

# ENVIRONMENTAL PHASE 1

REPORT FOR: **2845 North Collector Ave, Springfield**

Date of inspection: August 22, 2016

Weather: Sunny 80 F

Report Date: August 24, 2016

Report by: Black Spectacles Environmental

Address: We are everywhere

Client Information: JMPSTR

New construction office for tech start up

## GENERAL INFORMATION:

Site has been previously built on and has some materials left from previous demo, including foundations and other improvements.

## Environmental Professional Certification:

I declare that this environmental report is completely made up for the purpose of education only, do not assume that this is anything real.

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(Real Person, Principal)



## **EXECUTIVE SUMMARY:**

### **Findings on Site:**

1. The subject property had an active fuel tank for oil storage for many years in rear NE corner of site. Looks to be small, perhaps 100 gallon.
2. Typical evidence of previous construction, concrete and rubble stone foundations, and related materials.
3. Minor indications of asbestos tiles still visible on left over materials.
4. Due to the age of the previous building, assumption of lead paint on some leftover materials.
5. No other major findings found.

### **Findings Off-Site:**

1. Municipal research shows there was a registered oil tank on the site.
2. Previous building was a manufacturing and sales structure built in 1905, and torn down in 1967.
3. Site has been empty (except for temporary uses) since the 1967 tear down.
4. Recent environmental reports from the nearby site to the SE were recorded with the municipality within the last 18 months and showed no general expectations for soil contaminations (other than the oil tank found on the site).
5. No other major findings found.

### **Issues:**

- |   |               |
|---|---------------|
| • Possible soil contamination from oil tank       | High Risk     |
| • Possible soil contamination from asbestos tiles | Moderate Risk |
| • Possible soil contamination from lead paint     | Moderate Risk |

### **Executive Summary, Conclusions and Recommendations:**

Based on the information found on site and researched at the local municipal records department, the following recommendations are presented:

1. A Phase 2 Report will be required for this site.
2. Suspect lead-based paint, friable and non-friable ACM's must be properly addressed for future site improvements. Develop an O & M Plan to properly address materials that could pose a risk to the building occupants or maintenance workers.
3. Using a Geoprobe, conduct multiple soil borings throughout the rear of the property near the underground storage tanks. Submit samples for lab testing to see extent of

contamination in surrounding soils. Test for oil contaminants, VOC contaminants, semi-VOC contaminants, and RCRA Heavy metals.

4. Perform tests to locate any possible lead pipes located on the property from previous building use.

**Cost Estimate:**

1.	Phase 2	\$00,000
2.	Testing and removal of lead and friable material	\$00,000
3.	Site borings tests	\$00,000
4.	Testing of boring samples	\$00,000
5.	Lead pipe locations services and removal	\$00,000

**END OF EXECUTIVE SUMMARY**

(please see full report for further information)