

## Rice, Tami [DNR]

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**From:** Rice, Tami [DNR]  
**Sent:** Friday, January 27, 2012 9:59 AM  
**To:** 'Jane McAllister'  
**Subject:** RE: Broadway Ventures, Council Bluffs  
**Attachments:** ResponseLtr.pdf

CON 12-15  
Doc #26589

Jane,

After discussing the Broadway Ventures site internally, we will need to have some additional investigation conducted. No samples were collected between the highest PCE concentration at SB-6 and the residential properties located east and southeast of the site. Since we must rule out vapor intrusion into the residential properties, we will need some groundwater data from this vicinity and will need to have some soil gas sampling conducted. I have a formal response letter that will be mailed out today which I have attached for your review. We're requesting that a work plan be submitted prior to conducting the assessment.

Let me know if you have any questions.

Regards,  
Tami

**Tami S. Rice**  
**Environmental Specialist Senior**  
**Contaminated Sites Section**  
**Iowa Dept. of Natural Resources**  
**502 East 9th Street**  
**Des Moines, Iowa 50319**  
**Ph: (515) 281-4420**  
**Fax: (515) 281-8895**



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**From:** Jane McAllister [mailto:jmcallister@ahlerslaw.com]  
**Sent:** Monday, January 23, 2012 9:59 AM  
**To:** Rice, Tami [DNR]  
**Subject:** RE: Broadway Ventures, Council Bluffs

Thank you. Jane

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**From:** Rice, Tami [DNR] [mailto:Tami.Rice@dnr.iowa.gov]  
**Sent:** Monday, January 23, 2012 9:55 AM  
**To:** Jane McAllister  
**Subject:** RE: Broadway Ventures, Council Bluffs

Jane, at this point I have completed my review but I have some concerns about potential vapor intrusion to the residences located east of the site. We are discussing this internally to determine if we need to require some vapor sampling or additional plume delineation. I will let you know what we decide. Regards, Tami

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**From:** Jane McAllister [<mailto:jmcallister@ahlerslaw.com>]  
**Sent:** Monday, January 23, 2012 9:44 AM  
**To:** Rice, Tami [DNR]  
**Subject:** RE: Broadway Ventures, Council Bluffs

Hi, Tami. Just checking in with you to see when you think you may have something to discuss on this matter. No pressure. I just know the parties are trying to decide what to do with a pending real estate transaction yet this month, so they will soon be asking me what DNR's schedule might be. Thanks. Jane

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**From:** Rice, Tami [DNR] [<mailto:Tami.Rice@dnr.iowa.gov>]  
**Sent:** Friday, January 13, 2012 1:55 PM  
**To:** Jane McAllister  
**Subject:** RE: Broadway Ventures, Council Bluffs

That would be great, thanks Jane!

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**From:** Jane McAllister [<mailto:jmcallister@ahlerslaw.com>]  
**Sent:** Friday, January 13, 2012 1:40 PM  
**To:** Rice, Tami [DNR]  
**Subject:** RE: Broadway Ventures, Council Bluffs

I will get those for you and send them to you. I received the same copy that you received, so it may take a day or two. Jane

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**From:** Rice, Tami [DNR] [<mailto:Tami.Rice@dnr.iowa.gov>]  
**Sent:** Friday, January 13, 2012 1:35 PM  
**To:** Jane McAllister  
**Subject:** RE: Broadway Ventures, Council Bluffs

Jane,

Will I still be receiving a hard copy of the Broadway Ventures report in the mail? If not, could you copy the topo map, site map, and tables (Pg 8) in color for me? These particular pages ended up blacked out when they were copied so I can't read them very well.

Thanks for your help!

Tami

**Tami S. Rice**  
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**From:** Jane McAllister [<mailto:jmcallister@ahlerslaw.com>]  
**Sent:** Wednesday, January 11, 2012 2:52 PM  
**To:** Rice, Tami [DNR]

**Cc:** Smith, Mike ([MSmith@hy-vee.com](mailto:MSmith@hy-vee.com)); Randy Lenhoff ([randyl@seldin.com](mailto:randyl@seldin.com)); Marilyn Watson  
**Subject:** RE: Broadway Ventures, Council Bluffs

Tami: My client was just provided with a copy of the report. Please find it attached. We are hopeful that the department will review and advise us that no further action need occur. Let me know if you need anything further. Jane

Jane B. McAllister  
Ahlers & Cooney, P.C.  
100 Court Avenue  
Suite 600  
Des Moines, IA 50309  
Phone: 515-246-0373  
Fax: 515-243-2149  
E-mail: [jmcallister@ahlerslaw.com](mailto:jmcallister@ahlerslaw.com)

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**From:** Rice, Tami [DNR] [<mailto:Tami.Rice@dnr.iowa.gov>]  
**Sent:** Wednesday, January 11, 2012 1:33 PM  
**To:** Jane McAllister  
**Subject:** RE: Broadway Ventures, Council Bluffs

Jane,

I was wondering if you have received the additional sampling from the Broadway Ventures site in Council Bluffs. I haven't received anything at this time. Since I never formally responded to the last report that was submitted to the Department, I wanted to make sure that we would be receiving some additional data. If not, I will respond formally to the information we have on hand.

