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**BROWNFIELD SITE-SPECIFIC
ASSESSMENT (SSA)**

**QUALITY ASSURANCE PROJECT
PLAN ADDENDUM**

FOR THE LIMITED PHASE II SITE INSPECTION

**CARROLL LIBRARY REDEVELOPMENT
THIRD STREET BETWEEN MAIN AND CARROLL STREETS
CARROLL, CARROLL COUNTY, IOWA**

August 12, 2010



**Prepared by:
Hylton Jackson
Iowa Department of Natural Resources
Contaminated Sites Section**

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**SITE-SPECIFIC BROWNFIELD ASSESSMENT
QUALITY ASSURANCE PROJECT
PLAN ADDENDUM APPROVAL**

FOR THE

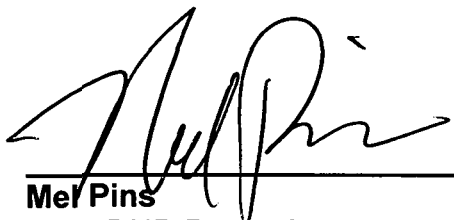
PHASE II SITE ASSESSMENT

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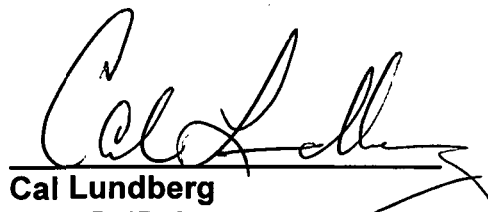
**CARROLL LIBRARY REDEVELOPMENT
THIRD STREET BETWEEN MAIN AND CARROLL STREETS
CARROLL, CARROLL COUNTY, IOWA**


Hylton Jackson
Iowa DNR Project Manager

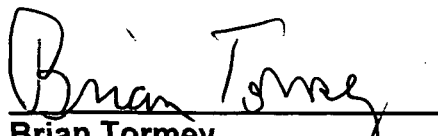
8/12/2010
Date


Mel Pins
Iowa DNR Brownfields Coordinator

8/13/2010
Date


Cal Lundberg
Iowa DNR Contaminated Sites Section Supervisor

8/16/2010
Date


Brian Tormey
Land Quality Bureau Chief/IDNR QA Officer

8/17/2010
Date

1. PROJECT MANAGEMENT

1.1 Distribution List

Project Manager: Hylton Jackson

Field Personnel: One or more of the following may assist in conducting work at the site: Dan Cook, Matt Culp, Bob Drustrup, Greg Fuhrmann, Tami Rice

Iowa DNR Brownfields Coordinator: Mel Pins

Contaminated Sites Section Supervisor: Cal Lundberg

Land Quality Bureau Chief: Brian Tormey

1.2 Project /Task Organization

IDNR Project Manager:

Hylton Jackson

IDNR Field Personnel (to include one or more of the following):

Dan Cook

Matt Culp

Bob Drustrup

Greg Fuhrmann

Tami Rice

IDNR QA Officer:

Brian Tormey

2. PROBLEM DEFINITION/BACKGROUND

This is a site-specific addendum for the *IDNR Quality Management Plan, QMP-02, March 14, 2006*. This addendum describes the specific sampling activities for the site described below.

2.1 Site Location and Size

The Carroll Library Redevelopment site (site) consists of 13 parcels comprising two blocks (approximately 212,400 square feet) bound by Carroll Street on the west, West 3rd Street on the south, Main Street on the east, and railroad right-of-way on the north in Carroll, Iowa, in Sections 24 and 25, Township 84 North, Range 35 West, Carroll County, Iowa (See Appendix A, Figure 1). The site is further described in the following section.

2.2 Site Description

According to the May 2010 Phase I Environmental Site Assessment (ESA), the site is developed with commercial/industrial buildings. Shallow groundwater flow is presumed to follow local topography toward the south, towards an unnamed tributary to the Middle Raccoon River.

2.3 Operational History and Waste Characteristics

The Phase I ESA report indicates that the site includes 13 parcels. Historical information from the Phase I ESA for each parcel is summarized below. Note that the most recent Sanborn maps providing coverage for the site are dated 1948, and that the oldest city directories are dated 1971.

Parcel 0625128001, 326 N. Carroll Street (Joseph R. & Lisa A. Lampe)

Sanborn maps indicate that this parcel has been occupied by a railroad roundhouse and rail lines, and a grain elevator (including grain storage, coal storage, and bulk oil storage). A gasoline tank was located near the southeast corner of lot 10 in this parcel.

