

Defense Environmental Restoration Program (DERP)  
Inventory Project Report  
Kansas City Records Center, K.C. Mo.  
B07M0015200

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Part I - PROJECT DESCRIPTION

Defense Environmental Restoration Program (DERP)  
Project Description  
Kansas City Records Center, K.C. Mo.  
B07M0015200

1. Introduction:

On 11 June 1987, representatives of the Kansas City District performed a site visit and visual field inventory of the Kansas City Records Center.

2. Purpose of Report:

This report will support the recommendation that no further action be implemented at the Kansas City Records Center.

3. Description of Site and Area:

The project site consist of seven (7) buildings located on 21.795 acres, at 601 - 607 Hardesty Ave. K.C. Mo. The facility is under the care and custody of the GSA. The point of contact is Don Ream @ (816) 926-7323.

One current building (#3) was located on the property at the time of purchase in 1940. After the acquisition by the Federal Government, buildings 6,7,9,10,11, & 13 were constructed. In 1964, the GSA purchased all of the buildings and property.

4. Site Visit:

A site visit and assesment of current conditions was made on 11 June 1987 by the following personnel:

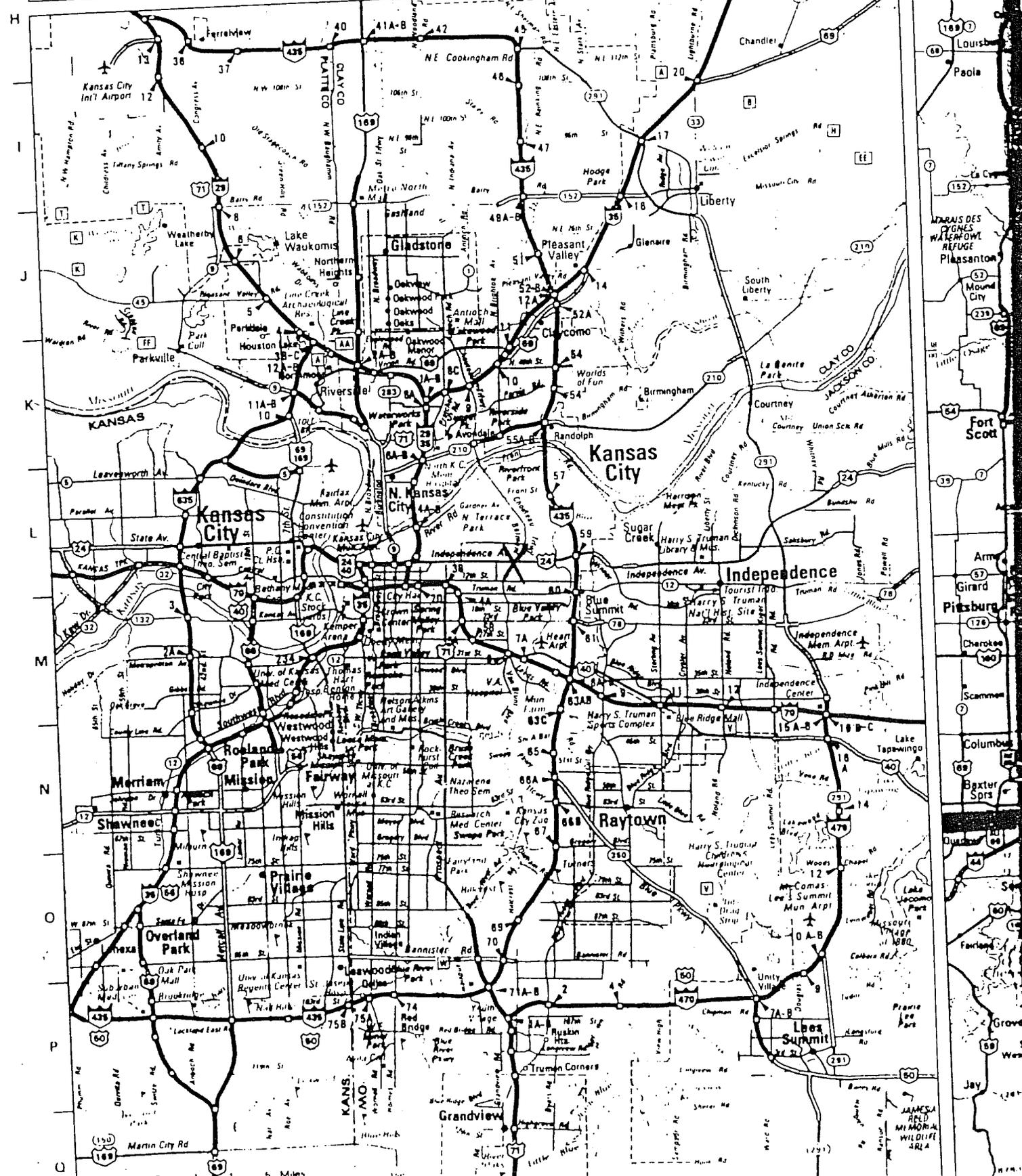
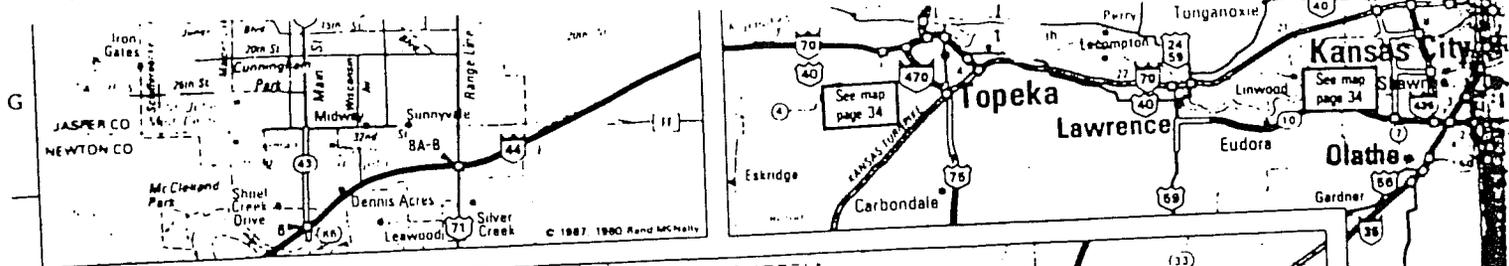
Mr. Charles J. Adkins	CEMRK-ED-S
Mr. Kevin P. Wileman	CEMRK-ED-S (Eng. Tech.)
Mr. Bret Hedenkamp	CEMRK-ED-S (Eng. Tech.)

