

Site Name: Industrial Fab & Machine - Waterloo

Initial Site Screening (ISS)

CON 12-15
DOC# 31932

Project Manager: Nellesen

Date: 06/03/16

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: 42.516780 Longitude: -92.345584
(Decimal Degree format)

County: Black Hawk

USGS Quadrant: Waterloo North

Site Size: 13.65

Site Dimension:

Acres Square Feet
 Feet Square Miles Miles

Site Alias Name(s):

Congressional District: Iowa 1st district

Grant Recipient Name, Address & Contact: NA

Current Owner & Address: E Squared Properties LLC, 520 W Parker St., PO Box 4145, Waterloo, IA 50704

**Responsible Party Name(s) & Address, if different from current owner:
Keith Loeffelholz (registered agent), E Squared Properties LLC**

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

520 W Parker St, Waterloo, IA

Directions to site: From Des Moines, take I-35N to US-20E. Take exit 227 from US-20E. Continue on US-63 to W Parker St.

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.)

This 13.65 acre property has been used for manufacturing, painting and repairing agricultural equipment since the early 1900s. There is an 81,200 sq. ft. building onsite that has housed painting, printing and forge shops. An area on the NE side of property was used for scrap iron. An earth floor foundry was located on the east side of the building. There are two self-contained pits on the property but both are pumped out when needed. One 500 gallon tank holds press wastewater and is pumped out when needed. No industrial drums were observed onsite. The building is currently being leased for storage.

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.)

Four borings were drilled to depths of 15 to 18 ft. Soil samples were collected at one foot intervals and screened using a photoionization detector (PID). The soil interval with the highest PID reading was submitted for analysis. If no readings were detected, the surface interval was submitted for analysis.

Soil samples were analyzed for RCRA Metals (Arsenic, Barium, Cadmium, Chromium, Lead, Mercury, Selenium, and Silver) by USEPA Method 6010/7470. Volatile Organic Compounds (VOCs) were analyzed by USEPA Method 8260. Total Extractable Hydrocarbons (TEH) were analyzed using Iowa Method OA-2.

Groundwater was encountered around 9 to 11 ft. below ground surface. Temporary test wells were installed at each of the four boring locations. The groundwater samples were analyzed for VOCs by USEPA Method 8260, TEH using Iowa Method OA-2, and analyzed for RCRA metals using USEPA Method 6010/7470.

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:

Laboratory analysis results show detections of TEH-Waste Oil (TEH-WO), Barium and Chromium. However, the soil sample concentrations do not exceed Land Recycling Program Statewide Standards (SWS).

Groundwater Findings:

Results from the laboratory analysis show detections of Carbon Disulfide, Barium, and TEH-WO. These results are summarized below in Table 1. TEH-D concentrations in TMW-1 did not exceed SWS of 730 ug/L; however, they did exceed the Iowa DNR Tier 1 Look-Up Table standard of 400 ug/L for a protected groundwater source (PGWS).

Groundwater concentrations for Barium in TMW-1 exceed the SWS of 2,000 ug/L. It appears these samples are unfiltered.

Table 1

Chemical	Groundwater Sample Concentrations				Applicable Iowa DNR Standard
	TMW-1	TMW-2	TMW-3	TMW-4	
TEH-WO	527	<227	<227	<227	400
Carbon Disulfide	1.38	<1.00	<1.00	<1.00	700
Barium	2310	1790	1910	770	2000

Concentrations reported in ug/L

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 Cedar River is about 4,000 ft. to the southwest (refer to the attached site vicinity map). There is a small surface water body approximately 2,000 ft. to the northwest of the site. A DNR Well Search indicates no active wells are within 1,000 ft. of the site. Within 2,000 ft. of the site there appears to be one well (constructed in 1980) that extends to bedrock and another well (constructed in 1940) that is inactive. Utility locations were not provided.

Surrounding properties generally support commercial uses but some residential areas are also nearby. To the north of the site is Waterloo Auto Parts. To the south of the site is Parker Ave and a storage building immediately across the road. David Street borders the east side of the property. Across David Street is Quails Storage, Alpha Express and residential properties. On the west side of the site is a railroad track, Broadway St., residential properties and Can-AM Automotive.

