

Phase 1 Environmental Site Assessment

300 Block W. Mill St. (Springfield Refrigeration)

Date of Report: June 24, 2005

Assessment Funding:

Acres: 3.71

Site Background

This commercial property occupies the north and



south sides of W. Mill Street. At the time of the assessment, seven buildings occupied the subject site, four of the buildings were utilized by Springfield Refrigeration for activities associated with their business.. The buildings range from one to three stories in height and date back as far as 1895. An asphalt parking lot was present at the time of the assessment in the northwest portion of the property. The property on the south side of W. Mill Street was vacant, covered with grass and gravel. The assessor noted the presence of a water well on the property. At the time of the assessment the well was used by Springfield Refrigeration. Construction date and depth of the well are unknown.

Historically, parts of the subject property were occupied by the Springfield Foundry and Machine Company (late 1800s), various dry goods warehouses, a chemical products warehouse, a creamery business, restaurants, and a woodworking business. Since the 1920's the subject site is utilized by a refrigeration company.

At the time of the assessment, the surrounding area consisted of commercial and industrial properties, including parking lots, retail, and a brick warehouse. Bowman Drussa Mechanical Contractors occupied adjacent property to the north and Positronic Industries, Inc. a company manufacturing electronic circuit board, occupied adjacent property to the west. Historically, adjacent properties were used for retail, warehousing, and various industrial purposes, including the Springfield Mill and Lumber Company, a dairy plant and ice cream manufacturer, a candy company and a garment manufacturer.

The subject property slopes to the south.

Findings

Five Recognized Environmental Conditions (RECs) were identified during the assessment.

1. A fuel oil underground storage tank (UST) is present at the subject property. The UST was installed between 1934 and 1950. The current owner reported that the tank contents was pumped out twice (to remove the fuel oil and to remove accumulated water) yet the tank was filled with a mixture of water and fuel at the time of the assessment, indicating tank failure. Additionally, a 3" diameter pipe containing a thick, oily petroleum substance was identified near the UST. The pipe may be associated with the UST.
2. A foundry was located in the late 1800s on portions of the property north of W. Mill Street. Residue from the foundry activities such as heavy metals and solvents may be present in the subsurface of the property.
3. Various areas of petroleum staining in buildings were identified during the assessment. One of these areas was located next to a floor drain near the compressors, providing a conduit into the storm water drainage system. Nine open 55-gallon drums of used refrigeration lube oil were stored on a loading dock without appropriate secondary confinement. Some of the drums had bungs missing.
4. Potential asbestos containing materials (ACMs) were observed in six of the seven buildings present on the subject property.
5. Positronic Industries, Inc., which occupies the adjacent property to the west is a large quantity generator of hazardous waste. In addition, the property was occupied by a door and sash manufacturer in the 1950s. This industry utilized various chemicals in the manufacturing process. It is possible, that the subject property may be impacted by this past and present use.

Three environmental concerns were identified during the site assessment.

1. Three large transformers were used on the subject property. The age and content of the transformers are unknown. This lack of information represents an environmental concern.
2. Approximately 25 fluorescent light bulbs were observed in one of unoccupied buildings on the subject property. Additionally, two broken fluorescent light bulbs were observed.
3. A water well was located at the subject property and was used for refrigeration operations.

Based upon information gathered during this assessment, the assessor makes the following recommendations:

- The drinking water well should be properly abandoned.
- The UST should be removed. The 3" pipe containing an oily substance should also be investigated to ascertain if it is associated with the UST.
- The 55-gallon drums and their contents should be properly disposed of. Drums should be located inside a building in the future. If that is not possible, appropriate outside secondary containment should be provided. Stains from petroleum products should be cleaned. The drain located near the compressors should be closed.
- An asbestos survey is recommended to identify any ACMs. If demolition or renovation is planned, these materials must be sampled prior to these activities to determine their asbestos content, if any. A licensed abatement contractor should be contacted to properly remove and dispose of any regulated ACM.

- A subsurface investigation, including soil and/or groundwater sampling, of the subject property is recommended to establish if the property was impacted by the historic foundry operation.
- Residual impact from past and present use of the adjacent property to the west (door and sash manufacturing, Positronic Industries, Inc.) may be present on the subject property. A subsurface investigation, including soil and groundwater sampling, is recommended.
- All unused and broken fluorescent light bulbs should be properly disposed of.
- The three transformers located on the subject property should be tested for PCBs. If PCBs are present, the soil near the transformers should be tested for PCB impact.