Thank you in advance for your assistance.

Regards,  
Tami

**Tami S. Rice**  
**Environmental Specialist Senior**  
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**From:** Jane McAllister [<mailto:jmcallister@ahlerslaw.com>]  
**Sent:** Thursday, November 17, 2011 9:52 AM  
**To:** Rice, Tami [DNR]  
**Subject:** RE: Broadway Ventures, Council Bluffs

Thank you.

**From:** Rice, Tami [DNR] [<mailto:Tami.Rice@dnr.iowa.gov>]

**Sent:** Thursday, November 17, 2011 9:52 AM

**To:** Jane McAllister

**Subject:** Broadway Ventures, Council Bluffs

Jane,

As we discussed this morning, I'm requiring at least one additional sample collected from the Broadway Ventures site. Soil and groundwater should be collected for analysis of chlorinated solvents and the soil sample should be collected above the water table to have minimal influence from contamination that may be present in groundwater.

I have attached a map indicating the vicinity where I would like to have the sample conducted. During our discussion, I suggested that two samples be collected onsite but did not explain my reasoning. I suggested two additional samples be collected in the case that the first sample results in higher concentrations than what was found in SB-1 from the 2011 sampling. If the sample comes back at higher concentrations, we would want an additional sample on the southern portion of the property to bracket the contamination onsite and ensure there are no concerns to surrounding residential properties. I will let you and your client decide whether you collect one or two additional samples from the site.

I have also included an aerial photograph from 2004 which was found in the file for the adjacent Omaha Standard site located at 2401 West Broadway. This photo shows the location of the former site buildings. Our concern is that there could have been a release from the buildings located on the east side of the property.

Let me know if you have any questions, comments, or concerns.

Regards,

Tami

**Tami S. Rice**

**Environmental Specialist Senior**

**Contaminated Sites Section**

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# STATE OF IOWA

TERRY E. BRANSTAD, GOVERNOR  
KIM REYNOLDS, LT. GOVERNOR

DEPARTMENT OF NATURAL RESOURCES  
ROGER L. LANDE, DIRECTOR

January 27, 2012

Jane McAllister  
Ahlers & Cooney, P.C.  
100 Court Avenue, Suite 600  
Des Moines, Iowa 50309

Subject: Broadway Ventures, Council Bluffs, Iowa

Dear Ms. McAllister:

Thank you for the submittal of the Phase II and Supplemental Phase II Environmental Site Assessments dated October 19, 2011 and January 3, 2012 respectively, conducted on the property referenced above.

As noted in the reports, no soil exceedences were observed onsite. In addition, the only groundwater exceedences noted onsite were tetrachloroethene (PCE) and trichloroethene (TCE). Exceedences of PCE were observed in groundwater samples SB-1, SB-2, and SB-6 with a detection of PCE observed in groundwater sample SB-5. The highest concentration of PCE onsite was located at SB-6 at a concentration of 145 ug/L. The protected groundwater standard for PCE is 5 ug/L and the non-protected groundwater standard is 25 ug/L. The only TCE exceedence onsite was noted in SB-6. Several PCE degradation products were also detected in SB-6 but the concentrations were below the applicable standards.

It appears that the most likely source of chlorinated solvent contamination is the machine shop with metal fabrication room that was historically located onsite near SB-1 and SB-6. The site is bordered by several residential properties. Due to the fact that elevated concentrations of PCE have been observed onsite and the contamination plume has not been defined east and southeast of SB-6, additional investigation is required. The investigation should determine the extent of contamination east and southeast of the site and must rule out any vapor concerns with regard to the existing residential structures.

Under Chapter 133 of the Iowa Administrative Code 567, you are required to submit a site assessment work plan to the Department that includes, but is not limited to the following:

- A site map that shows facility structures, property boundaries, and utility lines.
- A method to be used in identifying the extent of chlorinated solvents (PCE, TCE, and other degradation products) in groundwater.

- A method to be used in identifying the potential for vapor intrusion. We recommend conducting soil gas sampling at the source area (currently SB-6) and east of the source area.
- A survey of receptors (private and municipal water supplies, surface water resource, sewer lines, etc.) that could be impacted by contaminants from the site.
- Hydrogeology (general & local) – groundwater flow direction, hydraulic conductivity, static groundwater level, etc.

You are required to submit the site assessment work plan **no later than March 31, 2012**. If you have any questions, please contact me at 515-281-4420 or email at [tami.rice@dnr.iowa.gov](mailto:tami.rice@dnr.iowa.gov).

Sincerely,



Tami S. Rice  
Environmental Specialist Senior  
Contaminated Sites Section  
Iowa Department of Natural Resources

Cc: Cal Lundberg, Supervisor, Contaminated Sites Section, Iowa Department of Natural Resources  
Randy Lenhoff, Broadway Ventures, LLC, 16910 Frances Street, Suite 200, Omaha, Nebraska 68130  
Michael Smith, Hy-Vee, Inc., 5820 Westown Parkway, West Des Moines, Iowa 50266  
Michael Goalen, HR Green, Inc., 8710 Earhart Lane SW, Cedar Rapids, Iowa 52404  
Field Office 4, 1401 Sunnyside Lane, Atlantic, Iowa 50022