

Phase 2 Brownfields Assessment

157 E. Park Central Square

Date of Report: February 28, 2012

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approx. 0.43 acre

Site Background

Seagull Environmental Technologies Inc. was tasked by the City of Springfield – Planning and Development Department to conduct a Phase II Brownfields Assessment of the 157 East Park Central Square site located in Springfield, MO. The site contains the two-story Abundant Life Ministries Church that is located on a 0.43-acre property in downtown Springfield. The subject property is currently owned by Abundant Life Ministries. 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.

Phase II Brownfields Assessment activities were conducted at the site February 13 and 14, 2012. Findings and recommendations from the Phase II Brownfields Assessment were as follows:

Findings & Recommendations

Asbestos-Containing Materials

Ten materials associated with the site building were determined to contain asbestos. These materials included thermal system insulation (TSI) and mudded joints, laminate flooring and its associated underlayment and floor leveler, vinyl sheet flooring and its associated mastic, transite ceiling board, boiler grout, and window glaze. In those materials, asbestos (chrysotile and amosite) was detected at concentrations that ranged from 2 to 65 percent (%). Future renovations (including abatement and disposal activities) that could disturb the ACM should be conducted in accordance with applicable local, state, and federal regulations. CSMO083EA2

Lead-Based Paint

LBP was identified on numerous components located throughout the building. Specifically, LBP was identified on concrete columns, metal piping, a concrete floor, wood doors and door frames, wood baseboards, wood steps, walls (cinder, plaster, and wood), and metal vents. XRF readings from those components ranged from 1.0 to greater than (>) 5.0 milligrams per square centimeter (mg/cm²). 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, electrical ballasts, and exit signs. Prior to any future redevelopment/demolition, the identified materials/items should be removed and properly used, recycled, or disposed of.