

Phase 2 Environmental Site Assessment

300 Block W. Mill St. (Springfield Refrigeration)

Date of Report: December, 2005

Assessment Funding: EPA Brownfields Petroleum Assessment Grant

Acres: 3.71

Site Background

The subject site occupies approximately 3.7 acres of land north and south of West Mill Street near West



Phelps Street and West Water Street. Approximately 60 percent of the subject property is covered by Springfield Refrigeration dry and refrigerated storage facilities. Remaining on-site areas, primarily south of West Mill Street, are either vacant or used for parking. The Springfield Refrigeration facility contains seven buildings north of West Mill Street. The area south of West Mill includes two gravel parking lots with additional areas covered by grass and trees. According to previous Phase I research, most on-site structures were built between 1895 and 1941. Springfield Refrigeration operations date back prior to 189and continued to grow through 1933. The northeast corner of West Mill Street at North Campbell Avenue contained foundry (apparently coal powered) and associated machine shop facilities from pre-1886 to at least 1896. The same area was utilized as a coal yard for a period between 1902 and 1933.

Environmental Works, Inc. (EWI) of Springfield, Missouri performed a Phase I Environmental Site Assessment of the subject property in June 2005. The EWI Phase I report dated June 24, 2004 documented several ASTM-defined Recognized Environmental Conditions (RECs) including a UST in the area north of the West Building and petroleum staining adjacent to a pipe apparently associated with the UST, the foundry, petroleum staining inside several of the buildings and on the loading dock, suspect asbestos containing materials, and Positronic Industries (west-adjointing property) identified as a Resource Conservation and Recovery Act (RCRA)-defined Large Quantity Generator of hazardous waste.

Findings

Terracon Consultants Inc. completed a Phase II Environmental Assessment of the property in December 2005. Soil borings were advanced at 13 judgmental locations to assess potential impacts to surface and subsurface soils.

Several locations adjacent to the abandoned fuel oil tank indicated petroleum and petroleum-associated VOC and PAH impacts to surface and subsurface soils. These data identify the fuel oil

UST as a petroleum source and suggest associated exposure risks. Tank and contaminated soil removals, followed by additional soil characterization during removal efforts, are therefore recommended to address petroleum impacts in connection with the fuel oil UST.

Assessment findings do not indicate the need for corrective action in response to immediate exposure risks, with the possible exception of the abandoned fuel oil UST. Soil locations beyond the vicinity of the abandoned tank, mainly SB-6 and SB-9, also indicated concentrations above applicable Tier 1 screening thresholds. Such concentrations may be indicators of additional impacts and contaminant sources not identified through this assessment, particularly within fill materials south of Mill Street. Subsequent investigation may therefore be necessary to further assess potentially contaminated media and contaminant sources that were not identified or characterized through this Brownfields Assessment.