CON 12-15
Doc #29796

Site Name: Acme Printing Company, Des Moines

Initial Site Screening (ISS)

Project Manager: Tami S. Quam

Date: July 1, 2014

☐ **3931 - Phase II Assessment Review – Brownfield Funded**
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 – Brownfield 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, or

☒ **3321 - Phase II Assessment Review – CERCLA Pre-Remedial Funded**
Phase II submitted that is not part of a real estate transaction

Location:

Latitude: 41.6088 *Longitude: -93.6156* ***County**: Polk*
(Decimal Degree format)

USGS Quadrant: _____

Site Size: 2.104

Site Dimension: ☒ Acres ☐ Square Feet ☐ Feet ☐ Square Miles ☐ Miles

Site Alias Name(s): _____

Congressional District: 3

Grant Recipient Name, Address & Contact: NA

Current Owner & Address: J & J Miller Family Properties LLC and J & A Miller Family Properties, c/o Jacqueline Miller Trust, 255 S 41st Street, Unit 166, West Des Moines, Iowa 50265

Responsible Party Name(s) & Address, if different from current owner:
Unknown at this time

Site Street Address or Tier, Range, Section & Subsections (if street address is unknown)
66 Washington Avenue, Des Moines, Iowa 50314

Directions to site: In Des Moines, take I-235 to exit 8A and follow the exit ramp to 2nd Avenue. Turn north on 2nd Avenue and turn right onto Washington Avenue. The site will be located on the southeast corner at the intersection of Washington Avenue and Illinois Street.

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 site consists of a 27,175 square foot industrial warehouse which was built in 1958. From about 1960 to 1980, the site was used as an electrical supply wholesaler (W.W. Grainger Company) and was used as a commercial printing company (Acme Printing) since the 1980s. The Acme Printing Company ceased operations in December 2012 at which time the property was leased to Riekes Equipment Company to assemble conveyors. A Phase I Environmental Site Assessment (ESA) was completed on December 20, 2013, and part of the report was submitted for review. The Phase I ESA noted that there was a floor drain in the southwest corner of the building that appeared to be plugged and partially full of oil and there was a covered collection pit that was approximately 3 feet in diameter and 3 feet deep that was also located in the southwest corner of the building. The collection pit had wastewater at the bottom with an oil sheen and varnish-like odor. The collection pit was referenced in the Limited Subsurface Investigation as the sump well. The recognized environmental conditions (RECs) identified during the Phase I ESA included the historical presence of a commercial printing business (Acme Printing Company) onsite and the McKesson Chemical Company located northwest of the site.

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.)

The site assessment consisted of five soil borings (SB-1 through SB-5) which were drilled to 15 feet deep. Soil was field screened for the presence of volatile organic compounds (VOCs) using a photo-ionization detector (PID). With the exception of SB-2, a soil sample was collected from each boring at about one foot above the water table due to the fact that all of the PID readings were less than 10 ppm. A soil sample was not collected from boring B-2 for laboratory analysis. Three borings (SB-1, SB-3, and SB-4) were converted into temporary monitoring wells for the collection of groundwater samples. In addition, a water sample was collected from the sump well located in the northwest corner of the site building. Soil and groundwater samples were analyzed for VOCs, total extractable hydrocarbons (TEH), and RCRA metals. It was noted that the groundwater samples could not be field filtered for RCRA metal analysis. Groundwater was generally observed onsite a depths of 2 to 7 feet deep.

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.

Chloroform, TEH as waste oil, and several RCRA metals were detected in soil but were either at concentrations that did not exceed a standard or the contaminant does not have a soil standard. In groundwater, two VOCs, TEH as diesel, TEH as gasoline, and several RCRA metals were detected. While several of the RCRA metal concentrations exceeded the respective protected groundwater standards with some also exceeding the non-protected groundwater standards; the only VOC to exceed a standard was methyl ethyl ketone (MEK) observed in the sump well. The

concentration of MEK observed in the sump well was 121,000 ug/L which exceeds both the protected and non-protected groundwater standards of 4,000 ug/L and 21,000 ug/L respectively. In addition, TEH as gasoline was observed in the sump well at a concentration of 555,000 ug/L but there is no standard for TEH as gasoline. The detection limits for benzene, toluene, ethylbenzene, and xylene in the sump well sample were very elevated so it is possible that the specific gasoline range hydrocarbons could be present in the sump well at concentrations that could exceed a standard.