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.

Detections are noted in the soil analytical concentrations; however, none exceed applicable Iowa DNR standards. Groundwater analytical results show two chemicals (Barium and TEH-WO) exceed applicable Iowa DNR standards for PGWS. However, groundwater samples were not filtered so analytical results may reflect more than dissolved concentrations. No active wells were reported within 1,000 ft. of the site.

Indoor vapor risk assessment was not conducted since the only exceedances reported are for Barium and TEH-WO in groundwater. Neither chemical is included as part of EPA's Vapor Intrusion Screening Level (VISL) Calculator.

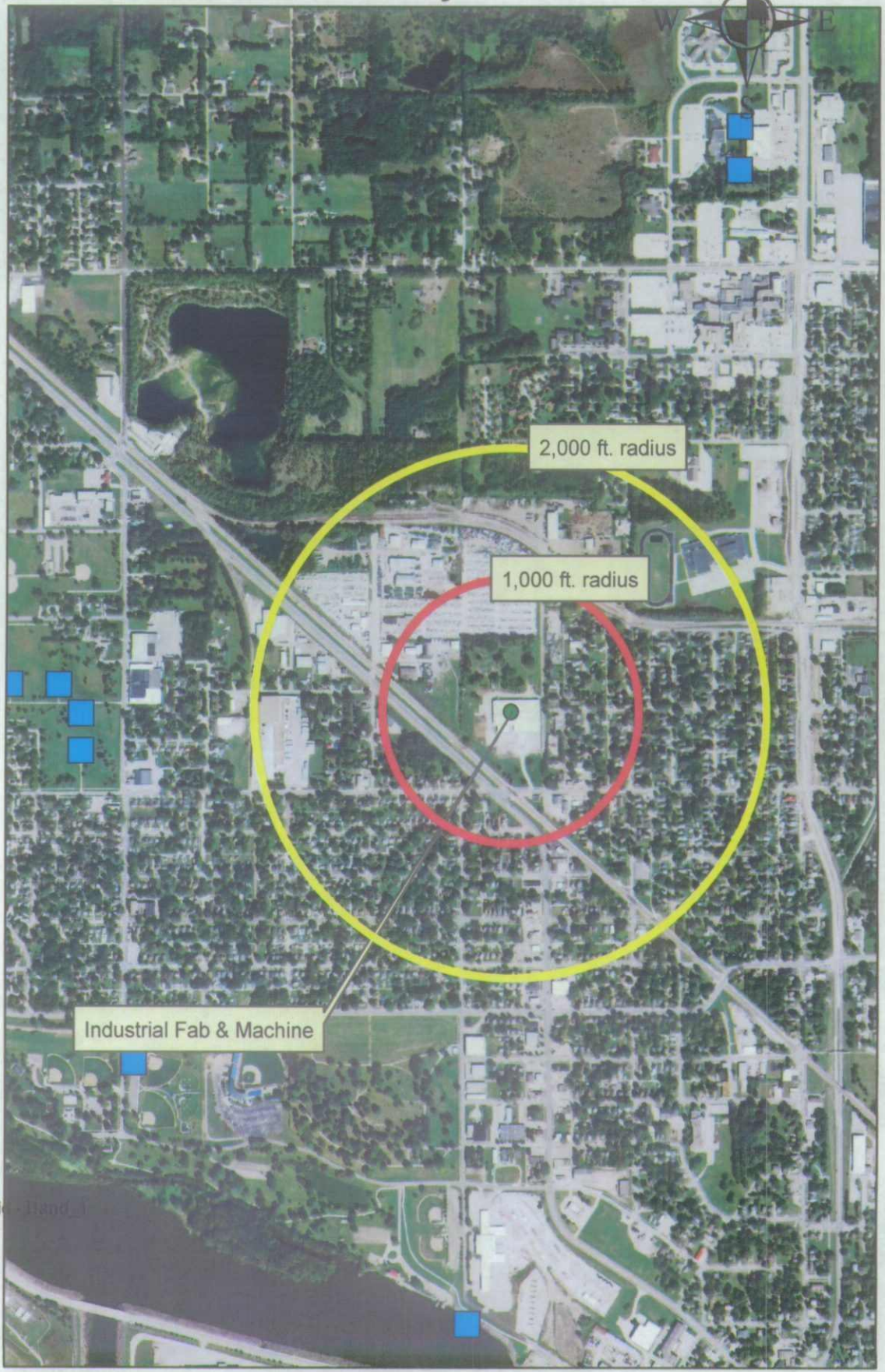
Based upon the apparent limited extent of contamination and the lack of nearby receptors, additional investigation is not required under CERCLA.

