

Hubbel SW 9th

CON 1298

CON 12-15

May 27, 1998

**CON 12-15
Doc #12305**

Terracon

600 Southwest 7th Street-Suite M
P.O. Box 4921
Des Moines, Iowa 50306
(515) 244-3184 Fax: (515) 244-5249

Hubbell Realty Company
904 Walnut Street, Suite 900
Des Moines, IA 50309

Attention: Mr. Rick Tollakson, P.E.

Re: Annual Sampling Activities
601 Southwest Ninth Street
Des Moines, Iowa
Terracon Project No. 45935043

Dear Mr. Tollakson:

The annual sampling activities at the above-referenced site have been completed in accordance with the monitoring schedule specified by the Iowa Department of Natural Resources (IDNR) in letters dated October 5, 1995 and March 22, 1996. Annual sampling consisted of collecting and analyzing a groundwater sample from monitoring well MW-3. In a conversation with Mr. Lambert Nnadi on April 7, 1998, he indicated following the submittal of the 1998 Site Monitoring Report, he would review the status of the site.

GROUNDWATER SAMPLE RESULTS

Laboratory results from the groundwater samples collected from monitoring well MW-3 on November 4, 1997 and May 4, 1998 indicate that the toluene, ethylbenzene, and xylene concentrations have remained below the IDNR's corrective action levels for nine consecutive sampling periods. During the November, 1997 sampling event, the benzene concentration was above the IDNR's corrective action level of 5 µg/L. However, during the May, 1998, sampling event, the benzene concentration was below the IDNR's corrective action level. Table 1 summarizes the groundwater sampling results from the site. The laboratory report and chain of custody record have been included in Attachment A. A site map, showing pertinent site features, has been included as Figure 1 of this report.

RECEPTOR EVALUATION

Terracon contacted the IDNR Geologic Survey Bureau to perform a database search for groundwater wells located in the site vicinity. The search identified seven abandoned wells and two water withdrawal wells. Based on the search, no drinking water wells are located within 1,000 feet of the site. Additionally, according to Polk County Ordinance 49.3(11), "No non-public water supply systems shall be installed where a public water supply system is

Hubbell Realty Company
601 SW 9th Street
Terracon Project No. 45935043
May 27, 1998

Terracon

reasonably accessible, unless approved by the Health Officer." According to John Bein, Polk County Environmental Health Coordinator, this ordinance would also prohibit the installation of non-drinking water wells, with the exception of environmental monitoring wells. No groundwater wells will be installed in the area because public water supply is available.

SUMMARY

The toluene, ethylbenzene, and xylene groundwater concentrations in monitoring well MW-3 have remained below the IDNR's corrective action levels for nine consecutive monitoring periods. The benzene concentration in MW-3 has been below the action level since 1995 except for one sampling event in November, 1997.

RECOMMENDATIONS

Due to the relatively low concentration of benzene, toluene, ethylbenzene, and xylene in MW-3, and the absence of groundwater ingestion receptors in the site vicinity, we recommend that no additional sampling be required for the site.

GENERAL COMMENTS

This report is prepared for the exclusive use of our client for the specific application to the project discussed and has been prepared in accordance with generally accepted environmental engineering practices. No warranties, either express or implied are intended or made.

Hubbell Realty Company
601 SW 9th Street
Terracon Project No. 45935043
May 27, 1998

Terracon

If you have any questions or comments, please contact us at 244-3184.