Exceedences of arsenic and lead were observed in SB-1, SB-3, and SB-4 but only the concentrations in SB-3 exceeded both the protected and non-protected groundwater standards. A chromium exceedence was also observed in SB-1 but the concentration observed did not exceed the non-protected groundwater standard. In the sump well, concentrations of chromium, lead, and mercury were observed at concentrations that exceeded both the protected and non-protected groundwater standards. See Table 1 below for additional information.

Table 1 – Groundwater Exceedences (mg/L)

	SB-1	SB-3	SB-4	Sump Well*	Protected Groundwater Standards	Non-protected Groundwater Standards
Arsenic	0.0139	0.0517	0.0184	-	0.01	0.05
Chromium	0.109	-	-	3.2	0.1	0.5
Lead	0.0219	0.0894	0.0293	0.411	0.015	0.075
Mercury	-	-	-	0.029	0.002	0.01

Note: - means the concentration did not exceed the standard
* The sump well is actually a sealed concrete sump pit and not a well

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.

There are no wells onsite and the wells identified within a quarter mile radius of the site are abandoned. Between a quarter mile and a half mile radius of the site, there is a household well and several plugged wells. The depth and status of the household well are unknown but the construction date listed is 1997. The closest surface water body is the Des Moines River located about 700 feet east of the site. The site is not located in a source water protection area.

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

3

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

As noted above, a few contaminants were detected in soil but were at concentrations that did not exceed a standard. In groundwater samples SB-1, SB-3, and SB-4, the only exceedences observed were arsenic and lead in all of the samples and chromium

in SB-1. Concentrations of arsenic and lead in SB-3 exceeded both the protected and non-protected groundwater standards. In the sump well, concentrations of MEK, chromium, lead, and mercury exceeded both the protected and non-protected groundwater standards. In addition, an elevated concentration of TEH as gasoline was observed in the sump well but there is no standard for TEH as gasoline. The detection limits for benzene, toluene, ethylbenzene, and xylene in the sump well sample were very elevated so it is possible that the specific gasoline range hydrocarbons could be present in the sump well at concentrations that could exceed a standard.

Liquid observed in the floor drain and collection pit/sump well must be removed and properly disposed with records of the removal and disposal submitted to the Department for our records. Additional investigation is not required at this time due to the lack of nearby receptors of concern and the presence of an approved well ordinance in the City of Des Moines restricting the installation of new wells. The site is not a candidate for an Extended Site Screening (ESS) and no action is required under CERCLA or state authority (Chapter 133).

Site recommended for:

- ☒ No further action
- ☐ Additional investigation under state program (activity code 2824)
- ☐ Additional investigation under CERCLA (Extended Site Screening)
- ☐ Transfer to LUST/UST

Form Reviewed: Cal Kolby **Date Reviewed:** 7/8/14

Revised 11/2012

PRE-CERCLIS SCREENING ASSESSMENT CHECKLIST/DECISION FORM

This checklist can assist the site investigator during the Pre-CERCLIS screening. It will be used to determine whether further steps in the site investigation process are required under CERCLA. Use additional sheets, if necessary.

Checklist Preparer: Tami S. Quam (Name/Title) — July 1, 2014 (Date)

502 E 9th Street, Des Moines, Iowa 50319 (Address) — 515-281-4420 (Phone)

tami.quam@dnr.iowa.gov (E-mail Address)

Site Name: Acme Printing Company, Des Moines

Previous Names (if any):

Site Location: 66 Washington Avenue

Des Moines (City) — Iowa (ST) — 50314 (Zip)

Latitude: 41.6088 **Longitude:** -93.6156

Compare the following checklist. If "yes" is marked, please explain below.	YES	NO
1. Does the site already appear in CERCLIS?	☐	☒
2. Is the release from products that are part of the structure of, and result in exposure within, residential buildings or businesses or community structures?	☐	☒
3. Does the site consist of a release of a naturally occurring substance in its unaltered form, or altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?	☐	☒
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?	☐	☒
5. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?	☐	☒
6. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (i.e., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)?	☒	☐
7. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?	☐	☒
8. Is there sufficient documentation that clearly demonstrates that there is no potential for a release that could cause adverse environmental or human health impacts (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, documentation showing that no hazardous substance release have occurred, EPA approved risk assessment completed)?	☐	☒

Please explain all "yes" answer(s), attach additional sheets if necessary:

Petroleum related compounds were observed in a sump well onsite.

