



Environmental Summary

M S P

Environmental Summary

Introduction

A Phase I Environmental Site Assessment (ESA) was performed in November, 2001 for the property known as the Jefferson City Correctional Facility (MSP) located in Jefferson City, Cole County, Missouri. The Phase I ESA was conducted for the purpose of identifying potential recognized environmental conditions (RECs) associated with the property. In addition, a Phase I Environmental Site Assessment (ESA) was performed in June 2001, for the property known as The State Agency for Surplus Property. Together these two documents are referenced one to the other and presented in Appendix A.

Location

The subject property occupies approximately 150 acres in Cole County, Missouri. The main prison is bounded by; East State Street, Lafayette Street, and East Capitol Avenue to the east; Dulle and Hampton Towers to the north; Union Pacific and Missouri River to the west; and the Missouri Department of Surplus Properties to the south. The subject property consists primarily of grass and tree covered lots, asphalt and concrete lots, and limestone and brick buildings with concrete basements. Concrete sidewalk, streets, alleys, yards, and several underground utilities surround the subject property. The State Agency for Surplus Properties is located on the Jefferson City Correctional Facility property.



Jefferson City Correctional Facility Administration Building Facing North

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Summary of Findings

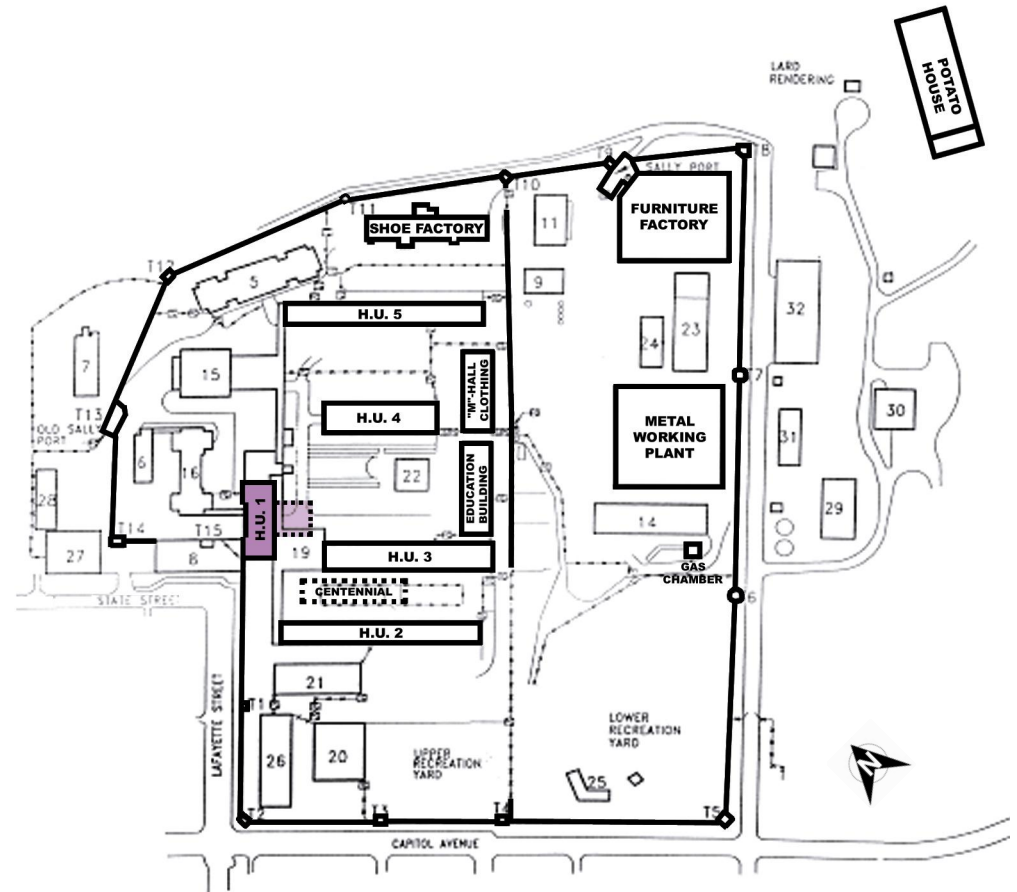
The Environmental Data Resources (EDR) database search identified 33 facilities within their respective American Society for Testing Materials (ASTM) defined search distances from the subject property.