City directories indicate that a grain & lumber business and a feed & seed business were also located on site.

The Phase I ESA report indicates that the site could potentially be contaminated with degreaser solvents, PCBs, heavy metals, paint, pentachlorophenol, and petroleum.

Parcel 0625128002, 306 N. Carroll Street (Select Auto, Inc.)

Sanborn maps indicate that this parcel has been occupied by a dwelling and a service garage.

City directories indicate that a tavern, Heider Manufacturing, Well Built Company, and a small engine center were also located on site.

Potential contaminants resulting from site operations included solvents, lead, paint, and petroleum. The Phase I ESA report indicates that activities on the site do not constitute a recognized environmental condition (REC) since a 2008 Phase II ESA conducted for the site found that the site has not been impacted by petroleum or VOCs.

Parcel 0625128005, 202 W. Third Street (The Warehouse, Inc.)

Sanborn maps indicate that this parcel has been occupied by dwellings, a poultry and produce market, and a contractors warehouse.

City directories indicate that a Carroll Commercial Coolers was also located on site.

Previous Phase I and II ESA reports indicated evidence of a release of gasoline constituents, chlorinated solvents, several polynuclear aromatic hydrocarbons, and lead. The site is currently enrolled in the Iowa Land Recycling Program (LRP), and ongoing groundwater monitoring for VOCs is being performed.

Parcel 0625128006, 302 N. Carroll Street (Donald W. Kitt)

Sanborn maps indicate that this parcel has been occupied by dwellings and up to four fuel storage tanks.

City directories indicate that a service station and a body shop were also located on site.

The Phase I ESA report indicates that the site could potentially be contaminated with solvents, lead, paint, and petroleum.

Parcel 0625128007, 216 W. Third Street (Kitt Plumbing and Heating)

Sanborn maps indicate that this parcel has been occupied by a dwelling and a bulk oil station.

City directories indicate that a Kitt Plumbing and Heating was also located on site.

The Phase I ESA report indicates that the site could potentially be contaminated with petroleum.

Parcel 0625129001, 227 N. Adams Street (Lawrence W. and Ethel Lampe)

Sanborn maps indicate that this parcel has been occupied by a warehouse.

The Phase I ESA report indicates that the site could potentially be contaminated with solvents, lead, paint, and petroleum.

Parcel 0625129007, 300-304 N. Adams Street (Cork, Inc.)

Sanborn maps indicate that this parcel has been occupied by Heider Manufacturing (manufacturing ladders, wagon, whiffletrees), including a machine shop, painting, and an assembly shop. Dwellings were indicated on the property on earlier Sanborn maps.

City directories indicate that Heider Manufacturing Co., Wellbuilt, Inc., and Trausch Co. Warehouse were also located on site.

The Phase I ESA report indicates that the site could potentially be contaminated with volatile organic compounds and petroleum.

Parcel 0625129008, 304 N. Adams Street (Donald W. Kitt)

Sanborn maps indicate that this parcel has been occupied by Heider Manufacturing (manufacturing ladders, wagon, whiffletrees), including a warehouse and lumber sheds. A poultry cooperative, dwellings, and possibly railroad storage buildings were indicated on the property on earlier Sanborn maps.

City directories indicate that an auto repair and tire business was also located on site.

The Phase I ESA report indicates that the site could potentially be contaminated with petroleum.

Parcel 06251201001, 326 N. Main Street (Dan Overmohle Construction, Inc.)

Sanborn maps indicate that this parcel has been occupied by several sheds and a railroad supply house.

City directories indicate that another construction company was also located on site.

The Phase I ESA report indicates that the site could potentially be contaminated with volatile organic compounds and paint.

Parcel 06251201002, 323 N. Main Street (Pablo Ramos & Jorge Arellano)

Sanborn maps indicate that this parcel has been occupied by several buildings, including a railroad supply house.

City directories indicate that taverns and restaurants were also located on site.

Parcel 06251201003, 315 N. Main Street (Dos Rancheros, Inc.)

Sanborn maps indicate that this parcel has been occupied by a hotel and outbuildings.

City directories indicate that Heider Manufacturing warehouse, a lawn care business, residences, and a marriage and family counselor were also located on site.

Parcel 06251201004, 311 N. Main Street (Carroll Community Theater)

Sanborn maps indicate that this parcel has been occupied by a lumber shed and storage buildings. An 18 gallon tank, contents unknown, was identified on the 1909 map.

City directories indicate that a video rental business and a family development center were also located on site.

