

Initial Site Screening (ISS)

Project Manager: Nellesen

Date: 04/27/16

☐ **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: 41.584536 Longitude: -93.608008
(Decimal Degree format)

County: Polk

USGS Quadrant: Des Moines SE

Site Size: 0.93 acres

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

Site Alias Name(s): NA

Congressional District: Iowa 3rd

Grant Recipient Name, Address & Contact: NA

Current Owner & Address: ST INVESTMENTS LLC, 1130 SE WESTBROOKE DR.,
WAUKEE, IA 50263

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

Site Street Address or Tier, Range, Section & Subsections (if street address is unknown): 220 SE 6th St., Des Moines, Iowa 50309

Directions to site: From I-235, take exit 8A/B onto SE 6th St. Drive south for approximately 1 mile. Site is on the west side of the road.

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 is currently vacant. Past site uses include: a railroad depot, a bulk oil station, a coal yard, and a parking area for Metro Solid Waste. The bulk oil station was onsite through the 1930's and 1940's. The coal yard was onsite from the late 1940's through the mid 1960's.

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.)

Five soil borings (SB-1, SB-2, SB-3, SB-4, and SB-5) were drilled to depths of 20-30 feet (ft.). A photoionization detector (PID) was used to screen soil borings at 1-2.3 ft. intervals. Soil samples MKT-1B, MKT-2B, MKT-3B, MKT-4B, and MKT-5B were analyzed for poly-nuclear aromatic hydrocarbons (PAHs) and petroleum hydrocarbons. Samples MKT-2B and MKT-5B were collected from 10 ft. below ground surface (bgs) whereas MKT-1B and MKT-4B were collected from 15 ft. bgs. The sample from soil boring MKT-3B was collected from the highest PID reading at around 19 ft. bgs. Soil samples MKT-1A, MKT-2A, MKT-3A, MKT-4A, and MKT-5A were collected from 0.5 to 1.0 ft. bgs and analyzed for RCRA metals. The locations of the soil borings are shown on the Site Plan Map (attached).

Soil samples were analyzed for RCRA metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver) by USEPA Method 6010/7471. Benzene, toluene, ethylbenzene, and total xylene (BTEX) were analyzed by Iowa Method OA-1 and total extractable hydrocarbons (TEH), were analyzed by Iowa Method OA-2. Three of the five borings (SB-3, SB-4, and SB-5) were analyzed for poly-nuclear aromatic hydrocarbons (PAHs) by EPA Method 8310.

Groundwater was encountered around 11 ft. bgs. Temporary monitoring wells were installed at each of the five soil boring locations. The groundwater samples were analyzed for volatile organic compounds (VOCs) by EPA Method 8260B and TEH by Iowa Method OA-2. Three of the samples (MKT-3W, MKT-4W, and MKT-5W) were analyzed for PAH by EPA Method 8310. RCRA Metals in groundwater were not analyzed.

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 Findings:

Results from the laboratory analysis show several RCRA metals were detected in the soil. The arsenic concentration in one sample was above Land Recycling Program Statewide Standards (SWS). Table 1 summarizes those soil samples that exceed detection limits.

Table 1: Soil Results (mg/kg)

