

# Phase 2 Environmental Site Assessment

## 213 W. Olive Street

Date of Report: May 22, 2008

### Site Background

Lafser & Associates, Inc. was retained by Water Street Development, LLC to provide engineering services related to the Phase II Environmental Assessment of the property located at 213 West Olive Street, Springfield, Missouri 65806.

Lafser & Associates, Inc. performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope and limitations of ASTM Standard E: 15270-5 of 213 West Olive Street, Springfield, Missouri 65806 in February 2008.



During the Phase I assessment, the following non-ASTM scope items were observed:

- There are some suspect Asbestos-Containing Materials (ACM) on the site in the form of Thermal System Insulation (TSI) and miscellaneous materials which include floor and ceiling tile, associated mastic and window glazing and caulk.
- There are areas of suspect lead-based paint on the structural portions of the building, including steel, brick, and concrete, as well as ceilings, walls, and floors. Older coatings may contain lead-based paint.

### Findings

Lafser & Associates performed the Phase II asbestos and lead-based paint assessment of the site. The asbestos assessment found Asbestos-Containing Materials (ACM) on the property, which included TSI on pipes and boiler equipment, floor tiles, linoleum, window glazing, and window caulk. Four fire doors were found in the basement, and are assumed to contain ACM. Lead-based paint was found on portions of the various walls, doors, ceilings, and windows.

Lafser & Associates recommends that qualified personnel remove the asbestoscontaining materials via a total abatement program. The lead-based paint found should be removed and disposed of according to all applicable regulatory guidelines during a complete renovation. Otherwise, Lafser & Associates recommends an O&M program to minimize the risk of exposure. The further investigation of marked and unmarked containers will need to be performed under a change order to this contract, and will be submitted as a separate report.

PCB-containing ballasts and unwanted fluorescent bulbs should be disposed appropriately with waste documentation collected accordingly. A complete inventory of any miscellaneous chemicals or items on site should be maintained and they should be recycled or disposed of properly when unwanted. Remediation personnel should wear the appropriate personnel protection equipment.