Site Determination:

☐ Enter the site into CERCLIS. Further assessment is recommended (Explain below).

☒ The site is not recommended for placement into CERCLIS (Explain below).

☐ Further assessment is recommended under PRE-CERCLA (Explain below).

DECISION/DISCUSSION/RATIONALE:

As noted above, a few contaminants were detected in soil but were at concentrations that did not exceed a standard. In groundwater samples SB-1, SB-3, and SB-4, the only exceedences observed were arsenic and lead in all of the samples and chromium in SB-1. Concentrations of arsenic and lead in SB-3 exceeded both the protected and non-protected groundwater standards. In the sump well, concentrations of MEK, chromium, lead, and mercury exceeded both the protected and non-protected groundwater standards. In addition, an elevated concentration of TEH as gasoline was observed in the sump well but there is no standard for TEH as gasoline. The detection limits for benzene, toluene, ethylbenzene, and xylene in the sump well sample were very elevated so it is possible that the specific gasoline range hydrocarbons could be present in the sump well at concentrations that could exceed a standard.

Liquid observed in the floor drain and collection pit/sump well must be removed and properly disposed with records of the removal and disposal submitted to the Department for our records. Additional investigation is not required at this time due to the lack of nearby receptors of concern and the presence of an approved well ordinance in the City of Des Moines restricting the installation of new wells. The site is not a candidate for an Extended Site Screening (ESS) and no action is required under CERCLA or state authority (Chapter 133).

Regional EPA Reviewer:

Print Name/Signature _____ Date _____

State Agency/Tribe:

CAL LUNDBERG _____ Date 7/8/14

Print Name/Signature

REGION VII U.S. EPA SUPERFUND
NO DISCOVERY DATE

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

Site Name: Acme Printing Company, Des Moines **Identified By:** ☐ Removal ☒ Site Assessment ☐ Federal Facilities ☐ States ☐ Other Federal Agency Check if: ☐ FUD Site

Address: 66 Washington Avenue **County Name:** Polk

City, State, Zip: Des Moines, Iowa 50314 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: In Des Moines, take I-235 to exit 8A and follow the exit ramp to 2nd Avenue. Turn north on 2nd Avenue and turn right onto Washington Avenue. The site will be located on the southeast corner at the intersection of Washington Avenue and Illinois Street.

Site Description: The site was used as a commercial printing company.

USGS Quadrant: _____ USGS Hydro Unit: _____

Latitude: 41.6088 **Longitude:** -93.6156
(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	☐ Municipality
☐ County Owned	☐ Other
☐ District Owned	☒ Private
☐ Federally-Owned	☐ Mixed Ownership
☐ Former Federally Owned or Operated	☐ State Owned
☐ Former Federally Owned or Operated	☐ State Owned
☐ Government Owned/Contractor Operated	☐ Trustee, Federal
☐ Privately Owned/Government Operated	☐ Trustee, State
☐ Property Defaulted Back to Government	☐ Unknown
☐ Brownfields/Public	

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:** ____/____/____

Actual Complete: ____/____/____

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: ____/____/____
SCAP Note: _____
Comments: ☐ Site or ☐ Action: _____

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 main and sub-category is selected indicate which is primary):

Primary Designation: OT

☐ **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):_____

Signatures:
States: Cal Kolbe Date: 7/8/14 RPM/OSC/SAM: _____ Date __/__/__

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: Acme Printing Company, Des Moines **EPA ID:** _____

Latitude: 41.6088 **Longitude:** -93.6156 **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:** 07/01/2014