The Phase I ESA report indicates that the site could potentially be contaminated with petroleum. Removal of an underground gasoline storage tank could not be confirmed.

Parcel 06251201005, 301 N. Main Street (Carroll Community Redemption Center)

Sanborn maps indicate that this parcel has been occupied by an auto sales and service building, Heider Manufacturing Company (including machine and wood shops, printing, and painting shops, and a livery.

City directories indicate that a used clothing business was also located on site.

The Phase I ESA report indicates that the site could potentially be contaminated with volatile organic compounds and heavy metals from manufacturing and dipping processes formerly operated on site.

Off-Site REC

The Phase I ESA identified the railroad bordering the property on the north as a REC, with potential contaminants including solvents/degreasing solvents, PCBs, paints, heavy metals, pentachlorophenol, and petroleum.

2.4 Project/Task Description

Phase of Work: SSA Brownfield

The objective of this site investigation is to determine if contaminants of concern are affecting or have the potential to affect human health or the environment and to determine if further environmental action related to contaminated surface soil is required prior to development of the property for its intended purposes.

Assessment/Oversight:

All assessment and oversight activities are in accordance with IDNR Quality Management Plan, QMP-02, March 14, 2006.

Schedule:

Iowa One-Call has been contacted at 1:30 p m, August 12, 2010. Field activities are scheduled for various dates from August 17th through August 31, 2010. Field activities will be performed in Level D personal protective equipment that will consist of safety boots, safety glasses, hearing protection and a hard hat, if needed. IDNR staff will exit the site if Level C personal protective equipment or higher is required. Refer to the attached site-specific safety and health plan for additional site safety and health information.

Quality Objectives and Criteria for Measurement Data:

Per IDNR Quality Management Plan, QMP-02, March 14, 2006.

Special Training:

All DNR personnel have received the OSHA 40-hour HAZWOPER training and are current with the 8-hour refresher requirement. As required by the HAZWOPER regulations (29 CFR 1910.120(e)(4)), the onsite manager has

received the additional 8-hour site supervisor training in addition to the 40-hour site worker training, and is current with the 8-hour refresher requirement.

Documentation and Records:

Per IDNR Quality Management Plan, QMP-02, March 14, 2006.

3. MEASUREMENT AND DATA ACQUISITION

3.1 Sampling Process Design

Because this investigation generally follows the substantive requirement for an ASTM Phase II ESA, only the presence of soil and groundwater contamination will be determined. An investigation of the extent of contamination will not be conducted.

Activities will include sampling of:

- A soil sample will be collected from 0 to 2 feet bgs from each sample location.
- Groundwater sampling at each soil sampling location.

Soil and groundwater samples will be collected at each location for analysis of RCRA metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and Total Extractable Hydrocarbons (TEH). Samples will be sent to UHL and analyzed as summarized in the following table by UHL analytical procedures utilizing the UHL QMP Manual.

One duplicate sample will be submitted to UHL for analysis.

Sample Locations

Soil and groundwater sample locations are summarized as follows:

Parcel 0625128001, 326 N. Carroll Street (Joseph R. & Lisa A. Lampe)

- GP1, near the northwest corner of the parcel, near the RR ROW
- GP2, near the former location of oil storage (1923, 1935, and 1948 Sanborns). Also the former location of a RR roundhouse.
- GP3, near the former location of a gasoline storage tank (1909 Sanborn)
- GP4, near former AST locations
- GP5, near the northeast corner of the parcel, near the RR ROW

Parcel 0625128002, 306 N. Carroll Street (Select Auto, Inc.)

- GP6, near a former AST location

Parcel 0625128005, 202 W. Third Street (The Warehouse, Inc.)

- No samples are planned for this parcel, which is being investigated under the land recycling program.

Parcel 0625128006, 302 N. Carroll Street (Donald W. Kitt)

- GP7, near the paint shop location
- GP8, presumably downgradient of the shop and paint shop.

Parcel 0625128007, 216 W. Third Street (Kitt Plumbing and Heating)

- GP9, southwest corner of the parcel

Area between Parcels 0625128005 and 0625128007

- GP10

Parcel 0625129001, 227 N. Adams Street (Lawrence W. and Ethel Lampe)

- GP11, presumably downgradient of the storage areas
- GP12, near the former location of a used oil drum

Area between Parcels 0625128005 and 0625129007

- GP13

Parcel 0625129008, 304 N. Adams Street (Donald W. Kitt)

- GP14, near the northern boundary of the parcel, near the RR ROW
- GP15, possible UST vent pipe location

Parcel 0625129007, 300-304 N. Adams Street (Cork, Inc.)

