

Site Name: Brandt Co., Davenport

Initial Site Screening (ISS)

Project Manager: Hylton Jackson

Date: 9/29/2014

CON 12-15

Doc #30049

☐ **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: 41.5560
(Decimal Degree format)

Longitude: 90.5541

County: Scott

USGS Quadrant: Davenport 7.5'

Site Size: 4.1

Site Dimension:



Acres



Square Feet



Feet



Square Miles



Miles

Site Alias Name(s): _____

Congressional District: 2

Grant Recipient Name, Address & Contact: _____

Current Owner & Address:

The Brandt Company
3020 Hickory Grove Rd.
Davenport, IA 52806

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

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

1515 E. Kimberly Rd.
Davenport, IA 52807

Directions to site:

From Highway 6 on the northeast side of Davenport turn south on Bridge Avenue, proceed 200 feet. Turn left (east) on Frontage Road, proceed 0.15 mile and arrive at site.

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 4.1-acre site consists of one 52,000 ft² single story building and a paved parking lot and is located in a mixed use (residential and commercial) area of northeastern Davenport. The property is an industrial printing facility and identified as having operated pre-RCRA (1976). Cedar Graphics of Hiawatha, Iowa, has taken over operations. Cedar Graphics will retain the Brandt brand. Production will be handled from Cedar Graphics' facility and sales and administrative offices would be maintained in Davenport and Peoria.

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.)

A Phase I was referenced but not furnished for review. Five push-probe soil borings (P-1 through P-5) were advanced to a depth of 16 feet below ground surface (bgs) in order to collect soil and groundwater samples for laboratory analysis. Soil was PID field screened and one soil sample, from the interval with the highest PID reading, was collected from each boring and submitted for volatile organic compounds (VOC) and eight Resource Conservation and Recovery Act (8 RCRA) metals analysis. One groundwater sample was collected from each boring and submitted for VOC and dissolved metals analysis. Two soil gas samples (VP-1 and VP-2) were collected from soil borings P-3 and P-5, respectively. The vapor summa canisters were submitted to a laboratory for VOC analysis via the EPA TO-15 method analysis.

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 contaminants were detected in concentrations that exceeded their respective Statewide Standards.

Groundwater;

Low concentrations of chlorinated solvents were detected in one of the five groundwater samples. No contaminants were detected at concentrations that exceeded their respective Statewide Standards.

Soil Vapor;

Sixteen petroleum related compounds were detected in one or both of the soil gas samples. There are no Statewide Standards for soil gas.

1,3-Butadiene was detected at a concentration that marginally exceeded the EPA Sub-Slab Vapor Intrusion Screening Level (VISL) for commercial properties. There is no Statewide Standard for 1,3-Butadiene in soil or groundwater.

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 located in a mixed use (residential and commercial) area of northeastern Davenport. The site is located 300 feet west of Goose Creek. While not specified, groundwater flow direction could be assumed to be eastward. The nearest residence borders the south side of the property.

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

4

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

No significant contaminant release to onsite soil or groundwater at the property has been detected. Sixteen petroleum related VOC compounds were detected in one or both of the soil gas samples. Only 1,3-butadiene was detected at a concentration that marginally exceeded the EPA Sub-Slab Vapor Intrusion Screening Level (VISL) for commercial properties.

According to the USEPA :

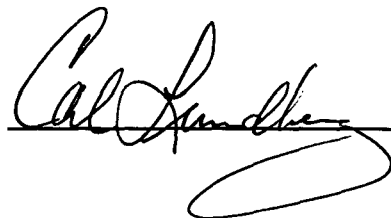
"Motor vehicle exhaust is a constant source of 1,3-butadiene. Although 1,3-butadiene breaks down quickly in the atmosphere, it is usually found in ambient air at low levels in urban and suburban areas."

There is no indication that the detection of 1,3-butadiene (or the other petroleum related compounds detected in any of the soil gas samples) is the result of an onsite release to soil or groundwater. Additional site characterization/site assessment will not be required.