Sincerely,
TERRACON

Prepared by:



Eva S. Schmitz, E.I.T.
Environmental Engineer

Reviewed by:



Brian R. Lenz, C.G.P.
Senior Scientist

45935043\5-98rpt.doc

Copies to: Addressee (2)

Mr. Lambert A. Nnadi
Iowa Department of Natural Resources

Mr. Michael Hayes
Hubbell Realty Company

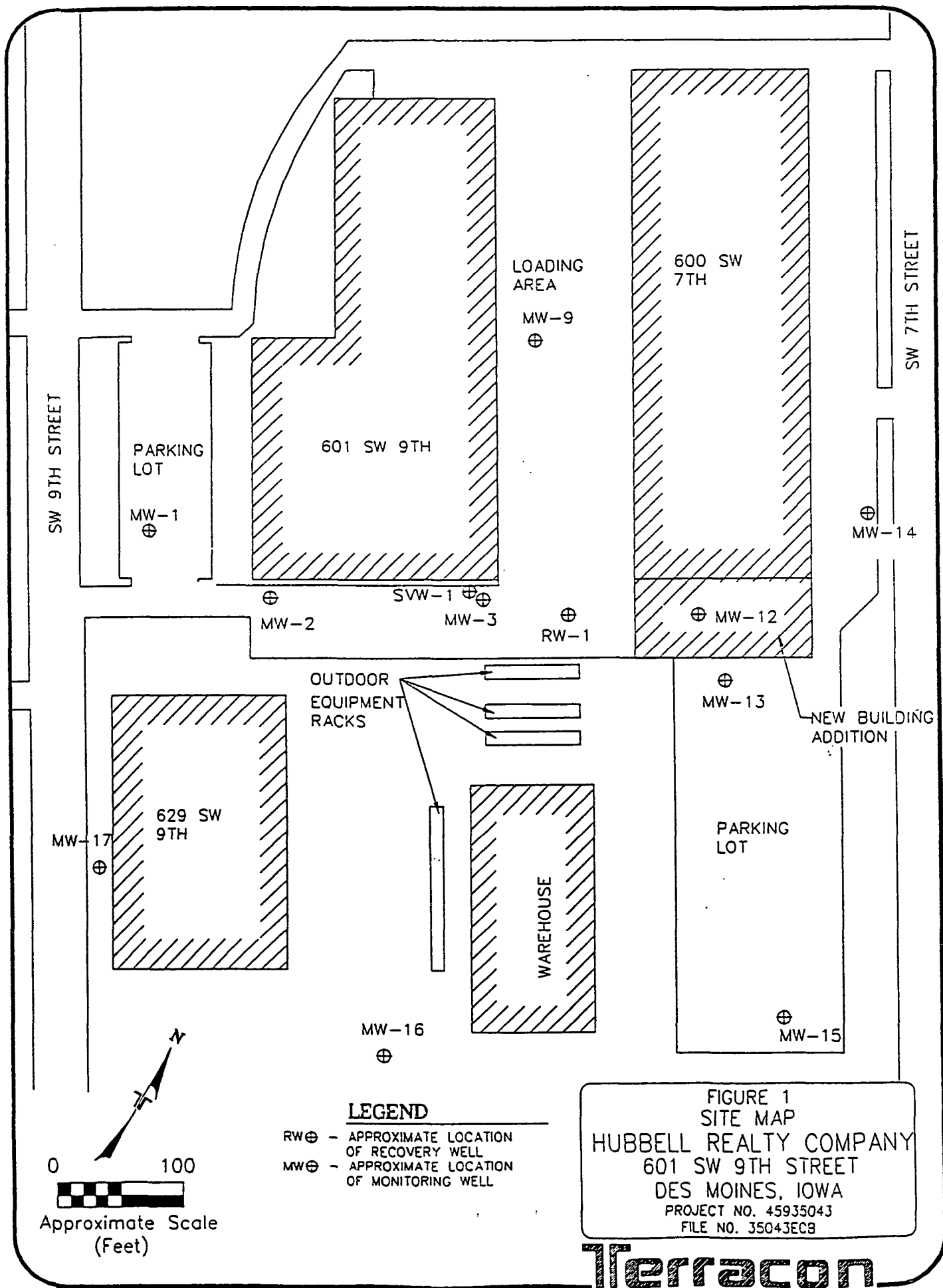


Table 1
Summary of Groundwater Sampling Results
Hubbell Realty Company
601 SW 9th Street, Des Moines, Iowa
Terracon Project No. 45935043