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_____

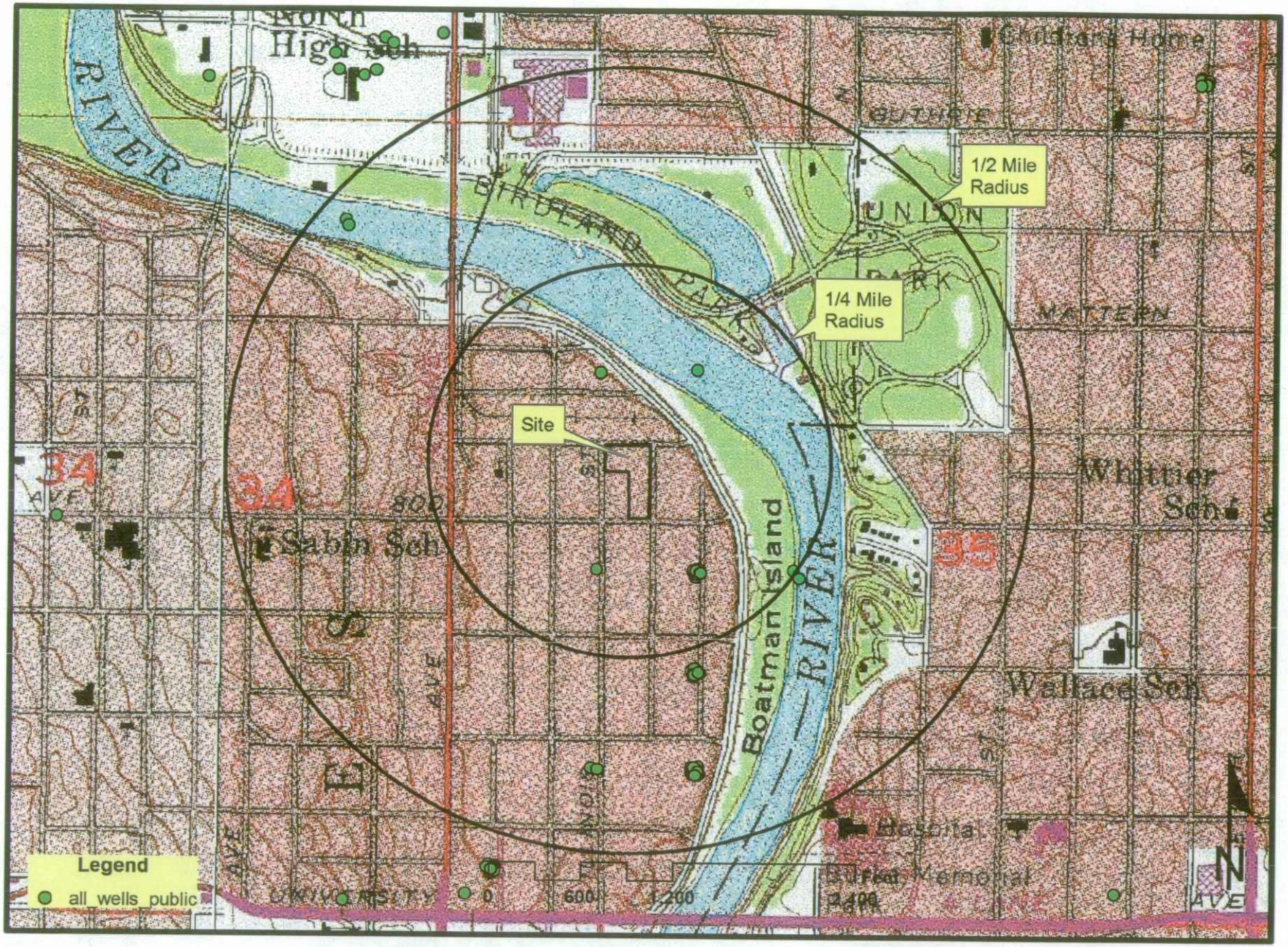
COMMENTS:_____

Signatures:

