

# Site Inspection Report

Des Moines TCE Site  
September 2007

Prepared by:

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Superfund

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## Introduction

In support of a Five Year Review, a site inspection was conducted on September 19, 2007. The site inspection included an interview with a representative of the site owner, review of all remedial actions at the site including operable units (OUs) 1-4, a walk-through inspection of all operating equipment, monitoring wells, buildings, and affected property. The inspection also included sampling of sediments around the South Pond overflow area and groundwater sampling of the OU3 monitoring wells.

## Participants

People who participated in the site inspection are listed below.

Mary Peterson, EPA Region 7  
Bob Drustrup, IDNR  
Hilton Jackson, IDNR  
Doug Pospisil, Dico  
Brian Mills, Dico  
Louis Barrentine, EME

## Description of Activities

OU1: The mechanical equipment associated with the operating extraction wells (EW-5, 6, and 7) and the air stripper was inspected. The chemical injection system to control iron fouling was moved to EW-5. Dico has recommended shutting down EW-5. EPA indicated to the Dico representative that if EW-5 is removed from service, then the chemical feed system should be moved to EW-6.

The flow rate from EW-7 has been extremely low in recent months. Brian Mills with Dico stated that he believes the cause is a bad flow meter which is due to be replaced in the near future. Mary Peterson suggested that if the new flow meter does not solve the problem, then the well screens in the extraction wells should be examined for fouling and possibly cleaned to increase their production rates. This recommendation will be noted in a letter to Dico.

The air stripping tower remains in good condition. The tower packing was replaced within the last two years. Given the reduced total system flow, the current stripping tower and blower are over-sized. It was discussed that when the tower packing needs replacing again, or when any other major equipment repair is needed, Dico should consider replacing the tower with a tray air stripper and smaller blower that would be more appropriately sized for the reduced flow rate. This suggestion will be noted in a letter to Dico.



The monitoring well network was inspected. Brian Mills indicated that MH1-S was damaged during construction of the Martin Luther King Parkway and he has e-mail correspondence with the city that he will forward to Mary Peterson. All other monitoring wells appeared to be in good condition. A few of the replacement wells installed by the city do not have protective posts around them. Brian Mills indicated that all well locks were recently replaced.

OU2/OU4: The buildings, the asphalt cap, and the South Pond drainage area and ditch east of the site were included in the inspection of OU2 and OU4. The most notable change is the demolition of building 4/5. Dico indicated that the building support structures are being sold and will be erected at another site. Sheet metal will be recycled and other materials will be sent offsite for disposal. The concrete foundation will remain in place. Louis Barrentine indicated that he will provide documentation to EPA regarding the disposition of materials leaving the site. Photographs 1, 2, and 3 depict building 4/5 in the process of demolition.

All other buildings remain intact. However, all windows have been broken out and most doors have been knocked in. Approximately 18 months ago, Dico erected a six foot chain link fence with barbed wire across the top to prevent trespassers from accessing the buildings on the property. Photograph 4 shows the fence and the Production building with the guard shack in the foreground. Photograph 5 depicts the general condition of the buildings at the site. Photograph 6 shows buildings 1-3 and the Maintenance building.

The asphalt cap remains in fair condition. Evidence of repairs was noted during the site inspection. Given that there is very little traffic on the site, the cap remains in good condition and requires little maintenance.

The South Pond area and drainage ditch east of Dico were inspected. The South Pond was full and stagnant with a thick layer of algae on the surface (see photograph 7). The overflow area contained water. Sediments from the overflow area were collected by IDNR and will be analyzed for pesticides of concern. The drainage ditch east of the Dico property was also full and stagnant with algae growing on the surface (see photograph 8).

OU3: The Iowa Department of Natural Resources (IDNR) performs the operation and maintenance of OU3. The IDNR conducted a monitoring event of the OU3 well network and will provide analytical results for inclusion in the Five Year Review Report.

### Follow-up Items

1. Send IDNR a copy of the Performance Evaluation Report No. 21.
2. Contact city regarding repair of monitoring well MH1-S.
3. Send a letter to Dico regarding the disposition of demolition debris from building 4/5, extraction system maintenance items, and responding to recommendations in the PER No. 21 report.
4. Contact city economic development office to get an update on the status of the Riverpoint West redevelopment project.
5. Consider an update of the risk assessment for soil exposures to evaluate potential future uses, and to incorporate any new risk assessment guidelines established since the original risk assessment was completed.



#1 Olico  
Building 4/5 demolition - view to the east



9-19-07



#2

Dico  
Building 4/5 demolition - view to the south



9-19-07



#3

Dico

Building 4/5 demolition - view to the north west



9-19-07



# 4 Dico  
Production Building - view to the east



9-19-07



#5 Dico  
General condition of onsite buildings



9-19-07



#6 Dico  
Buildings 1-3 and Maintenance Building



9-19-07



#7 Dico  
South Pond Area



9-19-07



#8 Dico  
East drainage ditch



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