Site Name: Wellmark Office Building, Des Moines

Extended Site Screening (ESS)

CON 12-15
Doc #19505

Project Manager: Hylton Jackson

Date: 7/22/2008

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)

The property covers approximately 9 acres and is comprised of 3 full blocks located in western downtown Des Moines. The dozens of lots that are covered by the site have past uses that range from light industrial to commercial to residential. At least 2 LUST sites (8LTS22 and 8LTS23) are located on the property, both with "No Action Required" status. The property is served by municipal water and sewer and public utility gas and electric. The ESS attempted to identify any additional sources.

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.)

No comprehensive Phase I was presented for the project. At least 5 other environmental assessments had been performed in the past on properties included within the site. Some test results from these past investigations were included in an environmental assessment (Allender Butzke's Comprehensive Environmental Site Assessment Project Number 073193, dated October 31, 2007) and submitted to the Department. This assessment contained the sample data from 21 borings that were advanced on the property from 9/7/2007 to 10/18/2007. Past assessments included soil and groundwater analysis for volatile organic compounds (VOCs), semi volatile organic compounds (SVOCs), Resource Conservation and Recovery Act (RCRA) metals, petroleum contaminants, and toxicity characteristic leaching procedure (TCLP) analysis. Contaminants were detected in soil and groundwater samples from the site that exceed their respective Statewide Standards. Petroleum contamination (benzene) and lead contamination has been detected in soil at concentrations that exceed their respective Tier 1 and/or Statewide Standard. Arsenic had been detected in soil at concentrations that exceed the Statewide Standard of 1.9 mg/kg but did not exceed the commonly observed background level of 17 mg/kg. Chlorinated solvents were detected in groundwater above the Statewide Standard. For summarized sampling results and locations, see IDNR ISS report dated 4/23/2008 for this site.

The previous assessments had detected soil and groundwater contaminants at concentrations that moderately exceeded their respective Statewide Standards. That information was evaluated in the Department's ISS report dated 4/23/2008. As a result of the historic information obtained on the site and the Department's ISS evaluation, Allender Butzke Engineers planned an additional investigation. This investigation included the advancement of four additional borings (to 25 feet bgs) on the northern portion of the site (the perceived up-gradient direction) in an attempt to establish that the groundwater contaminants detected in the past did not result from an unknown nearby source. A soil sample was selected from each of the four borings and submitted to the laboratory for volatile organic compound (VOC) analysis. The borings were converted to temporary monitoring wells and a groundwater sample was collected from each. The four groundwater samples were submitted to the laboratory for VOC analysis. Groundwater flow direction to the south was confirmed. The results of this additional Limited

Environmental Site Assessment were presented to the Department on June 12, 2008. That information was reviewed by the Department and used in the preparation of this ESS report.

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:

No VOC contaminants were detected in any of the four soil samples at concentrations that exceeded their respective method reporting limits.

Groundwater:

Methyl Ethyl Ketone (MEK) was detected in one groundwater sample at 30.4ug/L, below the Statewide Standard of 400 ug/L.

No other groundwater contaminants were detected above their respective method detection limits.

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.