Attachment I - SITE SURVEY SUMMARY SHEET

Site Survey Summary Sheet  
For  
DERP Project at Kansas City Records Center  
Kansas City, Missouri  
B07M0015200

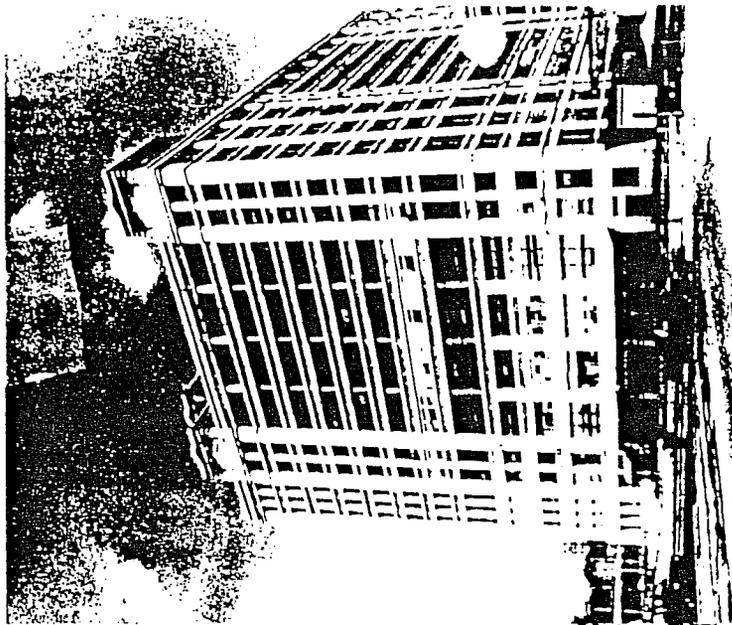
1. Site Name: Kansas City Records Center
  
2. Location: 601 - 607 Hardesty Ave., K.C. Mo.
  
3. Description of Problem: The site was recommended for inspection because of the vacant buildings and associated debris problem. Upon site survey, debris was not found to be of major concern. However, being an older building, asbestos has been used throughout for insulating purposes.
  
