

**Site Name: Rumely Building, Des Moines**

Brownfield Initial Site Screening (ISS)

**CON 12-15  
Doc #18568**

Project Manager: Hylton Jackson

Date: 1/15/2008

**3931 - Phase II Assessment Review - standard**

Phase II submitted as part of standard real estate development, pre-purchase agreement, or other due diligence, not a part of a community grant project, or

**3837 - Phase II Assessment – grant funded**

Phase II submitted as part of an EPA grant funded community-wide or targeted assessment project – see Mel Pins if questions on this determination

**Location:**

*Latitude: 41.585139    Longitude: 93.62148*  
*(Decimal Degree format)*

**County: Polk**

**USGS Quadrant: Des Moines SE 7.5'**

**Site Size: 0.355**

**Site Dimension:**     Acres     Square Feet  
 Feet     Square Miles     Miles

**Site Alias Name(s): \_\_\_\_\_**

**Congressional District: 4**

**Grant Recipient Name, Address & Contact: \_\_\_\_\_**

**Current Owner & Address:**

Security File Warehouse LP

2020 NE 102ND AVE

Ankeny, IA 50021-2602

**Responsible Party Name(s) & Address, if different from current owner:**

\_\_\_\_\_

**Site Street Address or Tier, Range, Section & Subsections (if street address is unknown)**

Security File Warehouse, LP

104 SW 4<sup>th</sup> Street

Des Moines, IA

50309

***Directions to site:***

From I 235 on the north side of Des Moines, take the 3rd St. Exit toward 5<sup>th</sup> Ave. Turn slight left onto 3<sup>rd</sup> St. and proceed 1 mile. Turn right onto W. Martin Luther King Jr. Pkwy and proceed <0.1 mile. Turn right onto SW 4<sup>th</sup> St. and proceed 0.1 mile ending at 104 SW 4<sup>th</sup> St.

***Summarize the site history (past usages, past ownerships, wastes, known or suspected contamination pathways such as tanks, septic tank/tile field, lagoon, land applications, S.W. burial, etc)***

Review of Sanborn maps indicate that the property was used as coal storage and offices for the Mahaska Coal Company before 1900. The 1901 map shows the site as vacant. Maps from 1920 to 1957 indicate the presence of a multi-story building occupied by the Des Moines Drug Company. The building was listed as vacant by 1964 and partially used for storage (vending machines) by 1969. At some time the site was the Federal Machine Corp., a small quantity generator RCRA facility. The property is currently owned by Security File Warehouse LP and operates a secure file storage facility. A visual inspection revealed 4 storage tanks in the northern portion of the basement. The size was not specified and the contents were inferred to be petroleum from oil stains observed on the floor. The site is located in downtown Des Moines and is bordered by commercial properties, a railroad right-of-way, parking lots/garages, and the Science Center of Iowa. A former LUST site, National Sheet Metal # 8LTR11, is located immediately to the west of the site. A LUST site 9LTA64 is located to the east, across SW 4th Street, where the parking ramp is currently located. Both LUST sites are "No Action Required".

***Briefly describe the site assessment that was conducted (number of borings, monitoring wells, number of samples, depth of soil samples and monitoring wells, analysis, etc.)***

As part of the environmental assessment Tetra Tech, Inc. performed a Phase I. As a result of the information obtained in that report, a soil and groundwater investigation was completed. Four borings (B-1 through B-4) were advanced to depths of 15 to 20 feet below ground surface (bgs). Soil samples were collected from each boring and field screened for organic vapors using a photo ionization detector (PID). The soil sample with the highest PID reading was submitted for laboratory analysis for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and for Resource Conservation and Recovery Act (RCRA) metals. A groundwater sample was collected from the temporary monitoring wells (TMW-1 through TMW-4) from each of the 4 borings and analyzed for VOCs, SVOCs, and RCRA metals. Groundwater samples were unfiltered when collected. Groundwater was encountered from 7.89 to 17.52 feet bgs.

***Summarize the findings and conclusions regarding the contaminants found and their extent and concentrations. Relate those values to known criteria such as statewide standards, MCLs, water quality standards, background levels or other benchmarks used to determine site priority.***

Soil:

Arsenic was detected in each soil sample at the following concentrations of 4.02, 3.68, 2.66 and 9.85 mg/kg. In each case this exceeds the Statewide Standard of 1.9 mg/kg but the arsenic levels found were within the range of naturally occurring levels determined to be present in Iowa soils. Five other RCRA metals were detected in 1 or more soil sample below their respective Statewide Standard.

Eighteen VOCs were detected in 1 or more soil sample below their respective Statewide Standard.

Groundwater: Concentrations in mg/L, exceedances of Statewide Standard in **bold**

Analyte	B-1/TMW-1	B-2/TMW-2	B-3/TMW-3	B-4/TMW-4	Statewide Standard*
Arsenic	<b>1.19</b>	0.00311	0.0021	0.00125	0.05
Barium	<b>39.5</b>	0.0862	0.0304	0.0598	10
Cadmium	<b>0.13</b>	0.00079	0.000603	0.000813	0.025
Chromium	<b>4.12</b>	BMDL	BMDL	BMDL	0.5
Lead	<b>1.77</b>	BMDL	BMDL	BMDL	0.075
Mercury	0.00613	BMDL	BMDL	BMDL	0.1
2-Butanone	BMDL	BMDL	BMDL	0.0125	21
p-Isoprpyltoluene	BMDL	BMDL	0.0102	BMDL	N/A

\*Statewide Standard for Non-Protected Groundwater

BMDL – below minimum detection limit

*Identify on-site or off-site potential and actual targets (e.g., municipal wells, private wells, drinking water intakes). What is known of the neighboring area, i.e., are there residences, businesses, public use areas, etc.? Are there utility lines that could be impacted by site contaminants? Identify any other use/location issues that deserve consideration.*

The site is in an area of Des Moines that is rapidly converting from its historic uses as commercial and industrial to high density residential and retail. The plans for this property were not specified but conversion to residential use cannot be ruled out. The site is not located in any source water protection area and records do not indicate any water supply wells within 2,000 feet. The Des Moines River is 1,300 feet east of the site. The Raccoon River is 2,500 south of the site.

*Rate the site on a scale of 1 to 4, in decreasing order of severity or priority.*

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*Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site.*

Soil and groundwater at the site have been impacted by contamination. Metal contamination has been detected in groundwater. Metals at concentrations above the respective Statewide Standard were detected in B-1/TMW-1, the well at the northwest corner of the property. This is in the perceived up gradient direction. Other than arsenic, no metal contamination was detected in soils above Statewide Standards. No soil or groundwater samples were analyzed for total extractable hydrocarbons (TEH) even though the Phase I indicated they may be a concern. The Department's response will note this situation.

Site recommended for:

No further action

Additional investigation under state program (activity code 2824)

Additional investigation under CERCLA (Extended Site Screening)

Additional investigation by responsible party

Transfer to LUST/UST

Form Reviewed: Cal Smith Date Reviewed: 1/24/08

# Rumely Building, Des Moines Sample Locations



0.07 0 0.07 0.14 Miles

☆ LUST sites  
□ County