Sample Location	Date	Benzene (ug/L)	Toluene (ug/L)	(ug/L)	Xylenes (ug/L)	TPH (mg/L)
MW-1	4/19/94	<2	<2	<2	<2	<0.10
MW-3	12/1/92	<5	<10	<10	<10	<0.5
	3/6/93	<2	<2	4	7	<0.10
	11/5/93	70	290	1000	3600	13
	4/19/94	14	130	300	960	4.5
	7/25/94	97	160	560	1400	6.2
	1/20/95	<2	3.9	27.9	30.1	0.26
	4/11/95	<4	<4	<4	<4	1.8
	7/21/95	3.8	<10	33	180	4.1
	1/23/96	<2	<2	<2	4.5	<0.10
	6/30/97	<4.0	16	140	78	NM
	11/4/97	29.8	2.2	110	15.9	NM
	5/4/98	4.8	4.7	50	24	NM
MW-13	4/19/94	<2	<2	<2	<2	<0.10
RW-1	9/1/92	43	27	140	230	2.3
	9/22/92	92	52	150	180	2.1
	11/30/92	35	32	140	270	1.6
	3/6/93	69	46	260	620	3
	6/3/93	24	26	140	190	1.9
	11/5/93	24	22	210	230	2.3
	4/19/94	130	130	1300	1000	14
	7/19/94	15	19	110	130	1.3
	1/20/95	5.3	8.1	38.8	69.1	1.1
	4/11/95	13	4.1	39	48	0.83
	7/21/95	<2	2.5	<2	3	0.27
Effluent	6/22/92	<2	<2	3	9	<0.10
	7/23/92	<2	<2	<2	5	<0.10
	9/1/92	2	<2	6	13	0.14
	9/22/92	<2	<2	<2	<2	<0.10
	10/22/92	<2	<2	<2	5	<0.10
	11/30/92	<2	<2	<2	<2	<0.10
	4/7/94	<2	<2	<2	<2	<0.10
	6/3/93	5	6	27	43	0.27
	11/5/93	<2	<2	<2	<2	<0.10
	4/19/94	3	4	27	27	0.3
	7/19/94	<2	<2	<2	<2	<0.10
	10/26/94	<2	<2	7.9	10	0.12
	1/20/95	<2	<2	<2	<2	<0.10
	4/11/95	<2	<2	<2	<2	<0.10
	7/21/95	<2	<2	<2	<2	<0.10
IDNR Corrective Action Level		5	1,000	700	10,000	NE

Notes: ug/L - Indicates micrograms per liter or parts per billion (ppb)
mg/L - Indicates milligrams per liter or parts per million (ppm)
TPH - Indicates total purgeable hydrocarbons
NE - Indicates not established
Shaded areas indicates concentrations above IDNR CAL

ATTACHMENT A



NATIONAL
ENVIRONMENTAL
TESTING, INC.

Cedar Falls Division
704 Enterprise Drive
Cedar Falls, IA 50613
Tel: (319) 277-2401
Fax: (319) 277-2425

ANALYTICAL REPORT

Eva Schmitz
HUBBELL REALTY CO.
%Terracon Environmental
P.O. Box 4921
Des Moines, IA 50306
(515) 244-3184