- GP16, near the location of several petroleum ASTs
- GP17, near the floor drain, sump, and parts washer
- GP18, near the location of a motor oil AST

Area between Parcels 0625129008 and 06251201001

- GP19, near the paint room for parcel 06251201001

Parcel 06251201001, 326 N. Main Street (Dan Overmohle Construction, Inc.)

- GP20, near the northern boundary of the parcel, near the RR ROW

Parcel 06251201002, 323 N. Main Street (Pablo Ramos & Jorge Arellano)

- No samples are planned.

Parcel 06251201003, 315 N. Main Street (Dos Rancheros, Inc.)

- GP21, presumably downgradient of the paint room for parcel 06251201001

Parcel 06251201004, 311 N. Main Street (Carroll Community Theater)

- No samples are planned.

Parcel 06251201005, 301 N. Main Street (Carroll Community Redemption Center)

- GP22, possible former AST location
- GP23, presumably downgradient of the dipping room (1909 Sanborn)
- GP24, near the former painting area location (1915 Sanborn)
- GP25, near the former dipping location (1909 Sanborn) and machine shop location (1915 Sanborn)

See Appendix A, Figure 3 for the proposed sample locations. Sampling locations may be adjusted during field work based on site conditions at the time of investigation.

Sampling and Analytical Summary

Analytes	Location	Method
Soil		
RCRA Metals	All locations	6010, 6020, 7471A
VOCs	All locations	8260
SVOCs	All locations	8270
TEH	All locations	Iowa OA-2
Groundwater		
RCRA Metals	All locations	6010, 6020, 7471A
VOCs	All locations	8260
SVOCs	All locations	8270
TEH	All locations	Iowa OA-2

Subsurface soil samples will be collected using direct-push methods. Sampling equipment for surface and subsurface soil samples will be decontaminated after sample collection is complete in accordance with Quality Assurance Project Plan for Iowa Department of Natural Resources Land Quality Bureau Contaminated Sites Section.

All groundwater samples will be collected in a manner utilizing the procedures in ASTM D6001-96e1, *Standard Guide for Direct-Push Water Sampling for Geo-Environmental Investigations*, for the direct push screen-point groundwater sampling. Alternatively, groundwater samples may be collected by installing a temporary monitoring well in the borehole. Both the temporary well and the borehole will be properly abandoned after completion of sample collection. All groundwater collection equipment will be decontaminated after sample collection is complete in accordance with Quality Assurance Project Plan for Iowa Department of Natural Resources Land Quality Bureau Contaminated Sites Section.

3.2 Sample Handling and Custody Requirements

Analytical Methods

Soil and groundwater samples will be sent to UHL for analysis along with one duplicate sample.

Sample containers, preservation, and holding times will be as listed in the *UHL Guidebook*, which describes the required sample submission information for UHL. Each sample will have a label attached to the sample container. Labels will be supplied by UHL with a UHL identification number. The facility, location, or sample identification will be site-specific and descriptive of where the sample was taken. Date, time, and collector's name will also be written on the sample label. All sample labels will be completed in waterproof ink. A UHL Environmental Sample Collection Form (Appendix B) will also be completed for the samples and submitted to UHL with the samples.

Samples will be stored in a cooler at or below 4°Celsius and maintained in the custody of the collector until submitted directly to the sample custodian at UHL in Ankeny, Iowa. Chain-of-Custody (COC) forms will be used (Appendix B) to document samples collected and submitted for laboratory analyses. Upon receipt of the samples, laboratory personnel will sign and retain the first two copies of the COC form and the IDNR Project Manager will receive the third (bottom) copy.

Quality Control Requirements

Per IDNR Quality Management Plan, QMP-02, March 14, 2006

Instrument/Equipment Testing, Inspection, and Maintenance Requirements

Per IDNR Quality Management Plan, QMP-02, March 14, 2006 and IDNR Contaminated Sites equipment SOPs.

Inspection/Acceptance Requirements for Supplies and Consumables

Per IDNR Quality Management Plan, QMP-02, March 14, 2006

Data Acquisition Requirements

Per IDNR Quality Management Plan, QMP-02, March 14, 2006

Data Management. Sample data for this specific project will be produced at UHL.