Chemical	Soil Sample Concentrations					State Wide Standard (SWS)
	MKT-1A/B	MKT-2A/B	MKT-3A/B	MKT-4A/B	MKT-5A/B	
Arsenic	11.7	10.7	5.3	16.1	20.5	17
Barium	169	177	76.5	212	192	15000
Cadmium	11.8	0.9	1.0	3.8	2.0	70
Chromium	16.4	14.1	12.7	18.9	20.5	210
Lead	206	113	57.5	385	258	400
Mercury	<0.18	<0.18	<0.18	0.19	0.23	23
Selenium	4.4	<2.5	<5.0	4.7	5.6	390
Silver	<0.8	<0.8	<0.8	<0.8	<0.8	370
Benzene	0.20	<0.20	<0.20	<0.20	<0.20	0.54
Toluene	<0.20	<0.20	<0.20	<0.20	<0.20	3.2
Ethylbenzene	<0.20	<0.20	<0.20	<0.20	<0.20	15
Xylene	<0.40	<0.40	<0.40	<0.40	<0.40	52
TEH-D	<5	9	91	<5	<5	3800
TEH-WO	<5	<5	<5	<5	<5	9400
Fluorene	--	--	0.012	<0.10	<0.10	2300
Phenanthrene	--	--	0.016	<0.10	<0.10	1700
Fluoranthene	--	--	0.087	0.023	0.021	2300
Pyrene	--	--	0.119	0.016	<0.010	1700
Benzo (a) anthracene	--	--	0.031	<0.010	<0.010	3.1
Chrysene	--	--	0.042	<0.010	<0.010	310
Beno (k) fluoranthene	--	--	0.018	<0.010	<0.010	31
Beno (a) pyrene	--	--	0.018	<0.010	<0.010	0.31
Ideno (1,2,3-cd) pyrene	--	--	0.012	<0.010	<0.010	3.1
Benzo(g,h,i,) perlyene	--	--	0.019	0.013	0.021	170

Groundwater Findings:

Laboratory analysis shows that BTEX compounds are below detection limits. However, TEH-Diesel was detected above SWS for protected groundwater source (PGWS) in MKT-3W. Although PAHs were detected in groundwater, the concentrations were not above SWS. Table 2 summarizes groundwater samples that exceed detection limits.

Table 2: Groundwater Results (ug/L)

Chemical	Groundwater Sample Concentrations					State Wide Standard (SWS)
	MKT-1W	MKT-2W	MKT-3W	MKT-4W	MKT-5W	
Benzene	<1.0	<1.0	<1.0	<1.0	<1.0	5
Toluene	<1.0	<1.0	<1.0	<1.0	<1.0	1000
Ethylbenzene	<1.0	<1.0	<1.0	<1.0	<1.0	700
Xylene	<2.0	<2.0	<2.0	<2.0	<2.0	10,000
TEH-D	<100	<100	4600	<100	<100	1200
TEH-WO	<100	<100	<100	<100	<100	400
Carbon Disulfide	<1.0	<1.0	1.2	<1.0	<1.0	700
Fluoranthene	--	--	1.18	<0.200	<0.200	280
Pyrene	--	--	0.443	<0.200	<0.200	210
Benzo (a) anthracene	--	--	0.222	<0.100	<0.100	0.24
Chrysene	--	--	0.432	<0.100	<0.100	24
Benzo (k) fluoranthene	--	--	0.145	<0.100	<0.100	2.4

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 Des Moines River is approximately 1,800 ft. southwest of the site (refer to attached site vicinity map). A DNR well search indicates no active wells are within 1,000 ft. radius of the site. Within a 2,000 ft. radius of the site several wells are noted. These include one inactive well, two closed loop geothermal heat pump wells reported to be 200 and 300 ft. deep, a water test well, and a household well reported to be 400 ft. deep. Utility locations were not provided.

Surrounding properties are used for business and municipal purposes. To the east of the site is Recycling Inc. To the south is A.J. Allen Mechanical Contractor. Directly north there is an Enterprise Rent-A-Car. The Des Moines Public Works Department occupies areas to the north and west of the site. The area to the north includes the Des Moines Public Works Department's dispenser pumps and USTs.

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.

Soil analytical concentrations show the SWS for arsenic is exceeded at one sample location. Groundwater analytical results show TEH-Diesel exceeds the SWS for PGWS at one sample location.

Indoor vapor assessment was not conducted since the only exceedances reported are for arsenic in soil and TEH-Diesel in groundwater. Neither chemical is available on EPA's Vapor Intrusion Screening Level (VISL) Calculator.

Based upon the apparent limited extent of contamination and lack of nearby receptors, additional investigation is not required.