Twelve UST (Underground Storage Tank) sites were located within the ¼-mile radius search of the subject property. These sites were

- Jefferson City Correctional Center,
- SIPI's 66,
- Former Medical Arts Building,
- Buescher Memorial Home,
- Hocker Oil Company,
- Jefferson City Station,
- Phillip's 66/Pump Handle Snack Shop,
- Turner's Conoco,
- Central Maintenance Garage,
- Al's Tire Service,
- State of Missouri Surplus Property, and
- Cole County Courthouse.

Ten LUST (leaking underground storage tank) sites were located within ½-mile of the subject property. These sites were

- Former Medical Arts Building,



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- Hocker Oil Company,
- Jefferson City Station,
- Central Maintenance Garage,
- Al's Tire Service,
- State of Missouri Surplus Property,
- Sprint,
- Jefferson State Office Building,
- Central Education Facility,
- Fill and Wash and Clark and Elm.

Seven Resource Conservation and Recovery Act Small Quantity Generator (RCRA SQG) sites were located within ¼-mile of the subject property. These sites were

- Jefferson City Correctional Center,
- Jefferson City Central Maintenance Center (820 East Miller Street),
- Jefferson City Central Maintenance Center (210 Monroe Street),
- Al's Tire Service,
- Missouri Bar Print,
- City of Jefferson City, and
- Firestone Tire and Rubber Company.

One FINDS (Facility Index System) site was located as part of the search. This site was Jefferson City Correctional Center, the target property.

One FTTS [FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) /TSCA (Toxic Substance Control Act) Tracking System] site was located. This site was also the Jefferson City Correctional Center.

Three orphan sites were indicated by the EDR report. An orphan site is defined as a site unmappable with the information available. One site was Delong's, located on East Capitol Avenue in Jefferson City, Missouri 65101. This site was classified as a UST. A second site was

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SS 5634, located at 507 McCarty Street in Jefferson City, Missouri 65101. This site was also classified as a UST. A third site was the MO Highway and Transportation Dept., located on East McCarty Street in Jefferson City, Missouri 65101. This site was classified as an LUST. Information on the address location and activities on these sites was not provided.

The following RECs have been identified for the subject property as a result of the Phase I ESA:

- Potential asbestos-containing building materials (ACBM);
- Potential lead-based paint (LBP);
- Potential soil and groundwater impact from UST and LUST tank removal sites at topographically equal or lower elevations to the property located at the old boiler house, Surplus Properties, the garage facility, behind the Soap factory, and the new boiler house;
- Potential soil and groundwater impact from current and historical industrial sites located in two places within the prison. The current site is located in the west section in a topographically low area of the prison. The historical industrial site is located in the east section in a topographically high area of the prison where the current upper playing fields are located. Former chemical storage vaults located on the southeast side of the prison between the new boiler house and Surplus Properties would also be a target;
- Potential soil impact from unknown sources of backfill materials located in five locations in and around the prison. The first location is the current Administration Building and Garage Facility. The second location is outside the southeast prison wall along East Capital Drive. The third location is the terrace slope where the new boiler house is located. The fourth location is along the bluffs next to the former Lard house and Potato House. The fifth location is a soil hill trending northwest/southeast between the upper and lower playing fields.
- Recognized environmental conditions relate to possible environmental impacts associated with historic land use and practices, and potential sources of environmental impacts associated with the existing building and/or current site practices.

Asbestos and lead-based paint inspections of existing structures must be performed by Missouri licensed inspectors. These inspections are required by federal, state and local regulations prior to disturbance of these structures. Environmental soil borings may be necessary for the subject property in the areas topographically lower or equal to former UST and AST sites; current and former industrial site locations within the prison; the former chemical storage vaults outside the prison; and the five backfill locations in and around the prison to determine if any environmental impact exists.

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Purpose

The purpose of the environmental site assessment is to address potential environmental concerns of the subject property by reviewing past usages of the subject property and adjacent properties, identifying recognized environmental conditions (RECs), and assessing the environmental impact of the RECs on the subject property. RECs are defined in ASTM E 1527-00 as “the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.” An additional purpose of this ESA is to address the relevance of the identified RECs to the subject property’s future development.

The environmental site assessment was conducted in accordance with the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM E 1527-00. The Phase I ESA activities consist of:

- Records Review
- Site Reconnaissance
- Interviews
- Documentation

The conclusions included in the report were prepared with the understanding that the sites may be redeveloped in the near future. See Appendices A for the full details of the Phase I Environmental Site Assessment (ESA) for JCCC (MSP) and Surplus Property.