



Nova
Group

OVERVIEW & SERVICES

Providing Innovative Solutions for the Global
Real Estate Industry Since 1987



Nova Group, GBC (Nova) is an international, multidisciplinary advisory firm providing environmental, engineering, and energy services throughout North America and around the globe.

Incorporated in Minnesota in 1987, Nova has proudly become one of the largest privately held environmental and engineering firms. This pride shows through in our company-wide commitment to service excellence. With a broad depth of experts across the globe, coupled with understanding our clients' needs, we are able to provide innovative and cost-effective solutions for all your due diligence needs. Our Commitment to our clients has placed Nova as one of the top five providers of real estate due diligence services.

Nova advises our clients to minimize financial risk, meet all regulatory requirements, and adhere to quality record keeping in the following service areas:

- Real Estate Due Diligence
- Environmental Investigation & Remediation
- Facilities & Construction Services
- Energy Efficiency
- Health & Safety
- Environmental Compliance
- Solid Waste Management
- Telecom Services
- NEPA Services
- HUD Services
- Zoning Services

Nova Continues to Evolve, Leading With Innovation in the ESG Movement

By becoming a General Benefit Corporation (GBC), commonly referred to as a B Corp., Nova Group pledged a declaration of interdependence stating the belief that all business ought to be conducted as if people and place mattered and thus we are responsible for each other and future generations. All B Corps make a legal commitment to conduct business with consideration for the environment and all stakeholders.

We will produce an annual B Impact Assessment that will not only score our work, but also provide us with insights as to how we can further implement more sustainable actions and improve.

Recent Innovations Include:

As part of our strategy to combat climate change, Nova Group has committed to a Net-Zero Carbon 2030 Plan that is aligned with the B Corp Community, United Nations Global Compact, and is focused on United Nations Sustainable Development Goals (UN SDGs). One component of our Net-Zero 2030 Plan is to provide Nova Group Carbon Neutral Due Diligence Assessments.

Decade of Action to Deliver on UN Sustainable Development Goals (SDGs)

The UN SDGs call on governments, business, and civil society organizations to take action on problems facing our world today. Nova Group embraces the important role these goals play in positively impacting our world and inspiring solutions by 2030. We understand that aligning with SDGs is the next big way to make a positive impact for our clients and their ability to attract investment dollars from increasingly climate-active investors.

Clients

- Mortgage Lenders
- Real Estate Owners, Managers, and Developers
- Institutional Investors
- Private Equity Firms
- Bankers and Attorneys
- Industrial Firms
- Schools and Hospitals
- Government Agencies
- Housing Authorities
- Insurance Companies
- Telecom Developers

Meeting Your Needs

Each Nova project is specifically tailored to the unique needs of the client. We have a proven record of being dedicated to meeting and exceeding our clients' expectations by providing innovative and cost-effective solutions to meet their environmental and engineering needs. Nova's goal is to create long-term partnerships with clients to ensure that our solutions are properly designed, implemented, evaluated, and adjusted to promote sustainable regulatory compliance. Nova's success is based on our commitment to integrity, compliance, pride, and ownership in every project we complete.

Commitment to Climate

As part of our commitment as a B Corp, and alignment with UN SDGs, Nova Group places climate actions with the utmost importance. Nova Group has been an environmental expert for the last 34 years. We utilized our environmental and climate experts to develop advanced climate modeling to provide assessment and recommendations for asset level resilience to climate change related events (shocks and stresses). By providing this consultation, we protect our clients' future acquisitions and assets. Nova Group's team of experts are trained to interpret this data and provide knowledge and techniques to mitigate risk for our clients for the lifecycle of the asset (acquisition, management, deposition).