4. Category of Hazard: Possible debris removal.
  
5. POC / District: Mr. Charles J. Adkins, CEMRK-ED-S,  
(816) 374-5222, Kansas City District
  
6. Current Status: GSA has accepted care and custody of the property since its purchase in 1964.

Attachment II - SITE MAP

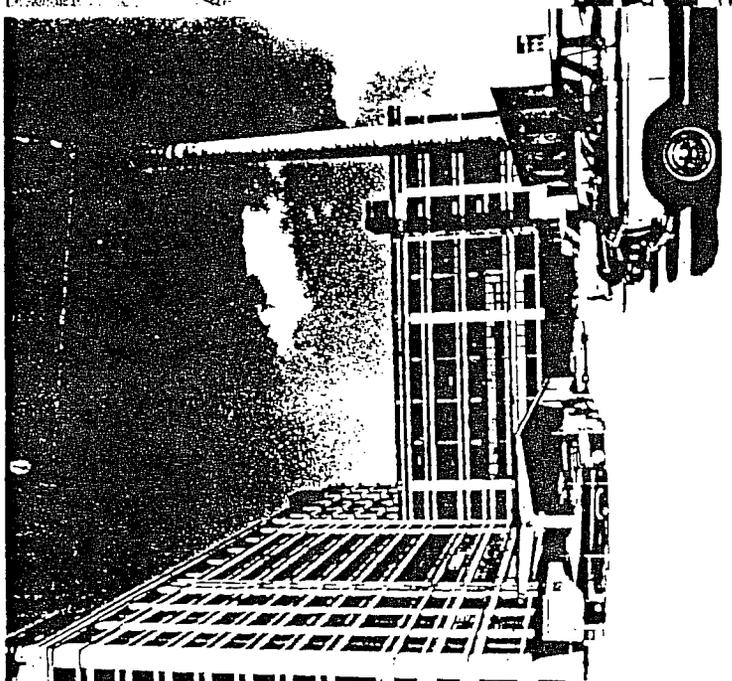


Attachment III - SITE PHOTOGRAPHS

Bldg. #1 Storage Bldg.



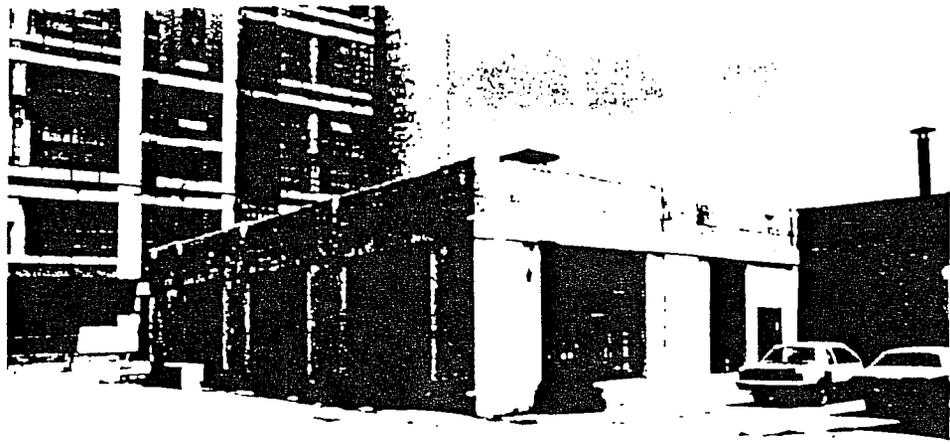
Bldg. #2 Storage Bldg.



