



Initial Site Screening (ISS)

Site Name: Iowa DOT Headquarters Elevator Shaft

Project Manager: Andrew Carver

Date: 9/1/23

☐ **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: (Decimal Degree format)

Latitude: 42.022338 **Longitude:** -93.622703 **County:** Story

USGS Quadrant: Ames East

Site Size: ~23.4 **Site Dimension:** ☒ Acres ☐ Square Feet ☐ Feet
☐ Square Miles ☐ Miles

Site Alias Name(s): None

Congressional District: Iowa 4th

Grant Recipient Name: NA

Grant Recipient Address: NA

Grant Recipient Phone: NA **Grant Recipient Email:** NA

Current

Owner(s): State of Iowa Department of Transportation

Current Owner Address: 800 Lincoln Way, Ames, IA 50010

If different from current owner:

Responsible Party Name(s): NA

Responsible Party Address: NA

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

800 Lincoln Way, Ames, IA 50010

Directions to site: Located on the SE corner of Lincoln Way and S Oak Ave. Spill location is within the Northwest Wing Building.

Summarize the site history (past usages, past ownerships, wastes, known or suspected contamination pathways such as tanks, septic tank/tile field, lagoon, land applications, SW burial, etc.)

Site History:

The Site was developed for the Iowa State Highway Commission (precursor for the Iowa Department of Transportation (DOT)) between 1911 and 1920.

Recognized Environmental Conditions (REC):

Known release of hydraulic fluid within an office building.

The Site is a former Leaking Underground Storage Tank (LUST) facility (8LTJ99/7LTF81), although the building this hydraulic fluid release is associated with is not in close proximity with the LUST release locations.

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 Spill Report was completed for the site following the discovery in May 2023 of a hydraulic fluid release from an elevator into a recessed area of the elevator shaft. Approximately 18 gallons of hydraulic fluid was removed along with an unknown volume of water from the ~37' deep cavity. The Iowa Department of Natural Resources (DNR) instructed the client to remove any noticeably contaminated soil and if water returned to the cavity, to collect a groundwater sample for analysis.

On July 13, 2023 a consultant arrived at the Site to investigate the cavity and collect samples for analysis. No soil with noticeable contamination was identified, however, groundwater was noted in the cavity with a petroleum sheen present. One soil sample was collected which appeared to have not been impacted from previous evaluation activities during the initial discovery. The soil sample (SS-1) was screened utilizing a photoionization detector (PID) and registered a reading of 0.0 parts per million. Additionally, a groundwater sample (WS-1) was collected from the shaft. Samples were placed on ice and sent to a certified laboratory where they were analyzed via Iowa Method OA-1 (BTEX) and Iowa Method OA-2 (TEH as diesel and waste oil).

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

BTEX – Results below laboratory reporting limits.

TEH – Diesel concentrations below laboratory limits. Waste oil was reported at 152 mg/Kg, which is below the DNR Statewide Standard (SWS) of 9,400 mg/Kg.

Groundwater Findings:

BTEX – Results below laboratory detection levels.

TEH - Diesel concentrations below laboratory limits. Waste oil was reported at 1.56 mg/L, which is over the Protected Groundwater Source (PGWS) SWS of 0.73 mg/L, but under the Non-PGWS SWS of 15 mg/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.

Hydraulic conductivity testing was not completed as part of this assessment. However, data from nearby LUST sites indicate hydraulic conductivity in the area may be over or close to the 0.44 m/day PGWS value. Story County has a DNR approved well ordinance (Ordinance No. 60) which restricts private wells by requiring a construction permit. The accepted Ordinance therefore allows for the PGWS pathway to be incomplete and the non-PGWS target levels are not exceeded.

The City of Ames has an active municipal well (#11, ID:35473) approximately 800' north of the Site. The well is assumed to be cross-gradient of the overall groundwater flow direction near the Site. The City confirmed the well is currently active, but all wells are periodically sampled for contamination. Two LUST sites are located between the Site and municipal well, both currently classified as No Risk.

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

3

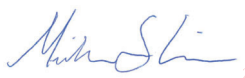
Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site.

While TEH-waste oil concentrations exceed the SWS, due to the location of the municipal well (assumed cross-gradient to groundwater flow), distance of the well from the site (>800'), and generally low TEH-waste oil concentrations found during the assessment, City Well #11 (ID:35473) is not believed to be at risk from this release. Furthermore, the PGWS pathway is incomplete due to the accepted Story County Well Ordinance. No 60. For these reasons, no additional action regarding this release is recommended.