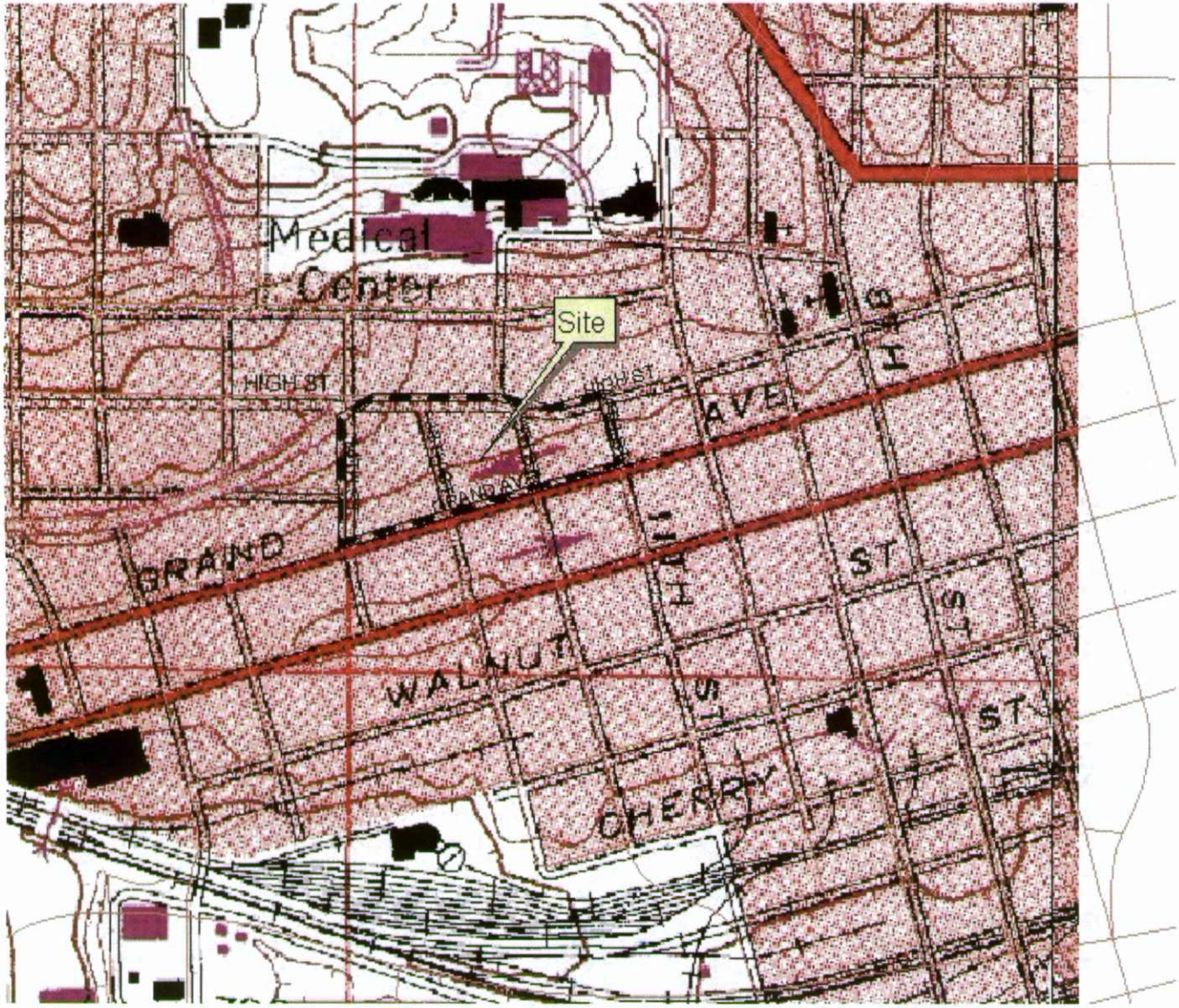
The site, consisting of 3 full city blocks in western downtown Des Moines, is scheduled for redevelopment as a new office complex. The size/number of buildings, parking structures, and green spaces is unknown. The site lies north and west of the new downtown Des Moines Public Library and north of the Pappajohn Learning Center. Most other neighboring properties appear to be commercial with a few undergoing redevelopment. The nearest residences appear to be apartments located one block south of the site. The area is supplied with municipal services/utilities and does not lie within any source water protection area. The site is 2,100 feet northeast of the Raccoon River.

