



Seagull Environmental Technologies, Inc.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

501 West Central Street Site

Date of Report: February 9, 2016

Acres: Approximately 1.95 acres

SITE BACKGROUND

Seagull Environmental Technologies, Inc. (Seagull) was tasked by the City of Springfield – Planning and Development Department to conduct a Phase I Environmental Site Assessment (ESA) of the 501 West Central Street site in Springfield, Missouri. The subject property encompasses 1.95 acres and is comprised of an approximately 24,000-ft² brick building with a 6,870-ft² single-story addition, two small metal sheds, a greenhouse, sidewalks, and an asphalt-covered parking lot. The subject property is owned by the Springfield School District; however, sale of the property is currently pending. Historic use of the building as a school dates back to the early 1900s.

The subject property is just northwest of downtown Springfield, Missouri. The site contains a two-story building with a single-story addition, which encompasses approximately 30,000 ft², on a 1.95-acre property. An elevator is located on the northwest corner of the two-story building. A greenhouse, two small metal sheds, and an asphalt-paved parking lot are also present at the subject property. The site is bordered north by an alley with residences beyond, east and west by residences, and south by W. Central Street with commercial properties beyond. The Springfield School District owns the subject property and currently uses portions of the building for storing supplies. The original two-story school building was constructed in 1902; however, a new building replaced the original structure in 1930, and a single-story addition was constructed on the north side of the building in the 1960s. A review of historical records determined that the subject property contained a school building since 1902. A review of historical records determined that the subject property contained a school building since 1902.

The following significant finding was identified from review of historic records, environmental database review, site reconnaissance, or interviews:

- During site reconnaissance activities, it was determined that asbestos-containing materials (ACM) and paint-covered surfaces containing lead-based paint (LBP) are likely present at/in the building on the subject property. The presence of ACM and LBP is of environmental concern. Based on the preliminary identification of suspect materials, a subsequent asbestos and LBP inspection may be required to characterize these materials. Future renovation (including abatement and disposal activities) that could disturb ACM or LBP should be conducted in accordance with applicable local, state, and federal regulations. Additionally, electrical ballasts possibly containing polychlorinated biphenyls PCBs were identified throughout the site building. Prior to changing/removing those ballasts, they should be inspected to determine if PCBs are present and then properly disposed of. Identified mercury-containing thermostats within the site building should also be removed and properly disposed of.

No RECs were identified as a result of this Phase I ESA; however, based on the identification of the aforementioned environmental issues, Seagull provides the following recommendations:

- If future plans for the site building include renovation/demolition activities, then an asbestos and LBP inspection should be completed. Any asbestos and LBP determined to be in the buildings should be addressed prior to renovation/demolition. Future renovation of building materials determined to contain ACM and/or LBP (including abatement and disposal activities) should be conducted in accordance with applicable local, state, and federal regulations.
- Electrical ballasts possibly containing PCBs are located throughout the site building. Prior to changing/removing those ballasts, they should be inspected to determine if PCBs are present and then properly disposed of. Identified mercury-containing thermostats within the site building should also be removed and properly disposed of.