Real Estate Due Diligence

Environmental Site Assessments

Fannie Mae & Freddie Mac Phase I ESAs
ASTM Standard & Client-Specific Phase I ESAs
ASTM Standard Transaction Screen ESAs
Third-Party Report Reviews
HUD Multifamily Accelerated Processing (MAP) & LEAN ESAs
Subsurface Investigations (Phase II ESAs)
Feasibility (Preliminary) Studies
Remedial Action Work Plans
Soil and Groundwater Remediation Oversight & Reporting
Groundwater Monitoring, Well Installation, & Sampling

Property Condition Assessments

HUD, Fannie Mae, & Freddie Mac
Small Loan Program
Third-Party Review

Expanded Property Condition Assessments

Expanded Equity Level PCA & Report
Seller Disclosure PCA & Report
Structural Condition Assessment & Report
Seismic Risk Assessment & Report
Building Envelope (Roof & Exterior) Assessment & Report
Parking Garage Assessment & Report
Forensic Analysis & Remedial Design
Roof Replacement Design
Pavement Advising, Design, & Construction Oversight
BOMA Area Measurements
ADA Compliance Audits

Environmental Investigation & Remediation

Phase II Subsurface Investigation & Drilling

Subsurface Drilling/Direct-Push Probing
Soil, Soil Vapor, & Groundwater Sampling
Groundwater Monitoring Well Installations
Vapor Intrusion Assessment/Mitigation

Site Characterization, Remediation, & Corrective Design

Contaminant Delineation/Modeling
Feasibility Study
Remedial Investigation
Risk-Based Assessment & Corrective Action
Regulatory Compliance Reporting
UST Removal/Assessment/Closure Services

B Corp Climate Collective



Nova
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Carbon
Neutral
Report

novagrouppbc.com/carbonneutral

ESG Advisory Group Services

- Energy Audits (ASHRAE Levels 1, 2, 3)
- Carbon Neutral Reporting (Asset) (GHG Emissions, Energy/Waste/Water Audits, Scope 3)
- Green PCA (Acquisition Level Due Diligence PCA with an Energy Audit in one comprehensive set of tables)
- Climate Risk and Resiliency Assessments (Asset/Portfolio Level)
- ESG Due Diligence – Asset level materiality assessment
- Asset Risk Tool (Novio) – Interactive dashboard, through a hub and spoke approach, that encompasses due diligence findings, project management, and all pertinent replacements for a portfolio

Facilities & Construction Services

Building Science & Facility Inspection/Testing

Roofing & Exterior Wall Advising
Building Enclosure Testing & Analysis
Building Enclosure Commissioning (BECx)
Large Building Air Barrier Performance Testing/Certification
Fenestration, Curtain Wall, & Facade Performance Testing
Peer Review & Design Service
Quality Assurance Construction Observation & Reporting
Non-Destructive Evaluation & Analysis (Infrared Thermography)
Forensic Evaluations & Litigation Support
Project Management/Contract Administration
Water Intrusion Investigation
MEP Advising
Foundation/Structural Advising
Roofing & Waterproofing Advising
Building Envelope Analysis

Construction Services

Construction Document Review
Construction Loan Monitoring
Owners' Representation
Construction Management
Change Order Reviews
Funds Control
Contract Review
Asset Management
Construction Civil Property Review
Completions Commitments

Energy Efficiency

Energy Audits (Level I, II, and III)
Fannie Mae High-Performance Building Module
Freddie Mac Green Assessments
Building Energy Modeling
Building Energy Benchmarking
Program Management
Commissioning & Retro-Commissioning
Building Operator Training
Measurement & Verification
PACE Energy Audits



Health and Safety

Asbestos Management

- Comprehensive Asbestos Building Surveys
- Specification/Contract Administration
- On-Site Abatement Air Monitoring & Contractor Oversight
- Operations & Maintenance Program (O&M)
- Training Programs in Asbestos Management for Facilities Managers

Lead-Based Paint Management

- Lead Analysis Utilizing Handheld Nitro XHF Analyzer
- Hazard Control Plan Development
- Lead Abatement Monitoring & Clearance Testing
- Lead Toxicity Risk Assessments
- Lead Remediation Design & Project Management
- Collection & Laboratory Analysis of Drinking Water
- Field Sampling for Lead in Paint, Soil, Water, Air, Steel, & Dust
- Observations & Testing During Abatement

Indoor Air Quality

- Investigation
- Remediation Project Design
- Bid Services & Contract Administration
- Moisture Testing
- Expert Witness
- Particulate Identification
- Mold, Fungi, Bacteria, Formaldehyde, Radon, Volatile Organic Compounds, Hydrogen Sulfide, & Sulfur Dioxide
- Ventilation System Evaluation

