



FOUNDATIONS FOR SUCCESS
WEBINAR SERIES

Preventing Project Pitfalls: 5 Critical Assessments

PRESENTERS:



Nate Boyless



Rob Hernandez, P.E.



Emily Kosmalski, AICP



Eric Wooten



ABOUT TERRACON

Our Services:

- Facilities
- Environmental
- Geotechnical
- Materials

7,000+
PROFESSIONALS



85,000+
PROJECTS COMPLETED
IN 2024
WITH OVER **23,000** CLIENTS



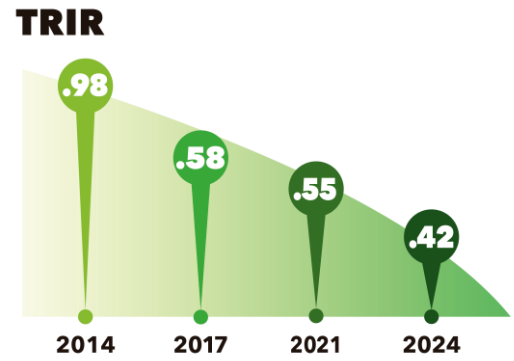
ENR RANKINGS 2025

#19 TOP 500
DESIGN FIRMS



PROJECTS
IN ALL
50
STATES

100%
EMPLOYEE-OWNED



IIFTM Incident and Injury-FreeTM

Who I work safe for ...



Terracon  **CONSTRUCTION SAFETY WEEK**



ALL IN TOGETHER

PLAN • OWN • COMMIT

2025

- Safety Week – May 5-9
- High Risk Season – May to October
- Focus on Action Plans:
 - Safe driving
 - Pre-task planning
 - Lessen fatigue and improve well-being
 - Influence safety of those around us

Terracon  **CONSTRUCTION SAFETY WEEK**



An aerial photograph of a landscape featuring rolling green hills, a winding road, and a dense forest. The image is partially covered by a dark green semi-transparent overlay.

5

Critical Assessments



5 Critical Assessments

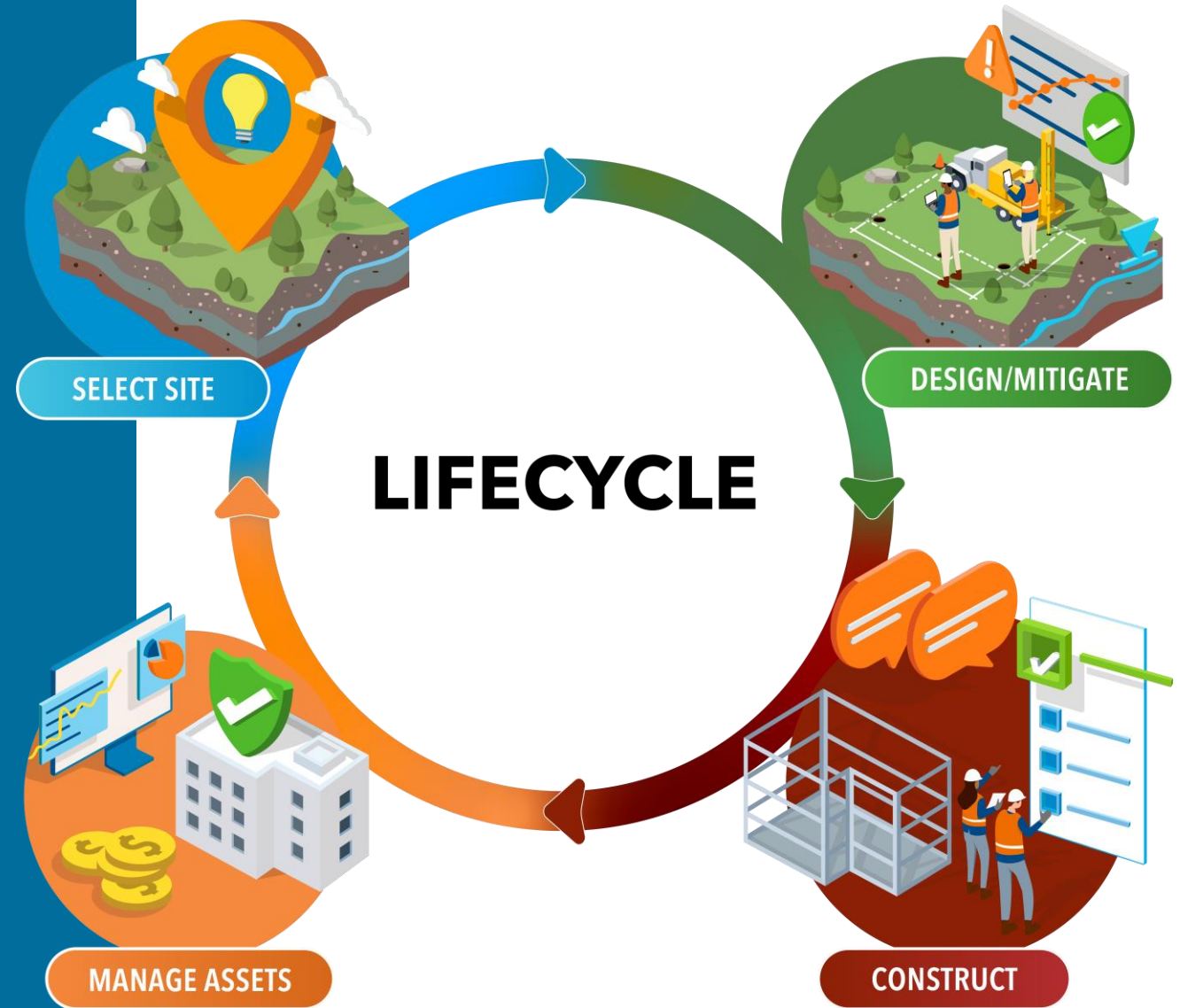
1. Visualize Development Restrictions and Potential Pitfalls
2. Identify Permitting Requirements and Constraints
3. Map Out Compliance with Applicable Regulations
4. Uncover Funding Sources and Recognize Associated Project Impacts
5. Embrace Public Relations and Community Engagement



