

## DUE DILIGENCE STUDY FOR A HEAVILY CONTAMINATED OFFICE LOCATION, BRATISLAVA, SLOVAKIA

**Client:**

Pribinova 2., s.r.o.

**Country:**

Slovakia

**Duration:**

from February 2009 to May 2009

**Services:**

Risk assessment, environmental expert opinion, remediation concept, environmental due diligence (phases 1 + 2)

**Project objectives**

Environmental due diligence focusing on the identification of the environmental risk regarding the use and market value of the office building (phases 1 + 2)

**Project description**

In a first step iC carried out a technical & environmental due diligence for an office building (height 115 m) dating from the 1980s in Bratislava. Documentary research into the history of use of the site suggested that there was soil contamination resulting from war damage to a chemical plant formerly located there. In Phase 1 risks to the building's users and adjacent residents could thus not be excluded. In Phase 2 iC was responsible for documentary research and took samples to determine the quality of the soil and groundwater as well as of the ambient air in the basement of the building in order to evaluate the degree of contamination.

**Project data**

Samples: 3 drillings S-1 to S-3 (15 m deep); 3 x 6 soil samples (at different depths); 3 groundwater samples; 1 air sample for PAH analysis in the 3rd basement level.

The property has a total effective area of 37,120 m<sup>2</sup>, 28 levels

**Project specifics**

iC's team comprised not only Austrian but also Slovak experts in order to ensure that specific Slovak legislation was properly observed.

**Services**

Risk assessment, environmental expert opinion, remediation concept, environmental due diligence (Phases 1 + 2)