Data Validation and Usability

All data validation will be in accordance with IDNR Quality Management Plan, QMP-02, March 14, 2006

APPENDIX A

FIGURES

Figure 1 – Site Topography

Figure 2 - Site Location

Figure 3 - Sample Locations

CARROLL LIBRARY REDEVELOPMENT SSA

Figure 1 – Site Topography
Carroll Library Redevelopment
Carroll, Iowa

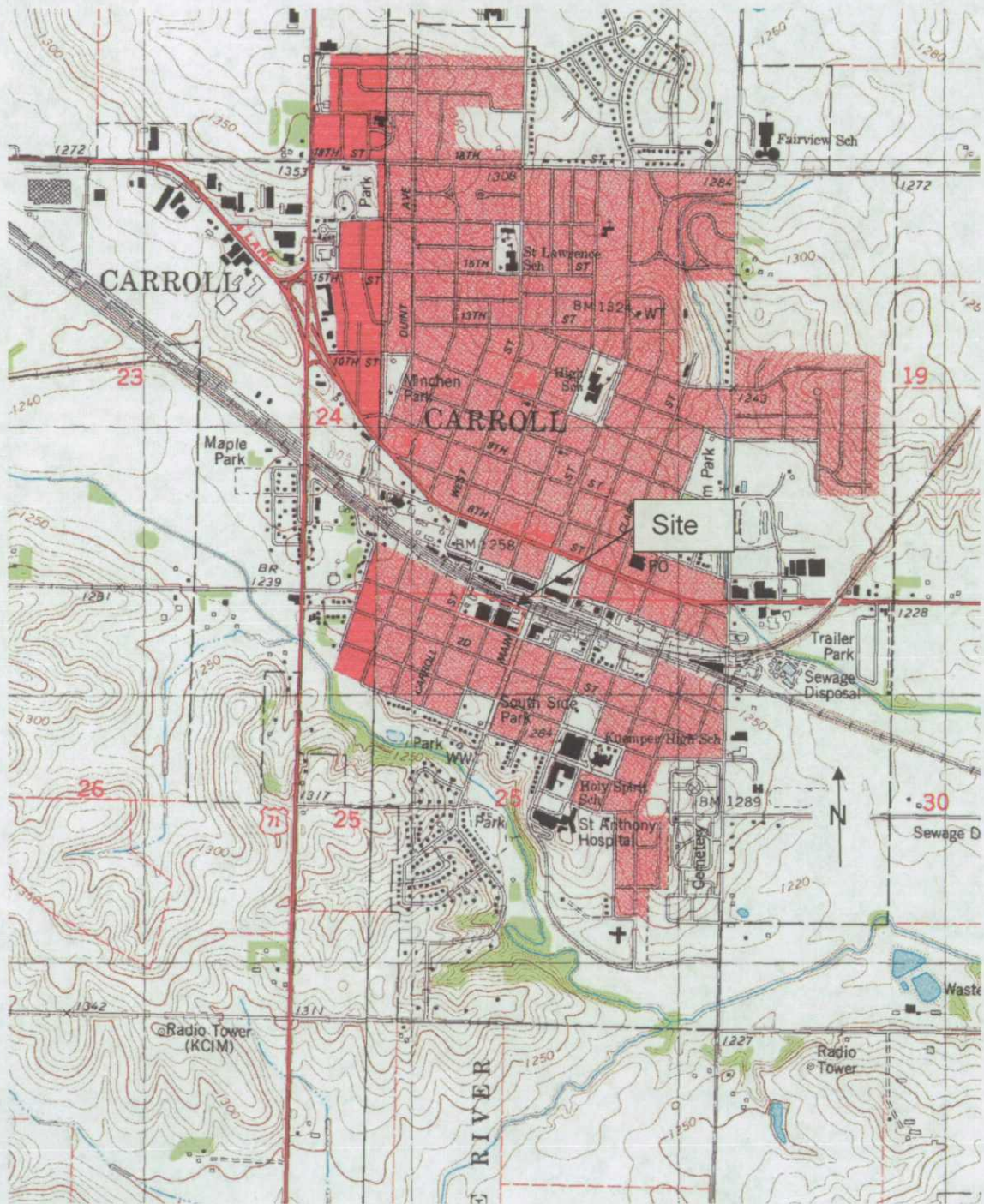


Figure 2 – Site Location
Carroll Library Redevelopment
Carroll, Iowa



Figure 3 – Sample Locations -△
Carroll Library Redevelopment
Carroll, Iowa



Scale: approximately 1" = 60'

APPENDIX B

FORMS

Form 1 - Sample Collection Form
Form 2 - Chain of Custody

Carroll Library Redevelopment SSA

APPENDIX C

SITE-SPECIFIC SAFETY AND HEALTH PLAN

Carroll Library Redevelopment SSA