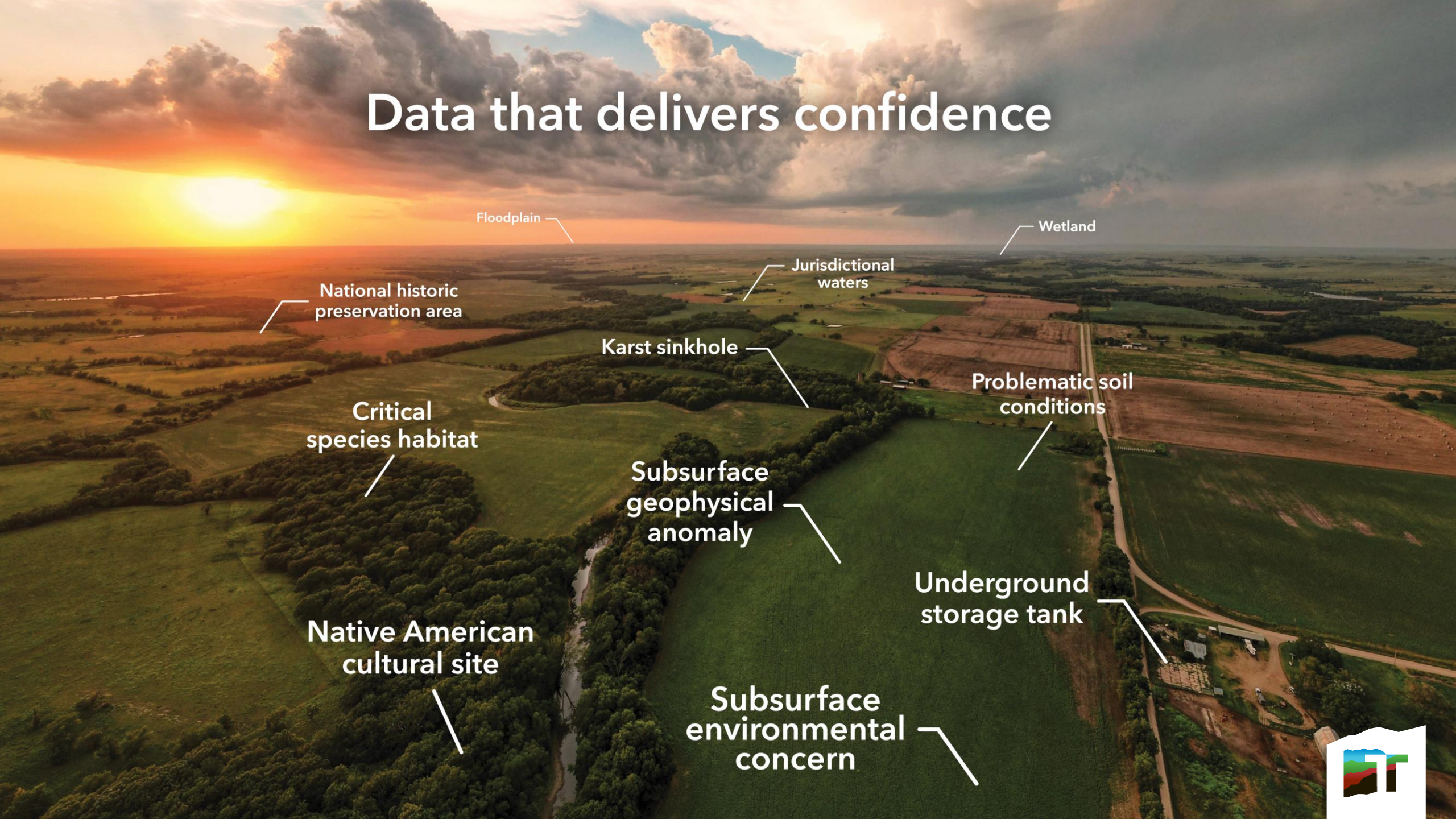
1

Visualize Development Restrictions and Potential Pitfalls

- Technology, efficient research, and pre-field analyses are essential for project success.
- Early actions create a ripple effect throughout the project lifecycle, from mitigating risk to impacting design, permitting, and construction.
- Identifying red flags and constraints early helps pinpoint the critical path for project success.
- Expedites the process for favorable sites and quickly eliminates less desirable ones, allowing the team to focus on what works.



Data that delivers confidence



Floodplain

National historic
preservation area

Critical
species habitat

Native American
cultural site

Karst sinkhole

Subsurface
geophysical
anomaly

Subsurface
environmental
concern

Jurisdictional
waters

Wetland

Problematic soil
conditions

Underground
storage tank



2

Identify Permitting Requirements and Constraints

- The red flags and resource information identified in Assessment 1 will guide the types of permitting, constraints, and associated studies required.
- Identifying fatal flaws will help eliminate poor sites and impractical design options, while recognizing key resources and receptors will guide optimal design choices.
- These initial resource reviews will help determine the permit outcome for a project.
- Understanding permitting during the initial project phase is crucial, as requirements can alter (or even prohibit) certain development plans.
- Permitting requirements impact financial and timing considerations.
- Early consultant engagement provides advocacy with regulatory authorities and helps clarify the process.



3

Map Out Compliance with Applicable Regulations

- Timing is everything!
- It's crucial to not only identify a list of necessary permits but also to understand how they interact and affect one another.
- Develop a permitting plan at project initiation alongside a desktop analysis of known resources.
- Understand how different special study outcomes may affect permitting and redirect other work.
