Alex Moon

IDNR

Dear Mr. Moon:

This letter pertains to the former office building located on the Dico property in Des Moines, Iowa. I understand that IDNR is interested in pursuing demolition of this building on the Dico property in order to facilitate redevelopment of the property, and EPA supports this objective.

The former office building contains no known contamination and is not subject to any EPA decision documents or administrative orders. In the absence of any documentation regarding construction or historic uses of this building, we recommend that IDNR perform an inspection of the building to evaluate the presence of asbestos and any other potential contaminants.

Since other buildings on the site contained PCBs in building insulation, it is possible that the office building contains similar material. The insulation containing PCBs was yellow batt insulation with a foil backing, and the PCBs were believed to be associated with the adhesive used to secure the foil backing onto the insulation. EPA believes it would be prudent for IDNR to determine whether this type of insulation is present within the office building, and if so, to test the insulation prior to disposal.

Given the historic use of other buildings on the property and the documented presence of pesticides and dioxins in concrete building structures on the property, we recommend that IDNR perform limited wipe testing of the office building to document the presence or absence of contamination.

EPA understands that IDNR will work with Dico to test and remove the office building under the direction and oversight of IDNR. EPA approval or oversight is not required for decisions made regarding the office building.

Please note that all other buildings remaining on the Dico property contain varying degrees of contamination and are subject to certain testing and disposal requirements. EPA plans to work with Dico and IDNR regarding the best path forward for demolition of the contaminated buildings in the near future.