

Ryan D. Defilippi, E.I., C.E.M.
Staff Engineer

Professional Experience

Mr. Defilippi is a Civil Engineer with more than eight years of experience in civil engineering and environmental consulting. Mr. Defilippi's areas of expertise in environmental consulting include project management, environmental due diligence assessments for commercial real estate transactions (Phase I and II environmental site assessments), Toxics Release Inventory (TRI) reporting, Indoor Air Quality (IAQ) assessments and abatement oversight (asbestos, lead and mold), technical report writing, cost estimations and proposals, project oversight, analytical data review, and remediation system design and implementation.

Education

- B.S., Civil Engineering, University of Nevada, Reno, 2014.

Certifications

- Engineer-in-Training (E.I.) #0T7335
- Certified Environmental Manager, Nevada (C.E.M.) #2434
- OSHA, 29 CFR 1910 40-Hour, Hazardous Waste Operations and Emergency Response (HAZWOPER)
- MSHA Part 48, Surface Miner Training
- Asbestos Consultant, NV Lic. No. IM-1932
- Asbestos Abatement Supervisor, TX Lic. No. 805254
- Asbestos Inspector, TX Lic. No. 603533
- Asbestos Air Monitoring Technician, TX Lic. No. 706887

Project Experience

Civil Design

Intern Draftsman responsible for general blueprint review and editing associated with civil engineering projects in the Reno/Sparks area. Implemented general design requirements using city planning regulations, building permits and roadway design specifications.

Metallurgy and Geology

Laboratory Technician responsible for all geological sample receipt and storage, which was organized on 50,000-cell spreadsheet. The samples originated from mines and various exploration sites throughout the world, primarily from the Western Hemisphere. Organized and conducted various lab experiments related to metallurgy and mineral leaching. Analyzed geological samples using general geological terminology and sampling techniques. Responsible for training new employees on safety and operation of the onsite machines and equipment.

Phase I Environmental Site Assessments and Transaction Screen Assessments

Staff Engineer/Project Manager responsible for conducting and managing over 150 environmental site assessments and transaction screen assessments in Nevada and Northern California for commercial real estate transactions. Properties assessed including: gas stations, automotive service stations, bulk petroleum storage plants, a chromium plating facility, airports, a natural gas power plant, rural ranches/farms, multi-family properties and other office/retail sites for the presence of recognized environmental conditions (RECs). These assessments were conducted following generally accepted consulting practices and standards in accordance with ASTM 1527, ASTM 2247, or ASTM 1528. Select projects include:

- **Rancharrah, Reno, NV** – Responsible for conducting a Phase I environmental site assessment on the approximately 109 acres of land formerly known as Rancharrah. The property consisted of nine contiguous parcels, which included residential dwellings, barns/storage sheds, an equestrian center, a studio, and several outbuildings. The Phase I environmental site assessment was conducted as a due diligence effort in preparation for development of a mixed-use master planned community. The environmental site assessment was performed for local developing company, Reno Land Inc.
- **Naniwa Energy Facility, McCarran, NV** – Responsible for conducting a Phase I environmental site assessment on the natural gas turbine power plant known as the Naniwa Energy Facility. The facility was constructed as a peaking power plant designed to operate only during periods of high electrical demand. The Phase I environmental site assessment was conducted as a due diligence effort in connection with a prospective commercial property transaction.
- **Circus Circus, Reno, NV** – Responsible for conducting environmental site assessment on the existing Circus Circus Hotel and Casino. The project involved assessment of 11 parcels of land, which included numerous hotel and casino towers and the associated parking structures in downtown Reno, NV. Prior to development of the site as currently stands today, the property was developed as residential dwellings, motels, churches, a theatre, a school, a brewery, a dry cleaner, an auto service station, a gas station, and several other commercial businesses. Emphasis of the transaction screen assessment was placed on the facility's mechanical equipment including elevators, the transportation tram system, and the energy generating components required for daily operations.
- **Reno-Stead Airport, Reno, NV** – Responsible for conducting an Environmental Cursory Review of the existing Reno-Stead Airport, which is comprised of approximately 3,000 acres of land. The assessment revealed historic use of the property as an airport and the former Stead Air Force Base. Emphasis of the assessment was placed on historical disposal practices, use of underground/aboveground storage tanks, and site use during military operations. An in-depth review of corrective action cases was performed to assess for potential environmental impacts to the property from the Stead Solvent Site and other documented releases related to historic soil and groundwater contamination in the area.
- **Rural NV Ranch, Winnemucca, NV** – Responsible for conducting a Phase I environmental site assessment on approximately 12,000 acres of land located along the Humboldt River corridor. The assessment revealed historic use of the property as a former smelter and agricultural ranch dating back to the 1800s.