- Engage the help of consultants early to navigate red tape and optimize project milestones and timelines.
- Regularly engage with agencies and stakeholders, leveraging consultant expertise for coordination.



4

Uncover Funding Sources and Recognize Associated Project Impacts

- Accessing state or federal grant funding can be highly beneficial but may involve additional costs and compliance requirements.
- Federal grants may trigger regulations such as the National Environmental Policy Act (NEPA) and National Historic Preservation Act (NHPA) Section 106.
- Developers accustomed to private funds may not be aware of the need for special studies, including:
 - Wetland delineations
 - Threatened & Endangered species reviews
 - Full Phase I Cultural Resource Surveys
 - Traffic/Transportation Studies
 - Air and Noise Assessments
 - Socioeconomic/community considerations
- Proposed project impacts on the existing environment may need to be considered and could limit project design.



5

Embrace Public Relations and Community Engagement

- The importance of good community engagement cannot be underestimated.
- Even for privately funded projects on private land, local communities can leverage planning and zoning mechanisms to slow or halt development when opposition arises.
- Early and frequent communication with key stakeholders will bolster project success and manage public perception.
- Understand the community 'audience' and proactively address any concerns to create a trusted partnership.
- Recognize the project's role as a long-term partner to the community and a steward of the surrounding environment.
- While you may move on to the next project, the development legacy you leave behind will remain in the local community.



Gov. Affairs: Framework for Analysis

Executive & Legislation Branches

Presidential actions & signed legislation.

*Executive Actions set the course & direct agencies to take specific actions
(EOs are not self-executing)*

Federal Regulations

Actions taken by regulatory agencies.