11/10/1997

NET Job Number: 97.14275

NET Sample Number: 425489

Collected by: Phil Porter

Collectors Phone No.: 515-244-3184

Job Description: PROJECT #45935043

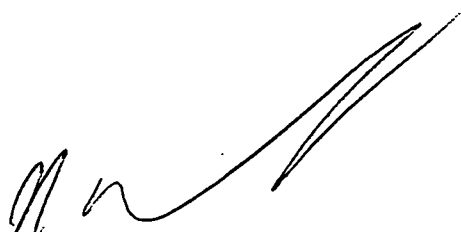
Date Taken: 11/04/1997

Date Received: 11/06/1997

Sample ID: MW-3 Hubbell 600 SW 9th

<u>Analyte</u>	<u>Result</u>	<u>Units</u>	<u>Flag</u>	<u>Analyst</u>	<u>Date Analyzed</u>	<u>Method</u>	<u>Reporting Limit</u>	<u>Matrix</u>
VOLATILES - BTEX (WATER)								
Benzene	29.8	ug/L		dmd	11/08/1997	IA-OA1	2.0 ug/L	Water
Toluene	2.2	ug/L		dmd	11/08/1997	IA-OA1	2.0 ug/L	Water
Ethylbenzene	110	ug/L		dmd	11/08/1997	IA-OA1	2.0 ug/L	Water
Xylenes, Total	15.9	ug/L		dmd	11/08/1997	IA-OA1	3.0 ug/L	Water

All results are calculated on a wet weight basis.


R. L. Bindert
Operations Manager
IA UST LAB CERTIFICATION NO. 0007

COOLER TEMPERATURES

CLIENT: Terracore - DM

CITY: Los Mochis PROJECT: Heldel

DATE TAKEN: 11-10-97 TAKEN BY: mf

Cooler #1: _____ ° C / ON ICE Cooler #3: _____ ° C / ON ICE

Cooler #2: _____ ° C / ON ICE Cooler #4: _____ ° C / ON ICE

Increased emphasis has been put on sample preservation by the various regulators. Any sample being sent to NET must be properly preserved, this includes sending samples in a properly cooled shipping container. The majority of tests performed for regulatory compliance must be preserved at $4^{\circ}\text{C} \pm 2^{\circ}\text{C}$ during storage and shipment as directed by 40 CFR Part 136. Results from samples which are not properly preserved at $4^{\circ}\text{C} \pm 2^{\circ}\text{C}$ may be rejected by regulators. Rejection or acceptance is solely at the discretion of the regulators.



Phone 319 - 277 - 2401 or 1 - 800 - 750 - 2401
FAX 319 - 277 - 2425

Invoice to:

NET Quote #:

Send Report To: Eva Schmitz

Address: 600 SW 7th Suite 11

City/State/Zip Code: Des Moines Ia 50309

Telephone Number: 515 244 3184 Fax: 515 244 5345

Sampled By: (Print Name)

(Signature)

Project Name: Hubbell 600 SW 9th

Project Number: 4593.5043

Project Manager: Eva Schmitz

NOTE: All turn around times are calculated from the time of receipt at NET. NOTE: There may be a charge for NET disposing of sample

NOTE: PRE-ARRANGEMENTS MUST BE MADE AT LEAST 48 HOURS IN ADVANCE TO RECEIVE RESULTS WITH THESE TURN AROUND TIME COMMITMENTS. ADDITIONAL CHARGES MAY BE ASSESSED.

NOTES: Noticeable Odor
Per Eva S. 600 is correct. Diab are 601.

RELINQUISHED BY:	DATE	TIME	RECEIVED BY:	DATE	TIME	DATE	TIME
<i>Paul Port</i>	<i>11/5/97</i>	<i>9:00</i>					
RECEIVED FOR NET BY:	DATE	TIME	COC SEALS PRESENT AND INTACT? YES NO NA			SHIPPED VIA:	
<i>William Sacciani</i>	<i>11-6-97</i>	<i>800</i>	TEMPERATURE UPON RECEIPT _____			ARE THESE SAMPLES FOR NPDES COMPLIANCE? YES NO	



NATIONAL
ENVIRONMENTAL
TESTING, INC.