Phase II Environmental Site Assessments and Site Remediation

Staff Engineer/Project Manager responsible for oversight of soil/groundwater sampling during drilling/excavation activities at numerous commercial properties and private land in Nevada, Northern California, and Texas to assess for the presence of contamination in the soil and/or groundwater. Responsible for identification of contaminant delineation and preparing a report of findings following review of analytical results. Select projects include:

- **Rancharrah, Reno, NV** – Responsible for conducting oversight during removal of several underground storage tanks on the former ranch property. Due to soil contamination encountered during removal of the tanks, assessment remediation was conducted to satisfy regulatory requirements. Environmental site assessment activities included advancement of numerous soil borings to assess for the presence of soil and groundwater contamination. Remediation activities included soil excavation and disposal. Following remediation, the site successfully achieved regulatory closure and facilitated financing for the property buyer.
- **Diamond S and CS Ranches, Winnemucca, NV** – Responsible for conducting a Phase II environmental site assessment on the of the Diamond S and CS Ranches to address recognized environmental conditions identified for the property. Environmental site assessment activities included assessment of a historic cattle dipping vat, a former smelter, several observed dumping/landfill areas, and areas of apparent petroleum contamination originating from ranching operations.
- **Wilbur-Ellis Aerial Chemical Application Facility, Robstown, TX** – Responsible for conducting assessment and oversight during post-vacancy specialized cleaning activities of an aerial application facility. Oversight was performed during cleaning of containment basins and sumps on the property to remove residual contamination from historic use of pesticides, herbicides, fertilizers, and other chemicals. Final clearance sampling was conducted to ensure the effectiveness of cleaning activities.

Emergency Response

Staff Engineer responsible for emergency response activities involving the accidental release of petroleum products caused by truck rollovers and vehicle accidents in Nevada, Northern California and Texas. Typical emergency response actions include sample collection, remediation oversight, analytical review, report preparation, and regulatory agency liaison.

Toxics Release Inventory Reporting

Staff Engineer responsible for yearly EPA Toxics Release Inventory (TRI) reporting on behalf of facilities utilizing toxic chemicals. Conversant with the Emergency Planning and Community Right-to-Know Act (EPCRA) rules and regulations used to help support and promote emergency planning and provide the public with information about releases of toxic chemicals in their community. The TRI Program was created to support decision-making by industry, government, non-governmental organizations and the public in regards to the use of toxic materials that may pose a threat to human health and the environment.

Indoor Air Quality Sampling

Staff Engineer/Project Manager responsible for collecting building material samples, performing final clearance inspections (visual and air monitoring), and performing personal air monitoring during comprehensive asbestos surveys and asbestos abatement projects in Nevada, Northern California and Texas. Responsible for assessing for the presence of microbial growth and overseeing microbial abatement on numerous commercial and residential properties.

Professional Affiliations

American Society of Civil Engineers (ASCE); Member since 2013

NAIOP – Northern Nevada Chapter; Developing Leader since 2015

Western Industrial Nevada (WIN); Member since 2015

Associated General Contractors (ACG); Member since 2017