Site recommended for:

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

Form Reviewed:

Anna Davidson

Date Reviewed:

5-2-16

Revised 3/2015

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: Shelly Nellesen/ Environmental Specialist 04/22/16
 (Name/Title) (Date)
502 E 9th St., Des Moines, IA 50319 (515)725-8372
 (Address) (Phone)
shelly.nellesen@dnr.iowa.gov
 (E-mail Address)

Site Name: PDM Precast

Previous Names (if any): _____

Site Location: 220 SE 6th St.

Des Moines IA 50309
 (City) (ST) (Zip)
Latitude: 41.584536 **Longitude:** -93.608008

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 checked="" type="checkbox"/>	<input 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:

The groundwater exceedence was for petroleum (TEH-Diesel).

- 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:

Soil analytical concentrations exceed the SWS for arsenic at one sample location. Groundwater analytical results show TEH-Diesel exceeds the SWS for PGWS at one sample location. Based upon the apparent limited extent of contamination and apparent lack of nearby receptors, additional investigation is not required under CERCLA.

Regional EPA Reviewer:

Print Name/Signature

Date

State Agency/Tribe:

Amie Davidson Amie Davidson

5-2-16

Print Name/Signature

Date



REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

LOCATION FORM - (Required information highlighted in red)

SITE NAME: PDM Precast

EPA ID: _____

Latitude: 41.584536 Longitude: -93.608008
(Decimal Degree format)

Measurement Sequence: _____
(See Comment A)

Lat/Long Source: ☐ Contractor ☐ EPA Headquarters ☐ (Blank)
☐ Dun & Bradstreet ☐ Epic
☐ EPA Region 7 ☐ Other
☐ Geograph ☐ Private
☐ Other Federal Agency ☐ SNAP
☐ Regulated Entity ☐ Tribe
☒ State ☐ Unknown

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: ____/____/____

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: Information obtained from www.latlong.net

Signatures:

RPM/OSC: _____ Date: ____/____/____ BRANCH CHIEF: Ami Davidson Date: 5/2/16

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.

Updated by: The Newberry Group, Inc.
Last Update: 01/08/2008



REGION VII U.S. EPA SUPERFUND
NO DISCOVERY DATE

PRE-CERCLIS INITIATION FORM

NPL Status = O-NOT A VALID SITE OR INCIDENT

Site Name: PDM Precast

Identified By: _____

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

Address: 220 SE 6th St.

County Name: Polk

City, State, Zip: Des Moines, IA 50309

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: From I-235, take exit 8A/8B onto SE 6th St. Drive south for approximately 1 mile. Site is on the west side of the road.

Site Description: Vacant lot

USGS Quadrant: Des Moines SE USGS Hydro Unit: _____

Latitude: 41.584536 Longitude: -93.608008
(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: ____/____/____

