



Seagull Environmental Technologies, Inc.

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PHASE II ENVIRONMENTAL SITE ASSESSMENT

214 West McDaniel Street Site

Date of Report: July 22, 2016

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 at the 214 West (W.) McDaniel Street site in downtown Springfield, Missouri. The 214 W. McDaniel Street site will hereafter be referred to as the “subject property” or “site.” The site encompasses approximately 0.06 acre and is comprised of an approximately 8,000-square-foot (ft²) two-story building. The subject property is owned by Sensory Integration Audio Visual (SI-AV), LLC, an audio, visual, and lighting service provider. SI-AV intends to renovate the building for use as an event space and restaurant/lounge. It should be noted that in May 2016, SanAir Technologies Laboratory (SanAir) conducted an asbestos inspection of the site building. As part of the inspection, SanAir collected nine bulk material samples from the site building for laboratory analysis. The samples of bulk materials were analyzed for asbestos per EPA Method 600/R-93/116, by polarized light microscopy (PLM). The analytical report concluded that one material associated with the site building was determined to contain asbestos. That material was tan 9-by 9-inch vinyl floor tile located throughout the upstairs. That material contained asbestos (chrysotile) at a concentration of 6 percent (%). The black mastic associated with the vinyl tile was non-detect for asbestos. According to the property owner, following the inspection, the tan, 9 by 9-inch, vinyl floor tile was removed from the building.

On June 23, 2016, Seagull conducted asbestos and LBP inspections at the 214 W. McDaniel Street site. The purpose of the inspections was to evaluate the site building for the presence, quantity, locations, and characterization of asbestos-containing material (ACM) and LBP that may require abatement prior to

demolition in accordance with applicable federal, state, and local regulations. Inspection findings and recommendations are summarized below:

- One material associated with the site building was determined to contain asbestos. That material was tan, 12 by 12-inch, vinyl floor tile located on the 2nd floor including the bathroom (totaling approximately 30 square feet (ft²). It should be noted that SanAir refers to the material as tan, 9-by 9-inch, vinyl floor tile, but it is the same material the Seagull inspector refers to as a tan 12-by 12-inch, vinyl floor tile. In that material, asbestos (chrysotile) was detected at a concentration of 6 %. The Environmental Protection Agency (EPA) defines ACM as any material containing asbestos at a concentration above 1%. Abatement activities should be conducted in accordance with applicable local, state, and federal regulations.
- LBP was not identified on any components. X-ray fluorescence (XRF) readings for lead from those components ranged from 0.00 to 0.32 milligram per square centimeter (mg/cm²). Paint-covered surfaces determined to contain lead at a concentration equal to or greater than (>) 1.0 milligram per square centimeter (mg/cm²) are considered LBP.