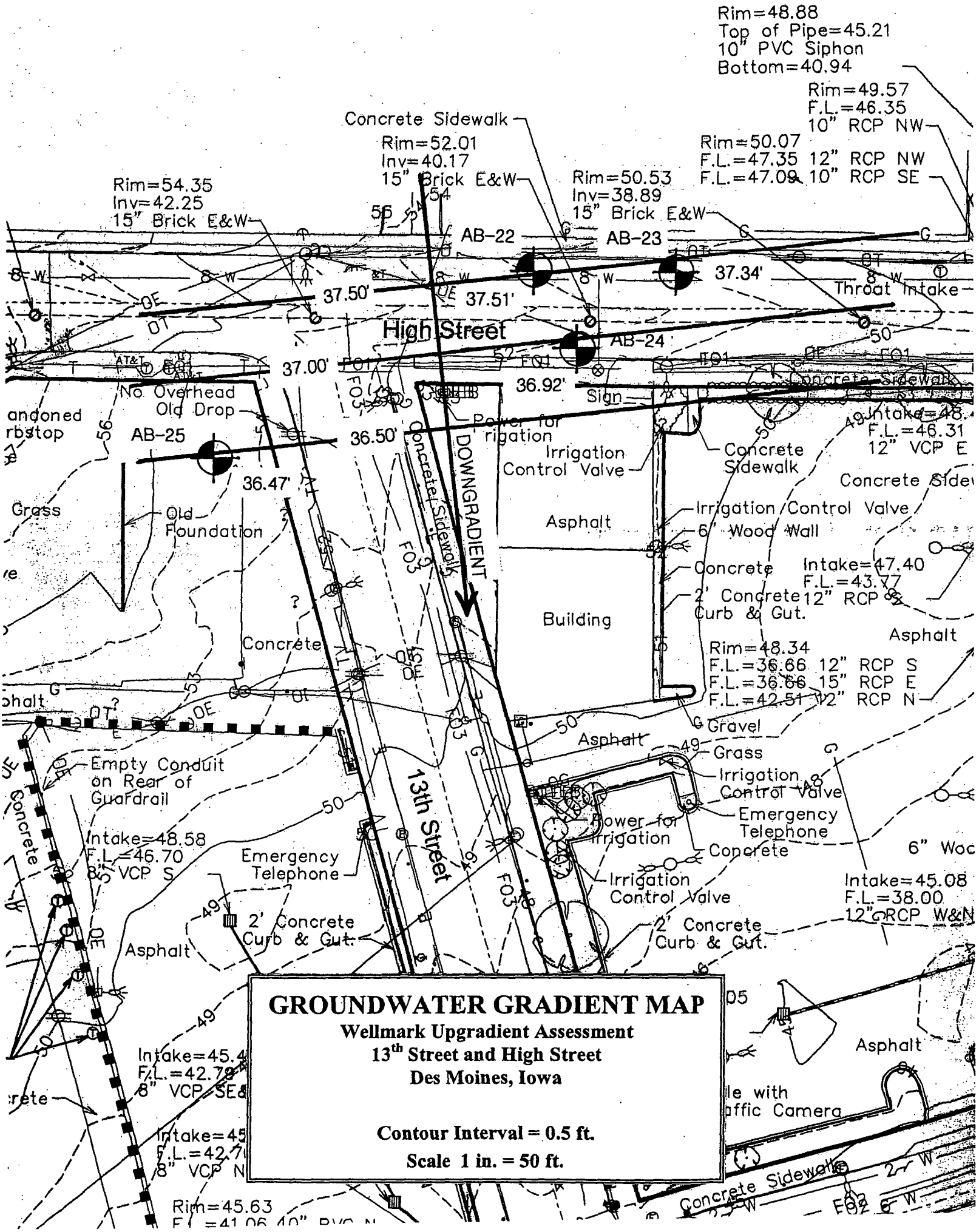
Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site.

Contaminants have been detected in past sampling events in soil and groundwater samples obtained from the site that moderately exceeded the most conservative respective Statewide Standards. The contaminant concentrations detected in the previous site assessments would not have exceeded the site specific applicable standards for nonresidential properties. It is known that future use of the site will be redevelopment as commercial property. No contaminants were detected in the additional site assessment at concentrations that exceeded their respective Statewide Standard. As currently defined, the conditions do not appear to pose a significant threat to human health or the environment. Much of the soil has been removed from the site and development will require the ongoing excavation of considerable quantities (up to 20 feet bgs) of soil, it is advised that the Responsible Party continues to observe all applicable requirements for soil removal and disposal. No further action is required under CERCLA or State authority at this time.

Form Reviewed: Carl Lundberg **Date Reviewed:** 7/22/08

Wellmark Office Building, Des Moines





GROUNDWATER GRADIENT MAP

Wellmark Upgradient Assessment
13th Street and High Street
Des Moines, Iowa

Contour Interval = 0.5 ft.

Scale 1 in. = 50 ft.

