

# Timothy F. Zoch

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## Skills Profile:

- Well-rounded management background in branch and corporate operations, training, safety, and human resources.
- Excellent technical writing, verbal communication, and consulting skills.
- Excellent experience developing and implementing company-wide training.
- Skilled developing annual budgets and defining goals and objectives.
- Dedicated and loyal team member.

**Experience: 1999 - 2009      QORE Property Sciences      Dallas, TX**

### **Dallas Branch Manager, Senior Project/Client Manager**

- Managed 25-person branch office. Annual sales exceeded \$2.5 million.
- Individually developed/maintained local/national client base. Annual sales exceeded \$500,000.
- Developed/presented company-wide training for environmental assessments, project management, safety. Increased quality, controlled liability, reduced accidents, enhanced profitability, limited expense.
- Chaired company-wide Phase I ESA subcommittee. Developed/maintained standardized report formats, monitored deliverables, managed senior professional performance. Improved overall quality, standardized deliverables, increased profitability, reduced liability.
- Chaired company-wide task group. Provided incentive/guidance for staff professionals seeking project manager career path. Developed in-house resources. Increased company-wide project management skills, abilities, capacity.
- Coordinated staff/senior professionals from multiple branches. Completed multi-site Phase I/Phase II assessment portfolios on time/under budget. Delivered standardized reports. Provided valuable consulting services. Established team relationship with clients prompting increased sales, referrals.
- Successfully negotiated contracts for information services, laboratory analyses, remediation contractors, waste transportation, disposal. Protected client's/company's interests, controlled costs, limited liability.

**1995 – 1999      Law Engineering and Environmental Services, Inc.      Dallas, TX**

### **Staff Project Manager**

- Provided consulting during due diligence real estate transactions. Evaluated potential environmental risks. Consulted with clients formulating business decisions.
- Performed Phase I/Phase II Assessments. Completed projects per authorized scope. Achieved assessment objectives.

**1990 – 1995      Southwestern Laboratories      Dallas, TX**

### **Staff Environmental Scientist**

- Performed Phase I/Phase II Assessments. Completed projects per authorized scope. Achieved assessment objectives.

**Education:** Bachelor of Arts, Environmental Science, Concordia Lutheran College, 1991

## **Professional Registrations / Certifications / Technical Training:**

- Certified Asbestos Inspector
- Certified OSHA 40-Hour Hazardous Waste Operations
- ASTM 1527-05 Environmental Professional

**Other Activities / Interests:** Family, church (board of elders), music, camping, fishing, and woodworking

## **Representative Experience / Achievements**

### **Branch Management**

- Responsible for office planning, staffing decisions, candidate interviews, and employee reviews. Selected and implemented staff reductions following the 2008 decline in the real estate industry. Provided guidance to employees as they developed career goals and objectives. Directed office administrators regarding office finances, support, vendors, and supplies to control costs and achieve revenue targets.

### **Environmental Site Assessments**

- Managed and performed environmental site assessments on diverse properties across the country. These projects have included portfolios of commercial and industrial sites with expedited completion schedules. Responsibilities included technical oversight, project coordination, and regulatory agency interaction in multiple states. A notable portfolio consisted of thirteen commercial/industrial properties in the Chicago area that included subsequent soil and groundwater assessment work. Another unique portfolio consisted of fifty-eight multi-family properties located in fifteen cities across seven states.

### **Underground Storage Tank Removals**

- Completed the removal of a diesel underground storage tank from an office building property located in Dallas, Texas. The scope of services included completion of an environmental site assessment of the property in which the UST was identified, interaction with regulatory agencies to facilitate the removal of the tank within an expedited timeframe, coordination with the tank removal contractor, performance of confirmation soil sampling and laboratory analyses, and completion of the required submittals to the state regulatory agency.
- Completed technical oversight of a project involving the removal of four underground petroleum storage tanks at a former industrial facility. Soil and groundwater impact was discovered. Assessment activities included determination of the magnitude and extent of impact, quarterly groundwater monitoring, collection of natural attenuation data, and receipt of site closure from the state.

### **Site Contamination Assessment**

- Managed the completion of Phase II Environmental Site Assessments on properties identified to have recognized environmental conditions during the completion of Phase I ESAs. These projects have typically included collection of soil and groundwater samples from the site for laboratory analyses. Based on comparison of laboratory data with published regulatory action limits and cleanup criteria, recommendations have been formulated for further sampling, remedial action or no further assessment.
- Managed assessment activities required to characterize the magnitude and extent of contamination in order to complete an "Affected Property Assessment Report" (APAR) in accordance with Texas Risk Reduction Program regulations.

### **Site Remediation Programs**

- Provided technical oversight and project management for remediation of a former dry cleaning facility. Portions of the floor slab were removed to facilitate access to the impacted soil. Site restoration activities were completed after confirmation sampling indicated that the soil impact had been removed to acceptable levels. Received concurrence from the Texas Commission on Environmental Quality (TCEQ) that the response action satisfied regulatory requirements.

## **Voluntary Cleanup Programs**

- Provided technical oversight and project management for the completion of Site Investigations, Response Action Work Plans, and Response Action Completion Reports for several sites throughout Texas. Contaminants have included volatile organic compounds, semi-volatile organic compounds, metals and petroleum hydrocarbons. Response actions have included excavation of impacted materials, monitoring, and natural attenuation. Certificate of Completion documents have been issued for several of these sites.
- Provided technical oversight and project management for projects involving the documentation of impact from an offsite source through the Texas "Innocent Owner-Operator Program". Several of these sites have received Certificate of Completion documentation releasing the owner of the subject property from liability for the impact.
- Conducted pre-redevelopment soil and groundwater assessment beneath a former dry cleaning facility located within a regional-scale PCE plume. Delineated the area requiring soil removal and prepared a site-specific demonstration that final site conditions are protective of current and future facility workers, site visitors, and construction workers. Demonstrated contribution of off-site sources to on-site contamination. Based on exposure assessments, negotiated and implemented site-specific cleanup criterion with the local and regional regulatory agencies. Implemented removal of soil to be disturbed during construction, justifying closure without removal of additional soil based on conditions demonstrated to be protective of indoor inhalation and with physical controls to reduce leachate potential.
- Developed site-specific, risk-based response action objectives for a PCE plume in clay soil over limestone beneath a retail dry cleaner that extended beneath an adjoining city street and residential area. Implemented augmented bioremediation through in-situ chemical treatment followed by natural attenuation. Off-site cleanup goals were based on residential exposures where the groundwater ingestion pathway was eliminated. On-site cleanup goals were based on protection of on-site workers from dermal and inhalation exposures in combination with Alternate Concentration Limits protective of future off-site migration.