



Seagull Environmental Technologies, Inc.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

815 W. Tampa Street Site, Springfield, Missouri

Date of Report: February 20, 2020

Acres: Approximately 0.53 acre

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 815 West (W.) Tampa Street site in Springfield, Greene County, Missouri. Seagull conducted this Phase I ESA in accordance with the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, American Society for Testing and Materials designation E 1527-13, and otherwise in compliance with EPA’s “All Appropriate Inquiries” Rule (“AAI Rule”) (40 *Code of Federal Regulations* [CFR] Part 312). The purpose of the Phase I ESA is to identify recognized environmental conditions (REC) in association with the subject property, and to identify the nature of contamination and the risks posed by the contamination, if present.

The subject property encompasses 0.53 acre and contains an 8,016-square-foot (ft²) commercial building with a drive-through and associated parking lot that is occupied by Volt Credit Union (formerly known as Community Credit Financial Union). The building was built in 1979, consisting of a main floor and a basement. The first floor of the site building is currently occupied and is used for banking purposes, and the basement is used for storage. Future plans for the subject property are to use the offices for non-profit organization activities. The parcel identification number associated with the site are 1314429019. The site is bordered to the west by a parking lot, to the north by Robinson Fence Company and Overhead Door Company, to the east by Complete Electric Company, and to the south by a Dairy Farmers of America processing facility. The following significant findings were identified from review of historic records, environmental database review, site reconnaissance, or interviews:

- A review of environmental database searches identified an UST/LUST site and historic automobile filling/service station (MFA Tire and Auto Center/MFA Oil Company) directly adjacent to the east of the subject property. MFA Tire and Auto Center (Facility ID: ST0011698), at 715 W. Tampa Street (directly adjacent to the east of the subject property), contained four USTs. All four USTs were permanently removed from the property in March 2007, and an NFA letter was issued from MDNR in January 2010. Based on distance, topography, estimated groundwater flow direction, and/or current regulatory status, the MFA Tire and Auto Center/MFA Oil Company site poses a REC to the subject property.
- Review of historical documents—Sanborn[®] maps and city directories—identified MFA Tire and Auto Center directly adjacent to the east of the subject property. Additionally, a filling station was identified east of the subject property. These sites pose RECs to the subject property.
- An initial vapor encroachment screening was conducted in accordance with ASTM Practice E 1527-13 to determine potential for vapors inside the site building or below existing and/or proposed on-site structures as a result of possible or known below-grade presence of petroleum, hazardous, or toxic materials that may contain VOCs/SVOCs. A “non-invasive” screening process, including a site reconnaissance and records review, was used to conduct the initial vapor encroachment screening. Based on the initial screening process, Seagull determined that a potential for vapor encroachment exists at the site. The determination that a vapor encroachment condition exists poses a REC to the subject property.
- During the site reconnaissance, it was determined that ACM and LBP are likely present on/in site building components. The presence of ACM and LBP is of environmental concern.
- During the site reconnaissance, it was determined that a transformer on the northeast portion of the subject property and electrical ballasts located throughout the site building possibly contain PCBs. The presence of PCBs is of environmental concern.

Based on the identification of those issues, Seagull provides the following recommendations:

- Seagull recommends a Phase II ESA of the subject property to determine if historical operations at a surrounding property (715 W. Tampa Street) have resulted in impacts to soil and groundwater. Soil and groundwater (if encountered) samples should be collected and analyzed for volatile organic compounds, polynuclear aromatic hydrocarbons, total petroleum hydrocarbons, and metals. Seagull also recommends that vapor intrusion sampling, including indoor/outdoor air and sub-slab vapor samples, should be conducted at the site as part of the Phase II ESA to evaluate the vapor intrusion pathway.
- If future plans for the site building includes renovation/demolition activities, then an asbestos inspection should be completed. Future demolition or renovation of building materials determined to contain ACM (including abatement and disposal activities) should be conducted in accordance with applicable local, state, and federal regulations. An inspection of the site building for LBP may be warranted if future plans involve renovation; however, a discussion of the building plans should occur prior to conducting an LBP inspection.
- The transformer on the northeast portion of the subject property and the electrical ballasts located throughout the site building possibly contain PCBs. Prior to changing/removing the transformer and the ballasts, they should be inspected to determine if PCBs are present and then properly disposed.