REGION VII U.S. EPA SUPERFUND
NO DISCOVERY DATE

PRE-CERCLIS INITIATION FORM
NPL Status = O-NOT A VALID SITE OR INCIDENT

Site Name: Wellmark Office Building **Identified By:** ☐ Removal ☒ Site Assessment ☐ Federal Facilities ☐ States ☐ Other Federal Agency Check if: ☐ FUD Site

Address: 11th to 14th Streets between Grand Avenue and High Street **County Name:** Polk

City, State, Zip: Des Moines, IA 50309 State ID (if one exists): _____ Congressional District: 3

NPL Status: = : Not a Valid Site or Incident **Federal Facility Indicator:** ☐ Federal Facility ☒ Not a Federal Facility ☐ Status Undetermined

Section: ☐ C-(STAR) SPFD Technical Assistance/Re-Use Branch ☒ L-(EFLR) Enfr/Fund Lead RV Branch ☐ F-(FFSE) Federal Facilities/Special Emphasis Branch ☐ M-(MOKS) MO/KS remedial Branch ☐ I-(IANE) IA/NE Remedial Branch ☐ O-(ER&R) Emergency Response & RV Branch

List Site Alias Name (s): _____

Directions to Site: From I-235 in Des Moines take the 3rd St. exit toward 5th Avenue, proceed 0.1 mile. Turn slight left onto 3rd St., proceed 0.5 mile. Turn right onto Grand Ave., proceed 0.5 mile. Turn right onto 11th St., and arrive at east end of site.

Site Description: Commercial redevelopment

USGS Quadrant: Des Moines SW 7.5' main USGS Hydro Unit: _____

Latitude: 41..588541 **Longitude:** 93.633534
(Decimal Degree format) (with release of 3.17 see attached required location data form)

Lat/Long Accuracy: ☒ Seconds ☐ Miles ☐ Feet ☐ Degrees ☐ Minutes ☐ Kilometers ☐ Meters

Owner Operator Type
- ☐ Bank/Loan Company
- ☐ County Owned
- ☐ District Owned
- ☐ Federally-Owned
- ☐ Former Federally Owned or Operated
- ☐ Former Federally Owned or Operated
- ☐ Government Owned/Contractor Operated
- ☐ Privately Owned/Government Operated
- ☐ Property Defaulted Back to Government
- ☐ Brownfields/Public
- ☐ Municipality
- ☐ Other
- ☒ Private
- ☐ Mixed Ownership
- ☐ State Owned
- ☐ State Owned
- ☐ Trustee, Federal
- ☐ Trustee, State
- ☐ Unknown

Operational Status: ☐ Active ☒ Inactive ☐ Unknown ☐ Blank
Native American Interest: ☐ Yes ☒ No

Non-NPL Status (Choose one):

☒ Not a Valid Site or Incident
☐ Not a Valid Site or Incident: NRC Lead
☐ Not a Valid Site or Incident: RCRA Lead
☐ Not a Valid Site or Incident: State Lead
☐ Not a Valid Site or Incident: Tribal Lead

Add Action: OU 00
PRE-CERCLIS SCREENING: **Planned Complete:** 7/21/2008

Actual Complete: 7/21/2008

Lead code (choose one)
☒ F-EPA Fund Financed ☐ FF - Federal Facility ☐ S - State, Fund Financed

SCAP Note: _____

Add below Action (if No Further Action):
OU 00 Lead: EP
☒ PRE-CERCLIS ARCHIVE Actual Complete: 7/21/2008
SCAP Note: _____
Comments: ☐ Site or ☒ Action _____

Signatures:
States: _____ Date: 7/22/08 RPM/OSC/SAM: _____ Date __/__/__

Site Type: (Choose all that apply - for every main category chosen in bold at least one sub- category must be selected; if more than one and sub-category is selected indicate which is primary):