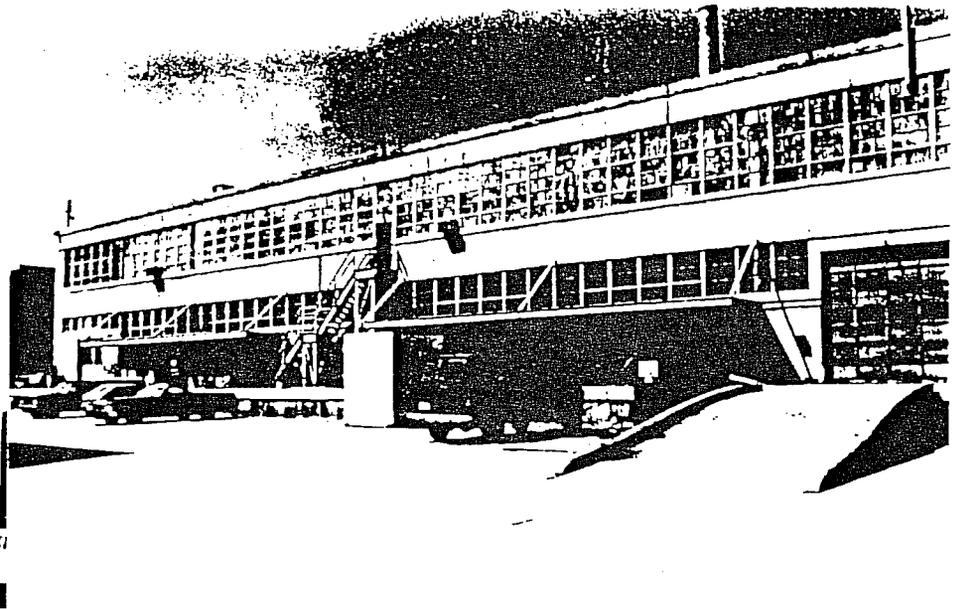
Bldg. #3 Boiler Room - GSA



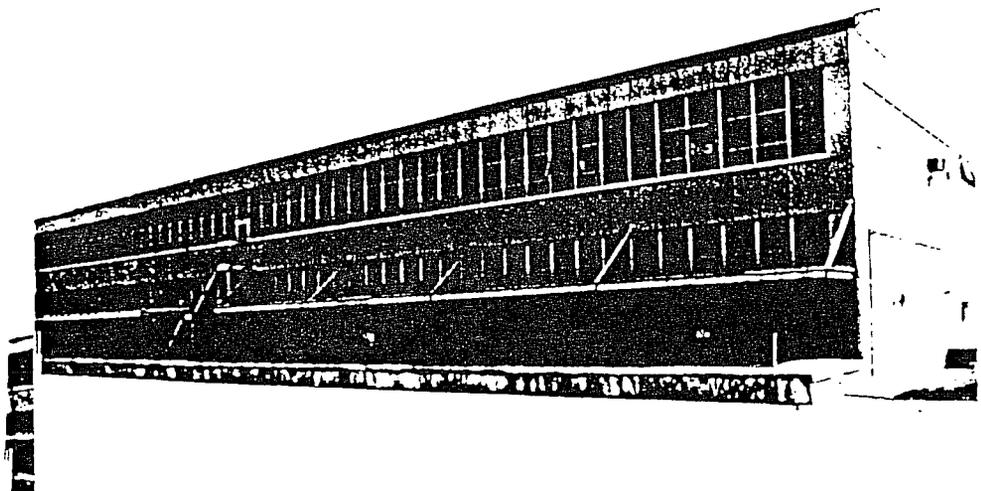
Slide 4 Storage Area - CMA



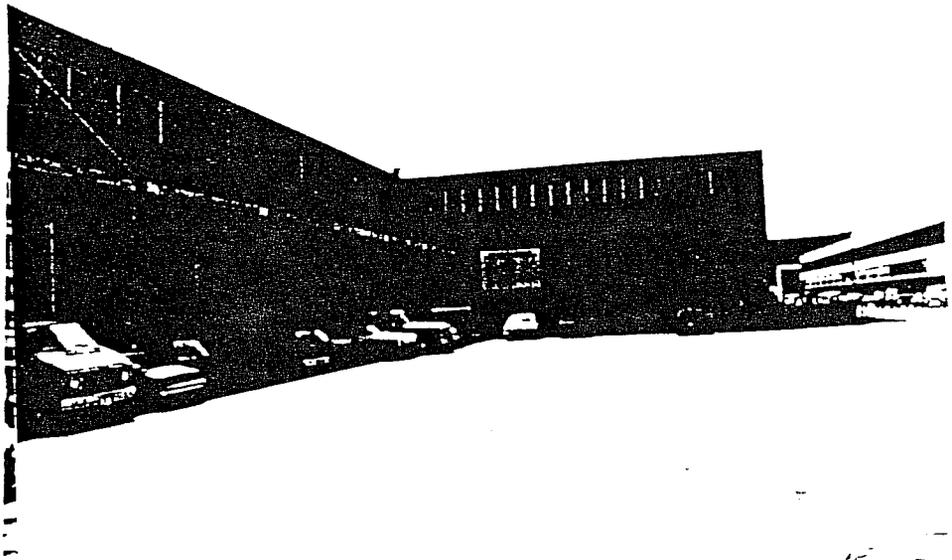
Slide 5 FAA - back view



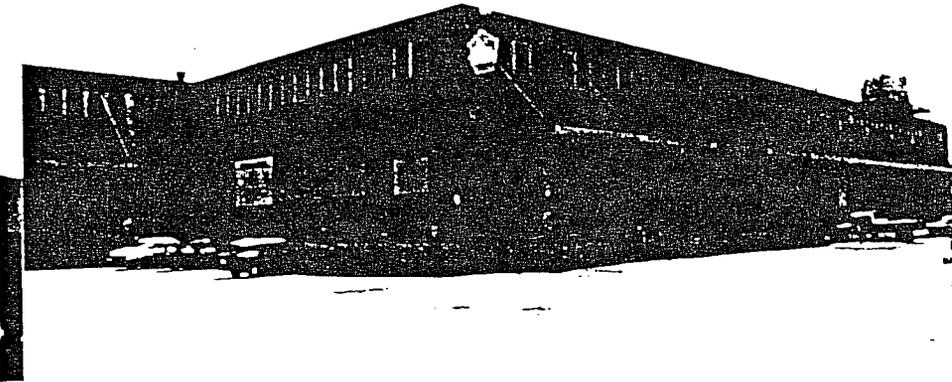