Site recommended for:

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

Form Reviewed:



Digitally signed by Michael
Sullivan
Date: 2023.09.05 21:52:02 -05'00'

Date Reviewed:

September 5, 2023

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:

Name/Title Andrew Carver - Environmental Specialist Date 9/5/23
Address 502 East 9th Street City/State/Zip Des Moines, IA 50319
E-mail andrew.carver@dnr.iowa.gov Phone 515-721-7024

Site Name: Iowa DOT Headquarters Elevator Shaft

Previous Names (if any): None

Site Location:

Address 800 Lincoln Way City/State/Zip Ames, IA 50010

Latitude: 42.022338 Longitude: -93.622703

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:

A Spill Report was completed for the release which identified chemicals of concern for the Site. Please see the Decision/Discussion/Rationale section below for additional information.

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:

Hydraulic conductivity testing was not completed as part of this assessment. However, data from nearby LUST sites indicate hydraulic conductivity in the area may be over or close to the 0.44 m/day PGWS value. Story County has a DNR approved well ordinance (Ordinance No. 60) which restricts private wells by requiring a construction permit. The accepted Ordinance therefore allows for the PGWS pathway to be incomplete and the non-PGWS target levels are not exceeded.

The City of Ames has an active municipal well (#11, ID:35473) approximately 800' north of the Site. The well is assumed to be cross-gradient of the overall groundwater flow direction near the Site. The City confirmed the well is currently active, but all wells are periodically sampled for contamination. Two LUST sites are located between the Site and municipal well, both currently classified as No Risk.

While TEH-waste oil concentrations exceed the SWS, due to the location of the municipal well (assumed cross-gradient to groundwater flow), distance of the well from the site (>800'), and generally low TEH-waste oil concentrations found during the assessment, City Well #11 (ID:35473) is not believed to be at risk from this release. Furthermore, the PGWS pathway is incomplete due to the accepted Story County Well Ordinance. No 60. For these reasons, no additional action regarding this release is recommended.

Regional EPA Reviewer:

Print Name/Signature

Date

State Agency/Tribe:

Print Name/Signature

Date



REGION VII U.S. EPA SUPERFUND
NO DISCOVERY DATE

PRE-CERCLIS INITIATION FORM

(Required information marked with a * and in red)

NPL Status = O-Not a Valid Site or Incident

*Site Name: Iowa DOT Headquarters Elevator Shaft *Identified By: ☐ Removal ☒ Site Assessment ☐ Federal Facilities
☐ States ☐ Other Federal Agency Check if: ☐ FUD Site

*Address: 800 Lincoln Way *County: Story

*City, State, Zip: Ames, IA 50010 State ID (if one exists): 2762 Congressional District: Iowa 4th

NPL Status = O-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): None

Directions to Site: Site located on the southeast corner of the Lincoln Way and S Oak Ave. intersection.

Site Description: Mixed office and storage buildings for the Iowa Dept. of Transportation. Elevator shaft located within Northwest Wing Building.

*Latitude: 42.022338 *Longitude: -93.622703 USGS Quadrant: Ames East USGS Hydro Unit: 07080105 - S. Skunk

(Decimal Degree Format) (with release of 3.17 see attached required location data form)

Lat/Long Accuracy: ☒ Seconds ☐ Degrees ☐ Minutes ☐ Miles ☐ Feet ☐ Kilometers ☐ Meters

*Owner Operator Type: ☐ Federally-Owned ☐ Other ☐ Trustee, Federal
☐ Bank/Loan Company ☐ Former Federally Owned or Operated ☐ Private ☐ Trustee, State
☐ Brownfields/Public ☐ Government Owned/Contractor Operated ☐ Privately Owned/Government Operated ☐ Unknown
☐ County Owned ☐ Mixed Ownership ☐ Property Defaulted Back to Government
☐ District Owned ☐ Municipality ☒ State Owned

*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: RCRA Lead ☐ Not a Valid Site or Incident: State Lead
☐ Not a Valid Site or Incident: NRC Lead ☐ Not a Valid Site or Incident: Tribal Lead

*Add Action: OU *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 Lead: ☐ 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:

☐ **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
- ☐ OT-Other-Description (needed):
- ☐ PR-Plastics and rubber products
- ☐ PM-Primary metals/mineral processing
- ☐ RA-Radioactive products
- ☐ TA-Tanneries
- ☐ TS-Trucks/ships/trains/aircraft and related components

