

Phase 1 Environmental Site Assessment

511 N. Boonville Avenue (Bowman & Drussa)

Date of Report: April 25, 2008

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 0.16

Site Background

The subject site occupies approximately 0.16 acres of land within a mixed commercial/light industrial setting near the intersection of Phelps Street and Boonville Avenue. The property is improved with a two-story building formerly occupied by Bowman and Drussa



Inc., a commercial plumbing and plumbing supply company.

Findings

Terracon Consultants Inc. completed a Phase I Environmental Site Assessment (ESA) of the property in April 2008. The Phase I identified abandoned chemical containers and associated spillage towards an interior floor drain as a Recognized Environmental Condition (REC) in connection with the site. Historical repair and maintenance operations on adjoining property to the north were also identified as an REC. The Terracon Phase I report recommended chemical inventories, proper disposal, and limited subsurface investigation in response the RECs noted above.

Visual observations for asbestos containing materials (ACM) identified roofing materials, plaster, ceiling and floor tiles, and pipe insulation as suspect ACM. Terracon has recommended a thorough asbestos survey prior to planned renovations or building demolition.