliance, natural resource surveys, litigation support, project management, technical report writing, cost estimations, and proposals.

Education

- B.S., Environmental Science, Northern Arizona University, 2010
- Graduate Coursework, Ecology & Evolutionary Biology, University of Nevada, Las Vegas, 2013

Certifications

- OSHA, 29 CFR 1910 40-Hour, Hazardous Waste Operations and Emergency Response (HAZWOPER)
- Asbestos Abatement Consultant, NV Lic. No. I-1813

Project Experience

Natural Resources

Environmental Scientist/Project Manager responsible for conducting and managing field work and report preparation for Threatened and Endangered species habitat evaluations, biological assessments, ecological restoration projects, and other natural resource projects. Prepared NEPA Land Use Compliance reports for telecommunications projects in Arizona, Nevada, California, Colorado, Utah, New Mexico, and Texas. Designed restoration and vegetation transplanting protocols and evaluated success of long-term restoration programs. Projects included close collaboration with public stakeholders plus Federal, State, and Tribal agencies.

Phase I Environmental Site Assessments and Transaction Screen Assessments

Environmental Scientist/Project Manager responsible for conducting and managing over 300 Phase I Environmental Site Assessments (ESAs) and transaction screen assessments in Nevada, Arizona, New Mexico, California, Colorado, Texas, and Utah for commercial real estate transactions. Properties assessed include: gasoline and automotive service stations, dry cleaning facilities, residential properties, agricultural and raw land, telecommunications leases, industrial facilities, and office/retail sites. Assessments conducted following generally accepted consulting practices and in accordance with applicable ASTM International Standards, the All Appropriate Inquiry (AAI) ruling, and individual client scopes including Vapor Encroachment Screening and evaluation of Business Environmental Risks such as asbestos, lead paint, radon, and mold.

Phase II Limited Site Investigations

Environmental Scientist responsible for conducting environmental media sampling of commercial properties and private land in Nevada and Arizona to assess for the presence of contamination in soil and/or groundwater. Projects include evaluation of petroleum releases associated with underground storage tanks, dry cleaning chemicals, and residual contamination from historic use of pesticides, herbicides, fertilizers, and other chemicals of concern. Responsible for identification of contaminant delineation and preparing a report of findings following review of analytical results.

Water Quality Monitoring

Environmental Scientist responsible for conducting on-site groundwater monitoring well sampling for Phase II ESA investigations and on-going remediation projects in southern Nevada. Responsible for collecting quarterly water discharge samples for NPDES permit compliance and report preparation for properties including multi-tenant residential sites and resort casinos. Responsible for conducting water quality evaluations including sampling and providing recommendations for lead in drinking water and *Legionella* policy compliance for both commercial and residential properties.

Hazardous Material Inspections

Environmental Scientist/Project Manager responsible for conducting asbestos building material inspections in Nevada and Arizona for various commercial, industrial, residential, and school facilities. Inspections range from limited surveys in preparation for renovations or in response to losses, as well as pre-demolition comprehensive surveys. Responsibilities include documenting and sampling suspect building materials, data interpretation, and report preparation in compliance with applicable regulations.

Indoor Air Quality and Microbial Investigations

Environmental Scientist/Project Manager responsible for industrial hygiene projects including indoor air quality assessments of various commercial, industrial, residential, and school facilities. Projects include visual inspections, moisture mapping, documentation of observations, various surface and air sampling techniques, data interpretation, and providing remediation recommendations guidance. Responsible for performing indoor air quality sampling to evaluate the presence of VOCs, carbon monoxide, carbon dioxide, and other air quality parameters. Experienced in assessment of fungal and bacterial presence and conducting site clearance following microbial abatement.