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:



Date Reviewed:

9/29/14

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:	Hylton Jackson	9/25/2014
	(Name/Title)	(Date)
	502 East 9 th Street, Des Moines, IA 50319	515 242 5084
	(Address)	(Phone)
	Hylton.Jackson@dnr.iowa.gov	
	(E-mail Address)	
Site Name:	Brandt Co., Davenport	
Previous Names (if any):		
Site Location:	1515 E Kimberly Road	
	Davenport	IA 52807
	(City)	(ST) (Zip)
Latitude:	41.5560	Longitude: 90.5541

Compare the following checklist. If "yes" is marked, please explain below.

	YES	NO
1. Does the site already appear in CERCLIS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

<p>No soil or groundwater contaminants were detected onsite at concentrations that exceeded their respective Statewide Standards</p>
--

- 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:

No significant contaminant release to onsite soil or groundwater at the property has been detected. Sixteen petroleum related VOC compounds were detected in one or both of the soil gas samples. Only 1,3-butadiene was detected at a concentration that marginally exceeded the EPA Sub-Slab Vapor Intrusion Screening Level (VISL) for commercial properties.

According to the USEPA :

"Motor vehicle exhaust is a constant source of 1,3-butadiene. Although 1,3-butadiene breaks down quickly in the atmosphere, it is usually found in ambient air at low levels in urban and suburban areas."

There is no indication that the detection of 1,3-butadiene (or the other petroleum related compounds detected in any of the soil gas samples) is the result of an onsite release to soil or groundwater. Additional site characterization/site assessment will not be required.

Regional EPA Reviewer:

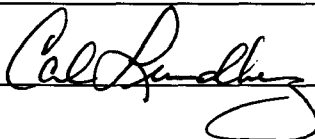
Print Name/Signature

Date

State Agency/Tribe:

Print Name/Signature

Date

CALLONBERG 

9/29/14



REGION VII U.S. EPA SUPERFUND
NO DISCOVERY DATE

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

Site Name: Brandt Co., Davenport

Identified By: _____

☐ Removal ☒ Site Assessment ☐ Federal Facilities ☐ States
☐ Other Federal Agency Check if: ☐ FUD Site

Address: 1515 E Kimberly Road

County Name: Scott

City, State, Zip: Davenport, IA 52807

State ID (if one exists): _____

Congressional District: 2

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 Highway 6 on the northeast side of Davenport turn south on Bridge Avenue, proceed 200 feet. Turn left (east) on Frontage Road, precede 0.15 mile and arrive at site.

Site Description: Commercial Printing Facility

USGS Quadrant: Davenport 7.5' USGS Hydro Unit: _____

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):

Latitude: 41.5560 Longitude: 90.5541

(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 ☐ Bank/Loan Company ☐ Municipality
Operator ☐ County Owned ☐ Other
Type ☐ 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: 9/25/2014

Actual Complete: 9/25/2014

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: 9/25/2014

SCAP Note: _____

Comments: ☐ Site or ☐ Action: _____

Signatures: _____

States: Cal Date: 9/29/14 RPM/OSC/SAM: _____ Date: / / /

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): Printing
☐ 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): _____



REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

LOCATION FORM - (Required information highlighted in red)

SITE NAME: Brandt Co., Davenport

EPA ID: _____

Latitude: 41.5560 **Longitude:** 90.5541
(Decimal Degree format)

Measurement Sequence: _____

(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 Trtmt 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 Trtmt/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: 9/25/2014

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

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.

Brandt Co., Davenport



Ford Dealership
1310 East Kimberly Road
(Closed LUST)

Mattress Outlet, I-Wireless, and Osaka
1508 East Kimberly Road

East Kimberly Road/Highway 6

Frontage Road

Kimberly Crest Veterinary Hospital
1423 East Kimberly Rd

P-5 / VP-2

The Brandt Co

Paved Parking

P-4

P-3 /
VP-1

P-1

P-2

Soo Line Railroad

Goose Creek

Legend

----- Property Boundary

Improvements

Soil Probe /
Soil-Vapor Probe

0 30 60 Scale

Residential

1428-1434 E 35th Street
3435 Mississippi Avenue

Fidlar Office & Warehouse

Figure 2
Site Diagram

1515 East Kimberly Road
Davenport, IA 52807



VAI Project Number: D14-221.1
Prepared For: Grace Engineered Products

VIEAU
ASSOCIATES INC