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: _____

Signatures: _____

States: Amia Davidson Date: 5/2/16 RPM/OSC/SAM: _____ Date: ____/____/____

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

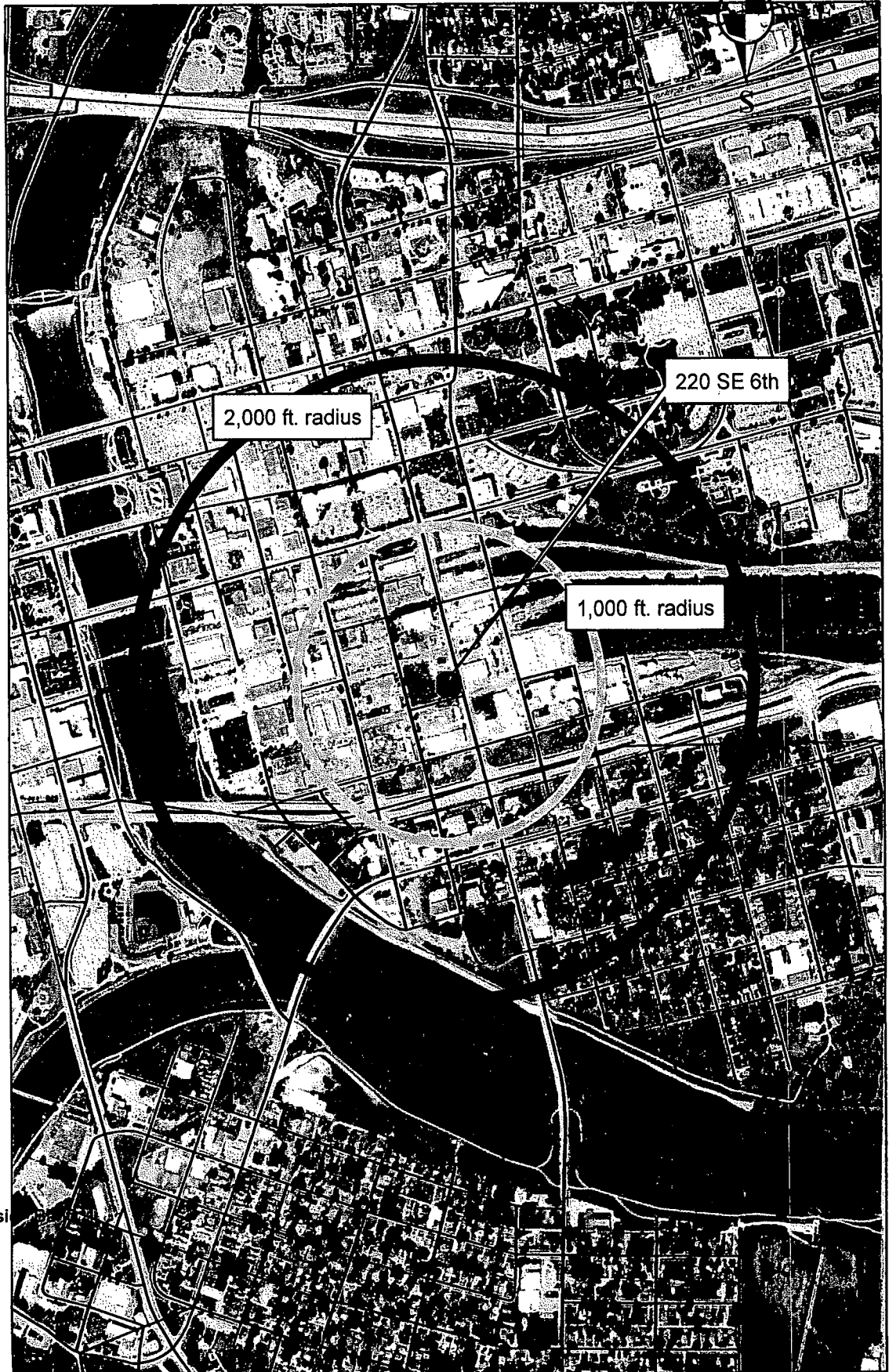
☐ AT-Automobiles/tires ☐ DT-Drums/tanks ☐ WO-Waste/used
☐ BS-Batteries/scrap metals/secondary smelting/precious metal recovery
☐ CC-Chemicals/chemical waste (e.g., solvent recovery)
☐ OT-Other-Description(needed): _____