Industrial Hygiene & Safety Services

- Regulatory Applicability Assessments
- Noise Survey, Dosimetry, Area, & Ordinance Compliance
- Employee Chemical Exposure Monitoring
- Industrial Hygiene Health Hazard Evaluation
- Loss Control Services & Prevention Strategies
- Risk Management
- Written Compliance & Best Management Programs
- Ergonomics Assessments
- OSHA Compliance
- Process Safety Management
- Performance Measurement Programs
- Incident Investigations & Analysis

COVID-19 Response Plans & Cleaning Efficacy Services

Environmental Compliance

- Air Emission, Wastewater, & Stormwater Permitting & Reporting
- Hazardous & Solid Waste Management Services
- SPCC & Facility Response Plan Preparation, Implementation, & Management
- Tier II & TRI Data Management & Annual Compliance Reporting
- Storage Tank Permitting & Management
- Multimedia Compliance Auditing
- Compliance Management System Development

Solid Waste Management

- Landfill Gas Management & Reporting
- Leachate and Wastewater Management & Reporting
- Remote Monitoring Systems
- Industrial Solid Waste Management Plans
- AutoCAD, GIS, & Database Management
- Landfill Construction Certification
- Landfill Gas Systems Operations
- Annual Solid Waste & Landfill Gas Reports
- Permit Compliance & Site Audits
- Surface Emission Monitoring
- Stormwater Pollution Prevention Planning
- Landfill Soil & Groundwater Investigation
- Municipal Solid Waste (MSW) and Construction & Demolition (C&D) Landfill Engineering

Telecom Services

- NEPA Screenings and Assessments
- Section 106, Archaeological, and Historic Consultation
- Phase I and II Environmental Site Assessments
- Asbestos and Lead Based Paint Surveys
- Wetland/Floodplain/Endangered Species Consultations
- FAA/ASR Consultations
- RF and EME/MPE Surveys
- State and Local Regulatory Review
- In-Building Assessment and Consulting

NEPA Services

- Historic Preservation and Architectural History Consultations
- Local Historic District Consultation/Certificates of Appropriateness
- Historic Tax Credit Consultation
- Zoning and Local Regulations Consultation
- Wetland Consulting and Delineations
- Federal, state, and local wetland permitting as well as mitigation/restoration support
- Preliminary and official wetland jurisdictional determinations
- Floodplain Consulting
- Flood hazard permitting
- Endangered and Natural Species Consultations
- U.S. Fish and Wildlife Section 7 consultation
- Endangered Species Incidental Take Permitting
- Endangered Species habitat and absence/presence surveys
- Bird Nest Surveys
- Phase I, II and III Archaeological Assessments
- Prior Ground Disturbance Determinations
- On-Site Archaeological Monitoring
- Visual Impact Assessment and Photosimulations
- Native American Tribal Engagement
- Public Outreach and Public Meeting Representation
- Expert Witness Testimony
- Permitting
- Preliminary Project Screening
- Renewable Energy

HUD Services

- HUD MAP/LEAN Property Condition Needs Assessments (PCNAs)
- NECA Tables (15 and 20 years)
- Capital Needs Assessments (CNAs) - Online 3.0 System
- HUD Intrusive Testing (Electrical & Sewer)
- HUD RAD PCNAs
- HUD Architectural Cost & Review for New Construction & Sub-Rehabs
- HUD MAP/LEAN Phase I Environmental Site Assessments (ESAs)
- HEROS (HUD Environmental Review Online System)
- ANSI-AARST MAMF-2017 Radon Testing
- HUD Compliant Baseline & Comprehensive Asbestos Testing & O&M Plans
- HUD Compliant Lead-Based Paint Risk Assessments and O&M Plans
- Archeology, Wetlands & FEMA Studies (5-Step & 8-Step Processes)
- SEDI, Energy Benchmarking, ASHRAE Level I, II, & III Audits, & NGBS Certification

Zoning Services

- Zoning Conformance Report (ZCR)



WORLD OFFICE LOCATIONS

With a broad depth of experts across the globe, coupled with understanding our clients' needs, we are able to provide innovative and cost-effective solutions for all your due diligence needs.



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