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: Amie Davidson Date Reviewed: 10-10-10
Revised 3/2015

Industrial Fab & Machine Site Vicinity



Legend

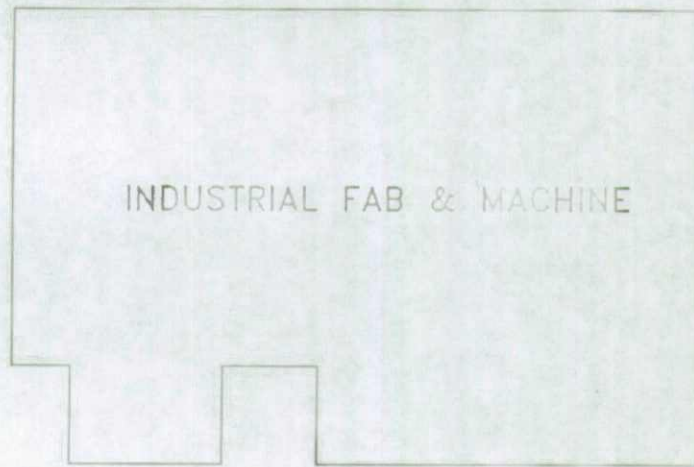
-  water_use_wells
-  roads_2006_77
-  coalmine
-  county
- Airphotos_2015_NAIP_91.si - Hand_1
- Value
-  High : 219
- Low : 0

DOC ILLEGIBLE



TMW-1

TMW-2



TMW-3

TMW-4

LEGEND

MONITORING WELL

SITE PLAN MAP

INDUSTRIAL FAB & MACHINE
520 W PARKER STREET
WATERLOO, IA

Blackhawk
Environmental
Testing

P.O. Box 85
Denver, IA 50622
(319) 984-6600

PROJECT #: 16121

FIGURE: 1

DRAWN BY: SKT

REVIEWED BY:

DATE: 5/17/16

SCALE: 1"=100'



**REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY**

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

LOCATION FORM - (Required information highlighted in red)

SITE NAME: Industrial Fab & Machine

EPA ID: _____

Latitude: 42.516780 Longitude: -92.345584
(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 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: ____/____/____

- 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: Amie Davidson Date: 6/16/16

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: Industrial Fab & Machine

Identified By: _____

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

Address: 520 W Parker St.

County Name: Black Hawk

City, State, Zip: Waterloo, IA 50704

State ID (if one exists): _____

Congressional District: 1

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 Des Moines, take I-35N to US-20E. Take exit 227 from US-20E. Continue on US-63 to W Parker St.

Site Description: Industrial

USGS Quadrant: Waterloo North USGS Hydro Unit: _____

Latitude: 42.516780 Longitude: -92.345584
(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: Amix Date: ____/____/____ 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: MP
- 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-Ordinance 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): _____

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 06/02/16
(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: Industrial Fab & Machine

Previous Names (if any): Schultz Mfg. Co

Site Location: 520 W Parker St.

Waterloo Iowa 50704
(City) (ST) (Zip)

Latitude: 42.516780 **Longitude:** -92.345584

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:

Groundwater shows elevated concentrations of a petroleum product (TEH-WO).

- 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:
 Groundwater concentrations show exceedence of applicable Iowa DNR standards for Barium and TEH-WO in one of the four temporary wells installed at the site. There are no drinking/non-drinking wells listed within 1,000 ft. of the site. Based upon the apparent limited extent of contamination and lack of nearby receptors, additional investigation is not recommended.

Regional EPA Reviewer:

 Print Name/Signature Date

State Agency/Tribe:

Amie Davidson *6-6-16*

 Print Name/Signature Date