

Phase 1 Environmental Site Assessment with Visual Asbestos Survey

1420 W. College Street

Date of Report: December 22, 2010

Assessment Funding: EPA Brownfields Hazardous Assessment Grant

Acreage: approximately 0.55

Site Background

Environmental Works, Inc. (EWI) conducted a Phase I Environmental Site Assessment (ESA) of the property located at 1420 West College Street in west-central Springfield, Missouri. The subject property has been occupied by a decorative architectural elements manufacturer, since approximately 2002. From approximately 1986 to 2002, an engine starter repair company occupied the Site. The Site is reported as being vacant in 1982. A service station occupied the Site from approximately 1955 to 1978. An oil company utilized the Site as a filling station and bulk oil station from approximately 1929 to 1955. For an unknown period of time, underground storage tanks (USTs) were utilized by one or more of these occupants. An aboveground oil tank was utilized during the oil company's occupancy. Prior to its commercial use, the subject property was residential.



Findings

The subject property was previously occupied by an oil company with filling station, a service station, and an engine starter repair for approximately seventy years. For an unknown period of time USTs were utilized in the northwestern portion of the Site. Reportedly the tanks and their product piping were removed, prior to the construction of the main building (approximately 1981). According to the Sanborn Fire Insurance Maps reviewed during this assessment, three gasoline tanks were utilized in that area onsite; however, only one tank was designated as underground. An aboveground oil tank was illustrated within a concrete wall in the southeastern portion of the Site from approximately 1929 to 1969. The starter company utilized a solvent aboveground storage tank (AST), which has since been removed. The former location of this solvent tank is unknown. Additional documentation regarding storage tank operations was not identified through the Phase I Scope of Services. An inactive pump island (without dispensers) remains within the northern portion of the Site.

In 2002, corrective measures were initiated when a petroleum release was discovered, reportedly from a product line. Remediation work was finalized in 2006 when the Missouri Department of Natural Resources (MDNR) issued a No Further Action (NFA) letter on October 11, 2006, with

the stipulation that the use of the property remain non-residential. These activities represent an historical recognized environmental condition (HREC) in connection with the Site due to documented residual contaminants in soil and groundwater.

Expanded corrective measures were performed in 2010 following a Phase II ESA that identified additional petroleum and metals contamination (including free product) above regulatory action levels. Available records indicate ongoing groundwater monitoring under the oversight of the U.S. Environmental Protection Agency (EPA). Documented contamination and ongoing remediation and monitoring work represent an REC in connection with the Site.

A septic tank has been historically utilized onsite. The potential exists for materials to have been mismanaged or improperly disposed into the septic tank onsite. These materials may remain within the tank and/or it could have acted as a conduit for impact into the environment at the Site. This is an REC.

EWI conducted a visual asbestos survey in order to identify possible asbestos containing materials (ACMs). No suspect ACMs were observed at the Site. A limited asbestos survey with sampling was conducted in 2009 by a third party. The vent caulking of the storage building was identified with less than 1 percent asbestos; therefore, it was not regulated for disposal purposes.

A lead-based paint (LBP) inspection was also conducted at the Site in 2009 by a third party. Lead was identified on the interior metal window frames located on the north, northeast and west walls of the storage building.