

Phase 1 Environmental Site Assessment

601 N. National Avenue

Date of Report: January 28, 2005

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 3.12

Site Background

The subject property is located southwest of the intersection of North National Avenue and Chestnut



Expressway, in the central portion of Springfield, Missouri. Two connected buildings, totaling 95,000 square feet, are present on the property. The buildings are occupied by Springfield Paint Ball, AAA Storage, an exercise/karate training area, and The Loan Machine. The north building consists of a three-story brick structure with a crawlspace, while the south building consists of a two-story brick structure on a concrete slab foundation. The buildings have been used primarily for commercial and retail space.

Findings

Three recognized environmental conditions (REC's) were identified for the subject property. The first is due to the historic use of the property which included a furniture manufacturer. There is a possibility the site was impacted by process and disposal practices associated with various chemicals, such as solvents, paints, varnishes, and stripping chemicals.

The second REC is related to two petroleum bulk plants and one convenience store/gasoline retailer located within close proximity to the site. Due to the historic and present uses of these properties, the possibility exist that releases of petroleum products may have occurred and migrated to the subject property. Currently, there are no reports of spills or leaks from the UST (underground storage tank) system associated with the convenience store/gasoline retailer.

The final REC identified for the subject property relates to suspect asbestos-containing materials (ACMs). Suspect ACMs were identified in numerous locations throughout the building. If demolition or renovation is planned, these ACMs should be sampled to determine their asbestos content.

Phase II Subsurface Investigation Report

April 29, 2005

Site Background

The property is located in an area of commercial and industrial properties in the central portion of Springfield. There are two connected buildings on the property, totaling about 95,000 square-feet. The North building consists of a two-story brick structure, with crawlspace. The South building consists of a two-story brick structure on a concrete slab foundation. These buildings were constructed in the early 1900s. The North building is occupied by Springfield Paint Ball (office), AAA Storage, an exercise/karate training area, and The Loan Machine. Springfield Paint Ball operates an indoor field in the South building and an outdoor field between the two buildings. The Phase II investigation was done to check for potential impacts to the property from the former use as a furniture manufacturing facility and from nearby petroleum storage sites identified during a Phase I environmental site assessment done in January 2005.

Findings

On March 31, 2005, soil and groundwater samples were collected. Six soil borings were advanced to bedrock, which occurred at depths of 10 to 20 feet below the ground surface. Four borings were along the south edge of the property and two were along the south side of the northern building, which was the location of the former furniture manufacturing. Groundwater was encountered in one boring at a depth of about 8 feet below ground surface. A groundwater sample was collected for analysis. Soil samples from each 5 foot length were tested in the field for volatile organic vapors. One soil sample from each boring was sent to a laboratory for analysis of heavy metals, mercury, volatile organic compounds, total petroleum hydrocarbons, diesel range organics, and oil range organics. Results of the sampling and analysis of 6 soil samples indicate that some impact to the soil has occurred from past use, but these impacts do not pose a concern for continued use or development of the property. One soil sample contained chromium at a level above the state of Missouri regulatory target level for leaching to groundwater. The groundwater sample contained barium, cadmium, chromium, lead and selenium above state groundwater target levels. Based on soil sample results, the consultant did not recommend additional soil investigation. However, the consultant did recommend installation of at least one properly constructed monitoring well and collection of a filtered groundwater sample to determine if dissolved metals concentrations at this site pose a concern.