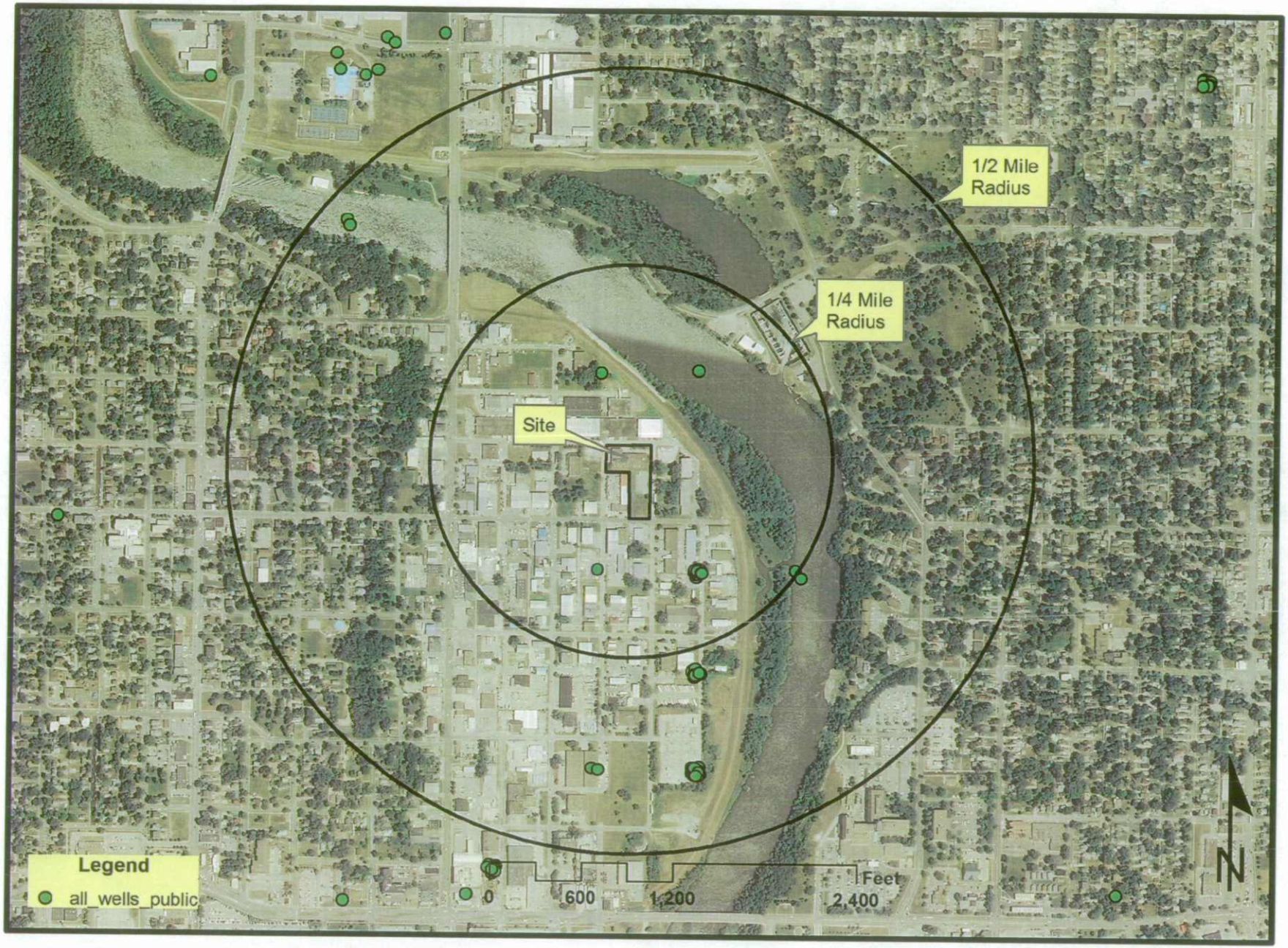
RPM/OSC: _____ **Date:** ___/___/___ **BRANCH CHIEF:** _____ **Date:** ___/___/___

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.

Acme Printing Company, Des Moines



Acme Printing Company, Des Moines



Legend

- Samples
- property

Soil Samples

Phase II ESA
66 Washington Ave.
Des Moines, Iowa

N

0 30 60
Feet

IMPACT seven G