Cedar Falls Division
704 Enterprise Drive
Cedar Falls, IA 50613
Tel: (319) 277-2401
Fax: (319) 277-2425

ANALYTICAL REPORT

Eva Schmitz
HUBBELL REALTY CO.
%Terracon Environmental
P.O. Box 4921
Des Moines, IA 50306
(515) 244-3184

05/18/1998

NET Job Number: 98.05490

NET Sample Number: 451007

Collected by: Phil Porter

Collectors Phone No.: 515-244-3184

Job Description: PROJECT #45935043

Date Taken: 05/04/1998

Date Received: 05/13/1998

Sample ID: MW-3 Hubbell - 601 SW 9th St

<u>Analyte</u>	<u>Result</u>	<u>Result</u>		<u>Analyst</u>	<u>Date Analyzed</u>	<u>Method</u>	<u>Reporting</u>		<u>Matrix</u>
		<u>Units</u>	<u>Flag</u>				<u>Limit</u>		
VOLATILES - BTEX (WATER)									
Benzene	4.8	ug/L		sjg	05/15/1998	IA-OA1	2.0	ug/L	Water
Toluene	4.7	ug/L		sjg	05/15/1998	IA-OA1	2.0	ug/L	Water
Ethylbenzene	50	ug/L		sjg	05/15/1998	IA-OA1	2.0	ug/L	Water
Xylenes, Total	24	ug/L		sjg	05/15/1998	IA-OA1	3.0	ug/L	Water

All results are calculated on a wet weight basis.

R. L. Bindert
Operations Manager
IA UST LAB CERTIFICATION NO. 0007

COOLER TEMPERATURES

CLIENT: Terracon

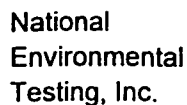
CITY: Des Moines PROJECT: 45935043

DATE TAKEN: 5-13-98 TAKEN BY: HH

Cooler #1: _____ °C / ON ICE Cooler #3: _____ °C / ON ICE

Cooler #2: _____ °C / ON ICE Cooler #4: _____ °C / ON ICE

Increased emphasis has been put on sample preservation by the various regulators. Any sample being sent to NET must be properly preserved, this includes sending samples in a properly cooled shipping container. The majority of tests performed for regulatory compliance must be preserved at $4^{\circ}\text{C} \pm 2^{\circ}\text{C}$ during storage and shipment as directed by 40 CFR Part 136. Results from samples which are not properly preserved at $4^{\circ}\text{C} \pm 2^{\circ}\text{C}$ may be rejected by regulators. Rejection or acceptance is solely at the discretion of the regulators.



NET, Inc. - Cedar Falls Division
704 Enterprise Drive
Cedar Falls, IA

Phone: 319 - 277 - 2401 or 1 - 800 - 750 - 2401
Fax: 319 - 277 - 2425

Company: Tercason

Your PO #:

Send Report To: EVA Schmitz

Invoice To: Hubbell Realty

Address: 600 SW 7th Street, Suite M

NET Quote #:

City/State/Zip Code: Des Moines, IA 50309

Project Name: Hubbell Realty Co.

Telephone Number: (515) 244-3184

Fax: (515) 244-~~31~~^{7P} 5249

601 SW 9th ST

Sampled By: (Print Name) Phi Parker

Project Number: 45935043

(Signature) Ken Park

Project Manager: EVA Schmitz

[illegible]

NOTE: All turn around times are calculated from the time of receipt at NET.

NOTICE: Pre-Arrangements must be made **AT LEAST 48 Hours in ADVANCE** to receive results with these turn around time commitments; Additional Charges may be assessed.

NOTE: There may be a charge assessed for NET disposing of sample remainders.

NOTES:

****THERE IS A \$4.00 CHARGE FOR EACH CHROMATOGRAM**

Relinquished by:		Date	Time	Received by:		Date	Time	Relinquished by:		Date	Time
<i>Paul Elbeling</i>		5/12/98	15:30								
Received for NET by:		Date	Time	COC Seals Present and Intact? Yes No		Shipped Via:					
<i>Shawn Hays</i>		5/13/98	800								
				Temperature Upon Receipt							