

Phase 2 Environmental Site Assessment

155 E. Park Central Square

Date of Report: February 23, 2012

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approx. 0.047 acre

Site Background

Seagull Environmental Technologies Inc. (Seagull) was tasked by the City of Springfield – Planning and Development Department to conduct a Phase II Brownfields Assessment of the 155 East Park Central Square site located in Springfield, MO. The site contains a two-story commercial office building that is located on a 0.047-acre property in downtown Springfield. The subject property is currently owned by Mr. Devon Sherwood, Mr. Richard and Mrs. Kathryn Bender, and Ms. Susan Applequist. The purpose of the Phase II Brownfields Assessment was to determine if the building contains hazardous structural materials. Specifically, the Phase II Brownfields Assessment was to identify and quantify asbestos-containing material (ACM) and lead-based paint (LBP) associated with the building. Additionally, Phase II Brownfields Assessment activities included the completion of a survey to inventory items potentially containing hazardous materials that remain inside the building.

Findings & Recommendations

Phase II Brownfields Assessment activities were conducted at the site February 8, 2012. Findings and recommendations from the Phase II Brownfields Assessment were as follows:

Asbestos-Containing Materials

Three materials associated with the site building were determined to contain asbestos. These materials included thermal system insulation (TSI) and roofing felt/tar. In those materials, asbestos (chrysotile) was detected at concentrations that ranged from 3 to 45 percent (%). Specifically, TSI located on two pipe runs was determined to be ACM. The first TSI determined to be ACM was located on a small-diameter pipe that ran throughout the basement. The other TSI identified to be ACM was located on a small section of large-diameter pipe. That TSI was located in the southeast corner of the basement. In addition, the roofing felt/tar material that covered the roof was determined to be ACM. Future renovations (including abatement and disposal activities) that could disturb the ACM should be conducted in accordance with applicable local, state, and federal regulations.

Lead-Based Paint

Lead-based paint (LBP) was identified on two components located in the basement. These components included plaster walls and a cinder block shelving unit. The south wall of an empty storage room located in the southern portion of the basement was determined to contain LBP

(dark green color). That LBP was in poor condition. Additionally, a dead-end staircase in the southwest portion of the basement was also determined to contain LBP. The plaster walls located along the staircase were determined to contain LBP (dark green and lime). This LBP was in good condition. Cinder block shelving located along the east wall of the basement was also found to be covered in LBP (dark green). This LBP was in good condition. XRF readings for lead from the areas identified as LBP were all equal to or greater than (>) 1.0 milligram per centimeter squared (mg/cm²). The quantity of LBP on the plaster walls in the basement was estimated at 440 square feet (ft²) and the quantity of LBP on the cinder shelving was estimated at 280 ft². Future demolition or renovations (including abatement and disposal activities) that could disturb the LBP should be conducted in accordance with applicable local, state, and federal regulations.

Hazardous Materials

A hazardous materials survey completed throughout the site building identified various materials that remain, including fluorescent light bulbs and electrical ballasts. Prior to any future redevelopment/demolition, the identified materials/items should be removed and properly used, recycled, or disposed of.