

Phase 1 Environmental Site Assessment

634 E. Phelps St. and 514 N. Washington Ave.

Date of Report: November 9, 2004

Assessment Funding:

Acres: approximately 4.09 (Phelps St.) and 2.3 (Washington Ave.)

Site Background

CMC (Commercial Metals Company), a metal recycling facility, owns two parcels of land (see above) that were considered as one property for this assessment. The subject properties are located in the historic industrial downtown of Springfield. Jordan Creek is located in between the two properties. The parcel located at 634 Phelps Street houses the main office space, a warehouse, a three sided metal building covering a metal baler, and a maintenance building. The parcel located at 514 N. Washington Avenue houses a warehouse with limited office space, and a three sided metal building covering a metal baler. The property has been an Iron and Metal facility under different ownership since 1910. Prior to CMC, the facility was owned and operated by Karchmer Iron and Metal. In the past, allegations of dumping of hazardous waste were brought against Karchmer. EPA (Environmental Protection Agency) investigated Karchmer and some employees and, as a result, federal charges were filed. Subsequently, a mistrial was declared and the U.S. Attorney requested EPA to take action to obtain proper environmental relief at Karchmer.



Findings

The property is listed on several databases: FINDS (Facility Index System), RCRIS (Resource Conservation and Recovery Information System) small quantity generator of hazardous waste, UST (Underground Storage Tank). At the time of the assessment, a 2,500 gallon above ground steel diesel fuel tank and hydraulic oil tanks associated with the metal baling machines were present at the properties.

Three recognized environmental conditions (RECs) were identified at the property.

The first REC is the presence of arsenic, lead, mercury, chromium and PNA's (Polynuclear Aromatics) in soils at the north property. Concentrations of these constituents are at higher levels than MDNR (Missouri Department of Natural Resources) CALM (Clean Levels for Missouri) levels for "unrestricted" land use.

The second REC is the presence of TPH (Total Petroleum Hydrocarbon) concentrations in soils at both properties above the MDNR CALM levels for "unrestricted" land use.

The third REC is PCB (Polychlorinated Biphenyls) concentrations in soils at both properties. PCB concentrations at the N. Washington Avenue property were above the MDNR CALM levels for “unrestricted” use.

The above REC’s resulted from a site characterization performed in October of 2004, where a limited number of soil samples were obtained and subsequently analyzed.