PDM Precast Des Moines Site Vicinity Map



DOC I L L E G I B L E

M & B



Legend

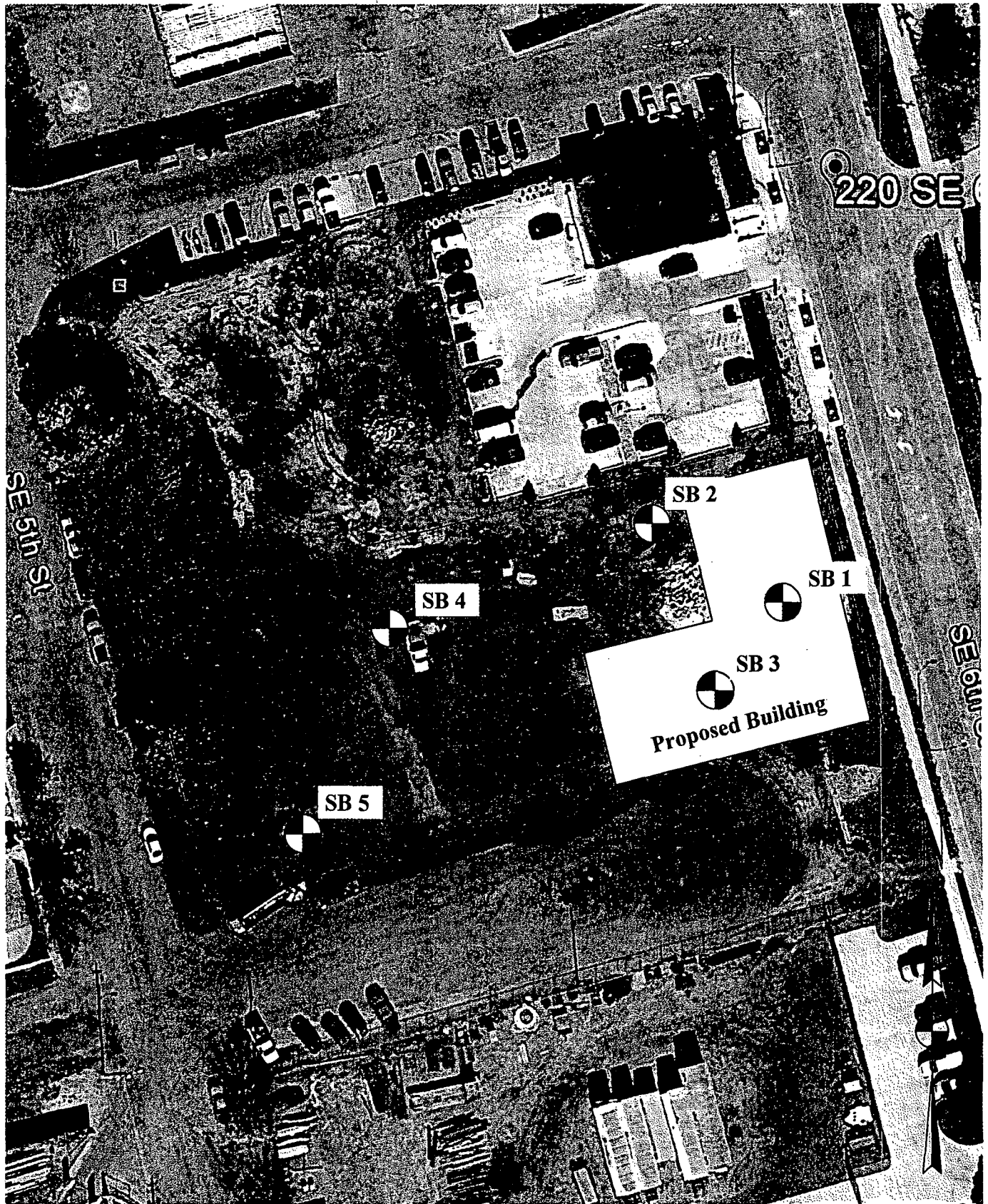
roads_2006_77

county

Airphotos_2015_NAIP_91.si

Value High : 219

Low : 0



0 60 120



Scale (feet)

SB # 
 Approximate Soil Boring Location

Base Plan by Google Earth

ALLENDER BUTZKE ENGINEERS INC.

3660 - 109th Street
 Urbandale, IA 50322



PDM Precast Office Building
 220 SE 6th Street
 Des Moines, Iowa

PN 161190

Site Plan

DOCUMENT LEGIBLE