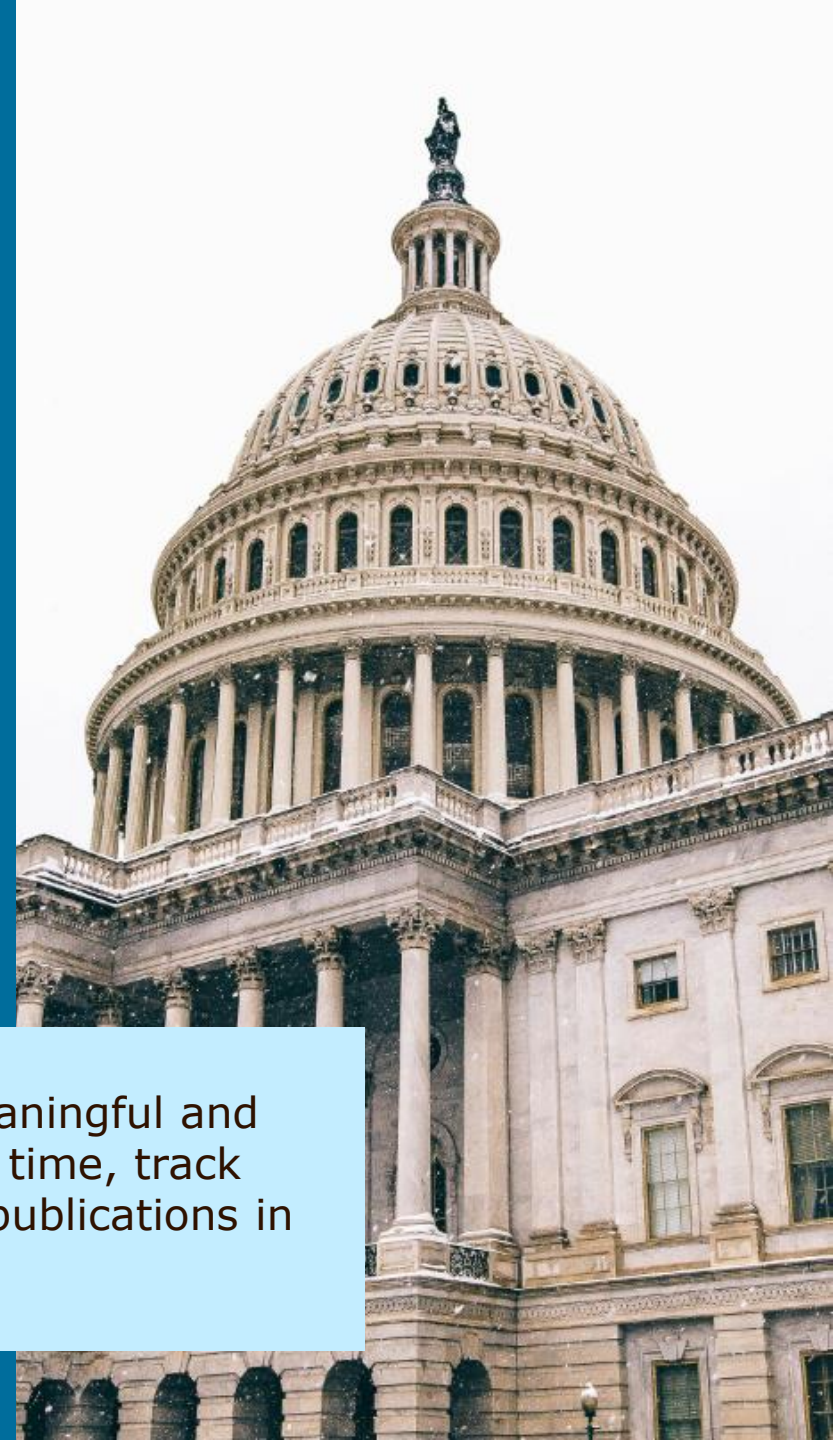
Issuing/revising regulations takes ~1-3 years to follow APA

State Regulations, NGOs, Investors, Insurers, & Consumer Demand

Local and regional drivers.

Regulations are 1 part of the equation

Key Takeaway: Meaningful and lasting change takes time, track signed legislation & publications in the Federal Register.



5 Critical Assessments

1. Visualize Development Restrictions and Potential Pitfalls
2. Identify Permitting Requirements and Constraints
3. Map Out Compliance with Applicable Regulations
4. Uncover Funding Sources and Recognize Associated Project Impacts
5. Embrace Public Relations and Community Engagement



Q&A



Thank You!

Emily Kosmalski, AICP

Associate Director
National Accounts

(770) 623-4171

emily.kosmalski@terracon.com

Nate Boyless

National Manager, Environmental
Innovation and Technology

(303) 406-7954

nate.boyless@terracon.com

Eric Wooten

Sr. Environmental Manager
Sustainability & Resiliency Practice Lead

(832) 421-4487

eric.wooten@terracon.com

