



Seagull Environmental Technologies, Inc.

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PHASE II ENVIRONMENTAL SITE ASSESSMENT

827 North Boonville Avenue Site

Date of Report: June 18, 2012

Assessment Funding: City of Springfield

Acres: Approximately 1.19 acre

SITE BACKGROUND

Seagull Environmental Technologies, Inc. (Seagull) was tasked the City of Springfield to conduct a Phase II Environmental Site Assessment (ESA) of the 827 North (N.) Boonville Avenue site located in Springfield, Missouri. The site contains three separate buildings and parking spaces located on a 1.19-acre lot north of downtown Springfield. The property is owned by the Greene County Government. The physical address of the entire site is 827 N. Boonville Avenue; however, the addresses of 827, 833, 843, and 845 N. Boonville Avenue are associated with the site. The southernmost building, which is addressed 827 N. Boonville Avenue, is currently used by the Greene County Sheriff's Department for storage of property and evidence. The building located in the center of the site, which is addressed 833 N. Boonville Avenue, is currently used for offices and operations by the Greene County Office of Emergency Management. The northernmost building, which is addressed 843 and 845 N. Boonville Avenue, is currently occupied by the Greene County Office of Public Administration. Asphalt-covered parking lots are located on the north, west, and southwest portions of the property.

Phase II ESA activities were conducted at the site on May 9 and 10, 2012. The primary purpose of the Phase II ESA was to determine whether past site operation of the 827 N. Boonville Avenue building as a filling station has resulted in releases of petroleum products to environmental media. In addition, the scope of the Phase II ESA included an inspection of the three site buildings for the presence of asbestos-containing building materials (ACM). Suspected ACM was sampled to quantify the material. The Phase II ESA report also contains a summary of activities conducted by the Greene County Government to remove and dispose of oil located in a pit inside the 827 N. Boonville Avenue building.

The Phase II ESA included the collection of three soil samples from five boring locations at the 827 N. Boonville Avenue property. Those three soil samples were submitted for laboratory analysis of site-related contaminants (volatile organic compounds [VOC], total petroleum hydrocarbons [TPH]–gasoline range organics [GRO], and lead). For evaluation purposes, soil sample results were compared to their respective Missouri Risk-Based Corrective Action (MRBCA) standards established by the Missouri Department of Natural Resources (MDNR). For the asbestos inspection, suspected ACM was sampled to quantify asbestos in the material. Findings and recommendations from the Phase II ESA were as follows:

Soil

There were no detections of VOCs or TPH-GRO in the three soil samples submitted for laboratory analysis. Lead was detected in all three of the soil samples at concentrations that ranged from 14.4 to 79.5 milligrams per kilogram (mg/kg) exceeding its MRBCA Default Target Level of 3.74 mg/kg. However, the detected concentrations were well below the most conservative MRBCA Tier 1 Risk-Based Target Level established for lead in residential soil, which is 260 mg/kg. The detected concentrations of lead are likely representative of naturally occurring conditions. Based on the findings from the Phase II ESA, it does not appear that historic use of the 827 N. Boonville Avenue site as a former filling station has resulted in releases of petroleum products. Because no petroleum-related contamination was identified, no additional site assessment is recommended.

Asbestos-Containing Materials

Six materials associated with the site were determined to be ACM. Four of the materials were associated with the 833 N. Boonville Avenue building and the remaining two materials were associated with the 843/845 N. Boonville Avenue building. The materials associated with the 833 N. Boonville Avenue building determined to be ACM were: 12- by 12-inch vinyl floor tile, sheet flooring, roofing material, and roofing tar. The materials associated with the 843/845 N. Boonville Avenue building determined to be ACM were: mastic associated with a 12-by 12-inch vinyl floor tile and sheet flooring. The type, percentage, locations, and estimate quantity of ACM identified in the site buildings are summarized in Section 4.2 of this report. Future demolition or renovations (including abatement and disposal activities) that could disturb the ACM should be conducted in accordance with applicable local, state, and federal regulations.