☐ **RE-Recycling** - Applicable sub-categories

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

☐ **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-Description (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-Description (needed): E
- ☐ GP-Ground water plume site with no identifiable source
- ☐ MO-Military/Other Ordinance
- ☐ PS-Product Storage/distribution
- ☐ RC-Retail/commercial
- ☐ RD-Research, development, and testing facility
- ☒ 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

Signatures:

States: _____

RPM/OSC/SAM: _____

Date: _____

Date: _____



REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

LOCATION FORM

(Required information marked with a * and in red)

*Site Name: Iowa DOT Headquarters Elevator Shaft *EPA ID: _____

*Latitude: 42.022338 *Longitude: -93.622703 Measurement Sequence: NA

Decimal Degree Format

(See Comment A)

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

***Collection Method:**

☐ Address Matching -House Number	☐ Address Matching -Nearest Intersection	☐ Address Matching - Other
☐ Address Matching - Block Face	☐ Address Matching - Primary Name	☐ Public Land Survey-Footing
☐ Address Matching - Street Centerline	☐ Address Matching - Digitized	☐ Public Land Survey-Section
☐ Census Block - 1990 - Centroid	☐ ZIP+2 Centroid	☐ Public Land Survey-Quarter Section
☐ Census Block/Group 1990-Centroid	☐ ZIP+4 Centroid	☐ Public Land Survey-Eighth Section
☐ Census Block/Tract - 1990 - Centroid	☐ ZIP Code - Centroid	☐ Public Land Survey-Sixteenth Section
☐ Census - Other	☐ GPS Code (Pseudo Range) Differential	☐ GPS-Unspecified
☐ GPS Carrier Phase Static Relative Position	☐ GPS Code (Pseudo Range) Precise Position	☐ Classical Surveying Techniques
☐ GPS Carrier Phase Kinematic Relative Position	☐ GPS Code (Pseudo Range) Standard Position (SA-Off)	☐ LORAN
☐ GPS, with Canadian Active Control System	☐ GPS Code (Pseudo Range) Standard Position Service SA-On	☐ Unknown
☐ Interpolation-Digital Map Source (TIGER)	☐ Interpolation -Photo	☐ Interpolation-TM
☐ Interpolation-Map	☒ Interpolation - Satellite	☐ Interpolation - Other
☐ Interpolation -MSS	☐ Interpolation - SPOT	

*Reference Point:	☐ Facility/Station Bldg Entrance	☐ Other	☐ Solid Waste Trtmnt/Disp. Unit
☐ Administrative Building	☐ Intake Point	☐ Plant Entrance (Freight)	☐ Storage Tank
☐ Air Monitoring Station	☐ Lagoon or Settling Pond	☐ Plant Entrance (General)	☐ SW Corner of Land Parcel
☐ Air Release Stack	☐ Liquid Waste Treatment Unit	☐ Plant Entrance (Personnel)	☐ Treatment/Storage Plant
☐ Air Release Vent	☐ Loading Area Centroid	☐ Process Unit Area Centroid	☐ Unknown
☐ Atmos. Emissions Trtmnt Unit	☐ Loading Facility	☐ Process Unit	☐ Water Monitoring Station
☐ Boundary Point	☐ Monitoring Point	☒ Release Point	☐ Water Release Pipe
☐ Building Entrance	☐ NE Corner of Land Parcel	☐ SE Corner of Land Parcel	☐ Well
☐ Facility/Centroid Cent	☐ NW Corner of Land Parcel	☐ Solid Waste Storage Area	☐ Well Protection Area

*Reference Datum: ☒ NAD27 ☐ NAD83 ☐ Other ☐ Unknown ☐ WGS84

*Accuracy Meters +/-: ☒ *Accuracy Unknown *Collection Date: 8/25/23

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

*Point/Line/Area: ☐ AREA ☐ LINE ☒ POINT ☐ REGION ☐ ROUTE ☐ BLANK

*Source Map Scale: ☐ 1:10,000 ☐ 1:20,000 ☐ 1:50,000 ☐ 1:100,000 ☐ 1:500,000
☐ 1:12,000 ☐ 1:24,000 ☐ 1:62,500 ☐ 1:125,000 ☒ NONE
☐ 1:15,840 ☐ 1:25,000 ☐ 1:63,360 ☐ 1:250,000 ☐ UNKNOWN

☐ OTHER _____

COMMENTS: _____

Signatures:

RPM/OSC: _____ **Date:** _____

Branch Chief: _____ **Date:** _____

Comment 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.