



Seagull Environmental Technologies, Inc.

121 NE 72nd Street
Gladstone, Missouri 64118
www.seagullenvirotech.com

PHASE II ENVIRONMENTAL SITE ASSESSMENT

1031 East Battlefield Road Site

Date of Report: November 6, 2015

SITE BACKGROUND

Seagull Environmental Technologies, Inc. (Seagull) was tasked by the City of Springfield – Planning and Development Department to conduct asbestos and lead-based paint (LBP) inspections of the 1031 East (E.) Battlefield Road site in Springfield, Missouri. The site is a 2.75-acre property containing a 53,444-square-foot (ft²), two-story building. The building contains many commercial businesses, a courtyard, and many vacant office spaces.

Field activities were conducted at the site on October 14 through 16, 2015. The purpose of the inspections was to evaluate the site building for the presence, quantity, locations, and characterization of asbestos-containing materials (ACM) and lead-based paint (LBP) that may require abatement prior to demolition in accordance with applicable federal, state, and local regulations. Inspection findings and recommendations are summarized below.

Three materials were determined to contain asbestos. Those materials were ceiling texture, joint compound (in drywall), and drywall texture. In those materials, asbestos (chrysotile) was detected at concentrations that ranged from 2 to 3 percent (%). It should be noted that composite samples of the building's drywall system did not contain asbestos. Based on the composite sample results, the joint compound in the drywall that was determined to be ACM is not required to be abated prior to demolition. The ceiling texture and drywall texture is required to be properly abated prior to demolition of the building. Abatement activities should be conducted in accordance with applicable local, state, and federal regulations.

LBP was identified on two interior components, ceramic tile and drywall. Ceramic tile determined to contain LBP was on bathroom walls throughout the building. Drywall determined to contain LBP was in

Room 213B. XRF readings for lead from those components ranged from 1.0 to 1.3 milligrams per square centimeter (mg/cm²). The identified LBP was found to be in good (intact) condition. Activities that will disturb the LBP should be conducted in accordance with applicable local, state, and federal regulations. It should be noted that plans are to demolish the site building. Based on those site plans, the removal of LBP is not required prior to demolition.