

Phase 1 Environmental Site Assessment with Visual Asbestos Survey

530 N. Boonville Avenue

Date of Report: June 19, 2009

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 0.07

Note: This assessment includes a visual asbestos survey.

Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment Update of the subject property located in downtown Springfield and occupied by one vacant building constructed in approximately 1950. From 2004 to 2008, the subject property has been leased and utilized as office space by a university's Students in Free Enterprise program.



From approximately 1996 to 2004 and conducted embalming and autopsy activities onsite. The Site was vacant between approximately 1987 and 1996. From approximately 1957 to 1987, the subject property was occupied by a sign painting and manufacturing company with the Site being vacant in 1962. For an unknown amount of time between 1933 and 1957, the subject property was utilized as a baled rag storage and heating plant and shop for D. M. Oberman clothing manufacturing company located north of the Site, across Tampa Street. In approximately 1933, the subject property was utilized as a private garage. Prior to that time, the subject property was undeveloped land. A mortuary service occupied the Site from approximately

In March 2009, a third party company conducted a Phase II Brownfields Assessment on the subject property and the adjoining properties to the east. Three soil samples from one boring was collected from the Site and analyzed for Total Petroleum Hydrocarbons-Gasoline Range Organics (TPH-GRO), Total Petroleum Hydrocarbons-Diesel Range Organics (TPH-DRO), Total Petroleum Hydrocarbons-Oil Range Organics (TPH-ORO), Volatile Organic Carbons (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs) and Resource Conservation and Recovery Act (RCRA) metals. Lead, arsenic and selenium concentrations in the soil samples taken exceeded the applicable Missouri Risk-Based Corrective Action (MRBCA) Default Target Levels (DTLs); however, they were below their respective residential Risk-Based Target Levels (RBTLs) and third party company determined that these metals could be attributed to naturally occurring sources or non-point sources from the commercial development of the area. This investigation did not identify evidence of environmental impact from the previous uses of the Site and no additional investigation was recommended.

Findings

No recognized environmental conditions (RECs) were identified for the subject property.

Several historical recognized environmental conditions (HRECs) were identified for the subject property:

- The subject property was utilized as a paint shop for approximately 30 years. Paints and other solvents are utilized at this kind of facility and regulations regarding the disposal of these materials did not exist until the 1980s. It is possible that these materials could have been improperly disposed and/or mishandled. No physical evidence of impact or mishandled materials was observed at the Site during the site inspection or historical research for this assessment. A Phase II Brownfields Assessment conducted at the Site in March 2009 did not identify evidence of environmental impact from the previous uses of the Site. Based on their findings, this is an HREC and not a current REC.
- The subject property was previously utilized as a heating plant for an unknown amount of time between 1933 and 1957 and was associated with a clothing manufacturing company to the north. The remains of a former furnace smokestack are currently located in the northeast portion of the Site. According to the previous owner, underground piping connected this smokestack to the clothing company located north of Tampa Street. No evidence of heating oil tanks was observed at the Site during the site inspection or historical research for this assessment; however, the potential exists they were utilized on the subject property during its use as a heating plant. A Phase II Brownfields Assessment conducted at the Site in March 2009 did not identify evidence a release had occurred at the Site; therefore, this is an HREC and not a current REC.
- Solid State Circuits is a Comprehensive Environmental Response, Liability and Compensation Act (CERCLA) No Further Remedial Action Planned (NFRAP) facility located less than 1/8-mile north and topographically upgradient of the Site. This facility is known to have impacted groundwater in the general area in relation to its waste streams which included spent halogenated solvents, water treatment sludge, cyanide baths and electroplating bath solutions; however, NFRAP status was given to this property by the United States Environmental Protection Agency (US EPA) in 1998. Based on this information, it is unlikely this facility has an ongoing environmental impact to the Site.

Suspect ACMs observed at the Site include ceiling tile, vinyl floor tile and ceiling texture. Sampling and analysis of those materials would be necessary in order to determine the asbestos content of these items, if any.

Date of Report: July 11, 2003

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 0.07

Site Background

The property is occupied by an approximately 1,800 square feet building. At the time of the assessment the building was utilized as a mortuary. Prior to 1933 the property was vacant, after that time one building is present on the property. From 1933 through 1963 the building had various uses: private garage, storage, heating plant, shop, sign printing. Prior to purchase by Mr. Simmons, Gilbert Sign Co. owned the building.

Findings

Based upon the information obtained from the historical review, site inspection, interviews, and agency research conducted as part of this assessment, no recognized environmental conditions were identified in connection with the subject property.