Primary Designation: _____

☐ **MP-Manufacturing/Processing/Maintenance** - *Applicable sub-categories:*
- ☐ CA-Chemicals and allied products
- ☐ CG-Coal gasification
- ☐ CP-Coke production
- ☐ EP-Electric power generation and distribution.
- ☐ FT-Fabrics/textiles
- ☐ EE-Electronic/electrical equipment
- ☐ LW-Lumber and wood products/pulp and paper
- ☐ WP-Lumber and wood products/wood preserving/preserving/treatment
- ☐ MF-Metal fabrication/finishing/coating and allied industries
- ☐ OR-Oil and gas refining
- ☐ OP-Ordnance production
- ☐ PR-Plastics and rubber products
- ☐ PM-Primary metals/mineral processing
- ☐ RA-Radioactive products
- ☐ TA-Tanneries ☐ OT-Other-Description(needed):_____
- ☐ TS-Trucks/ships/trains/aircraft and related components

☐ **MI-Mining** - *Applicable sub-categories*
- ☐ CO-Coal ☐ ME-Metals ☐ NM-Non-metal minerals
- ☐ OG-Oil and Gas ☐ OT-Other-Description(needed):_____

☐ **WM-Waste Management** - *Applicable sub-categories*
- ☐ CL-Co-disposal landfill (municipal and industrial)
- ☐ ID-Illegal disposal/open dump
- ☐ IF-Industrial waste facility (non-generator)
- ☐ MD-Mine tailings disposal ☐ OT-Other-Desc.(needed):_____
- ☐ ML-Municipal solid waste landfill
- ☐ RW-Radioactive waste treatment, storage, disposal (non-generator)

☒ **OT-Other** - *Applicable sub-categories*
- ☐ AG-Agricultural (e/g.,grain elevator)
- ☐ CS-Contaminated sediment site with no identifiable source
- ☐ DC-Dust control ☐ OT-Other-Desc (needed):_____
- ☐ GP-Ground water plume site with no identifiable source
- ☐ MO-Military/Other Ordinance
- ☐ PS-Product Storage/distribution
- ☐ RD-Research,development,and testing facility
- ☒ RC-Retail/commercial
- ☐ SE-Spill or other one-time event
- ☐ TP-Transportation (e.g., railroad yards, airport, barge docking, site)
- ☐ TW-Treatment works/septic tanks/other sewage treatment

☐ **RE-Recycling** - *Applicable sub-categories*
- ☐ AT-Automobiles/tires ☐ DT-Drums/tanks ☐ WO-Waste/used
- ☐ BS-Batteries/scrap metals/secondary smelting/precious metal recovery
- ☐ CC-Chemicals/chemical waste (e.g., solvent recovery)
- ☐ OT-Other-Description(needed):_____

Updated by The Newberry Group/Last Update: 01/08/2008

(NOTE: Data analysts will send form to records center after data entry and QA.)

Updated by Systems Research Group 03MAR06

REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

LOCATION FORM - *(Required information highlighted in red)*

SITE NAME: Wellmark Office Building **EPA ID:** _____

Latitude: 41.588541 **Longitude:** 93.633534 **Measurement Sequence:** _____
(Decimal Decree format) (See Comment A)

Lat/Long Source:
- ☐ Contractor
- ☐ Dun & Bradstreet
- ☐ EPA Region 7
- ☐ Geograph
- ☐ Other Federal Agency
- ☐ Regulated Entity
- ☐ State
- ☐ EPA Headquarters
- ☐ Epic
- ☐ Other
- ☒ Private
- ☐ SNAP
- ☐ Tribe
- ☐ Unknown
- ☐ (Blank)

