



STATE OF IOWA

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

DEPARTMENT OF NATURAL RESOURCES
CHUCK GIPP, DIRECTOR

September 30, 2014

Phil Allen
Grace Engineered Products, Inc.
5001 Tremont Avenue
Davenport, IA 52722

CON 12-15
Doc #30050

Re: Phase II Environmental Site Investigation, The Brandt Co., 1515 E. Kimberly Rd.,
Davenport, Iowa

Dear Mr. Allen:

The Iowa DNR has reviewed the Phase II Environmental Site Assessment (ESA), dated September 18, 2014, conducted on the property referenced above. The ESA was performed by Vieau Associates Inc.

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 EPA TO-15 method analysis.

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.

With consideration of the conditions noted above, the DNR does not require any follow-up action based on the Phase II findings. This determination should not be construed to be an endorsement by the DNR that a hazardous condition does not exist on the property. Instead, it is a conclusion by the DNR that available information (without regard to the quality or quantity of that information) does not suggest the likely existence of hazardous condition on the property. Furthermore, this determination does not constitute an endorsement by the DNR as to the appropriateness of any proposed use of the property.

Since there are no regulatory requirements for conducting Phase I/II Environmental Assessments, the DNR does not approve, reject or otherwise make judgment on the quality or adequacy of Phase I/II Environmental Assessments. Instead the DNR looks at the information provided in a Phase I/II Environmental Assessment in addition to other generally available information about the property (e.g., geology, well location, land use) for evidence of a potential hazardous condition (as defined in 567 Iowa Administrative Code (IAC) Chapter 131). Hazardous conditions are required to be reported to the DNR (567 IAC Chapter 131).

Feel free to contact me if there are any questions, comments, or concerns at 515 242 5084.

Sincerely,



Hylton Jackson
Contaminated Sites Section
Iowa Department of Natural Resources

Cc: Cal Lundberg, Supervisor, Contaminated Sites Section, Iowa Department of Natural Resources
The Brandt Company, 3020 Hickory Grove Rd., Davenport, IA 52806
IDNR Field Office # 6
Joseph Conlan, Vieau Associates Inc., ~~7710 Computer Avenue, Suite 102,~~
Edina, MN 55435