Designate Lat/Long: ☒ Primary ☐ NPL Coordinate

Collection Method:
- ☐ Address Matching -House Number
- ☐ Address Matching - Block Face
- ☐ Address Matching - Street Centerline
- ☐ Address Matching -Nearest Intersection
- ☐ Address Matching - Primary Name
- ☐ Address Matching - Digitized
- ☐ Address Matching - Other
- ☐ Census Block - 1990 - Centroid
- ☐ Census Block/Group 1990-Centroid
- ☐ Census Block/Tract - 1990 - Centroid
- ☐ Classical Surveying Techniques
- ☐ Census - Other
- ☐ GPS Carrier Phase Static Relative Position
- ☐ GPS Carrier Phase Kinematic Relative Position
- ☐ GPS, with Canadian Active Control System
- ☐ GPS Code (Pseudo Range) Differential
- ☐ GPS Code (Pseudo Range) Precise Position
- ☐ GPS Code (Pseudo Range) Standard Position (SA-Off)
- ☐ GPS Code (Pseudo Range) Standard Position Service SA-On
- ☐ GPS-Unspecified
- ☒ Interpolation-Digital Map Source (TIGER)
- ☐ Interpolation-Map
- ☐ Interpolation -MSS
- ☐ Interpolation -Photo
- ☐ Interpolation – Satellite
- ☐ Interpolation - SPOT
- ☐ Interpolation-TM
- ☐ Interpolation - Other
- ☐ LORAN C
- ☐ Public Land Survey-Eighth Section
- ☐ Public Land Survey-Footing
- ☐ Public Land Survey-Quarter Section
- ☐ Public Land Survey-Section
- ☐ Public Land Survey-Sixteenth Section
- ☐ ZIP+2 Centroid
- ☐ ZIP+4 Centroid
- ☐ ZIP Code - Centroid
- ☐ Unknown

Reference Point:
- ☐ Administrative Building
- ☐ Air Monitoring Station
- ☐ Air Release Stack
- ☐ Air Release Vent
- ☐ Atmos. Emissions Trtmnt Unit
- ☐ Boundary Point
- ☐ Building Entrance
- ☒ Facility/Centroid Cent
- ☐ Facility/Station Bldg Entrance
- ☐ Intake Point
- ☐ Lagoon or Settling Pond
- ☐ Liquid Waste Treatment Unit
- ☐ Loading Area Centroid
- ☐ Loading Facility
- ☐ Monitoring Point
- ☐ NE Corner of Land Parcel
- ☐ NW Corner of Land Parcel
- ☐ Other
- ☐ Plant Entrance (Freight)
- ☐ Plant Entrance (General)
- ☐ Plant Entrance (Personnel)
- ☐ Process Unit Area Centroid
- ☐ Process Unit
- ☐ SE Corner of Land Parcel
- ☐ Solid Waste Storage Area
- ☐ Solid Waste Trtmnt/Disp. Unit
- ☐ Storage Tank
- ☐ SW Corner of Land Parcel
- ☐ Unknown
- ☐ Water Monitoring Station
- ☐ Water Release Pipe
- ☐ Well
- ☐ Well Protection Area
- ☐ Release Point
- ☐ Treatment/Storage Plant

Reference Datum: ☐ NAD27 ☐ NAD83 ☐ Other ☒ Unknown ☐ WGS84

Accuracy Meters +/-: _____ ☒ **Accuracy Unknown** **Collection Date:** 7/21/2008

Verification Method:
- ☐ Ground Truth Conducted
- ☐ Point in Polygon (Zip)
- ☐ Proximity to Polygon Centroid(Other)
- ☐ Verified Relative to Map Features (1:100K/Tiger)
- ☐ Verified Relative to Map Features (Other)
- ☐ Proximity to Polygon Centroid (County)
- ☐ Point In Polygon (County)
- ☐ Proximity to Alternative Facility Coordinate)
- ☐ Proximity to Polygon Centroid (Zip Code)
- ☐ Verified Relative to Map Features (1:24K)
- ☐ Verified, Unknown Method
- ☐ Point in Polygon (Other)
- ☐ Blank
- ☒ Not Verified

Point/ Line/ Area: ☒ AREA ☐ LINE ☐ POINT ☐ REGION ☐ ROUTE ☐ (BLANK)

Source Map Scale: ☐ 1:10,000 ☐ 1:12,000 ☐ 1:15,840 ☐ 1;20,000 ☐ 1:24,000 ☐ 1:25,000 ☐ 1:50,000 ☐ 1:62,500 ☐ 1:63,360 ☐ 1:100,000 ☐ 1:125,000 ☐ 1:250,000 ☐ 1:500,000 ☐ NONE ☒ UNKNOWN ☐ OTHER_____

COMMENTS:_____

Signatures:

RPM/OSC: _____ **Date:** ___/___/___ **BRANCH CHIEF:**_____ **Date:** ___/___/___

A) A sequential number to indicate the order in which points on a line or area are connected. For an area, the maximum point is connected to the first. Required if the feature is polygonal or linear 3 numeric.