Slide 6 FAA - front view



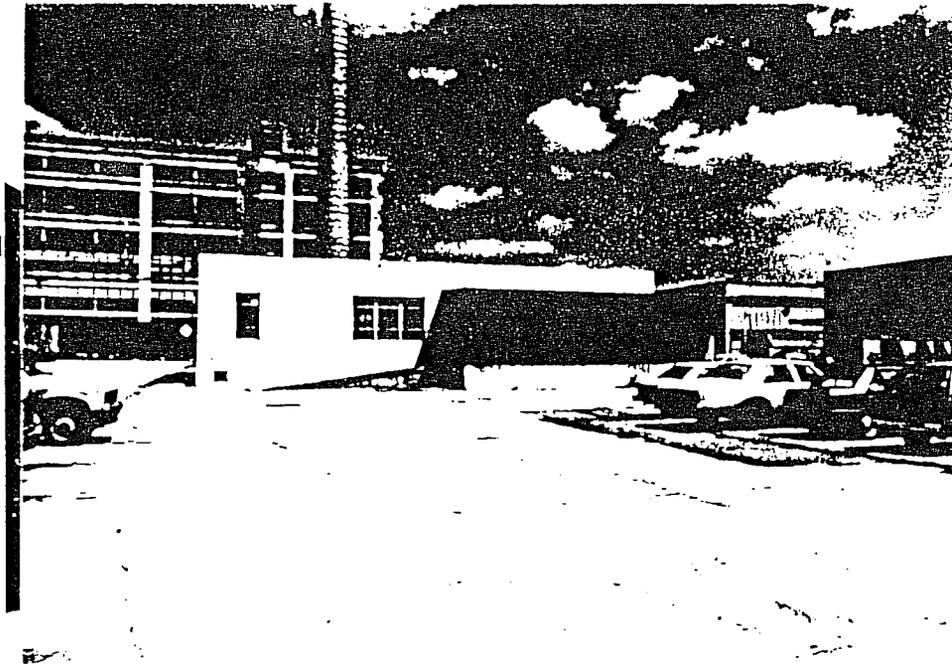
Bldg. 7 Office Space 03A



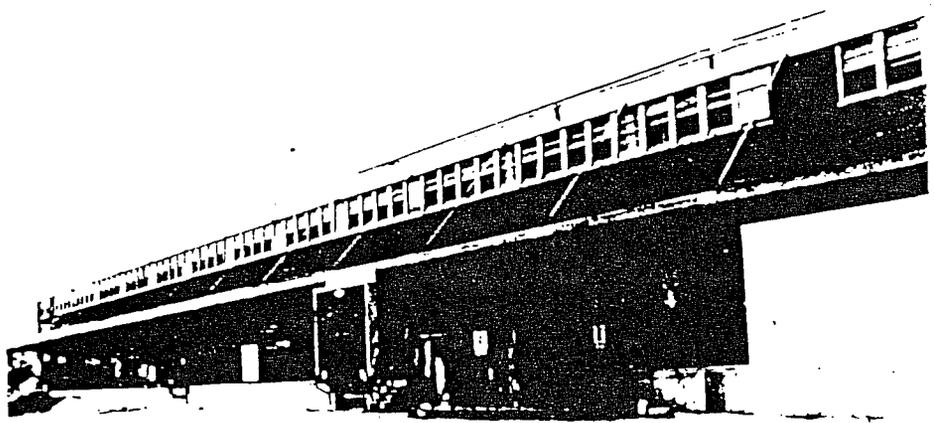
Bldg. #9 Dept. of Commerce and Weather Bureau School



Bldg. #9 Dept. of Commerce and Weather Bureau School



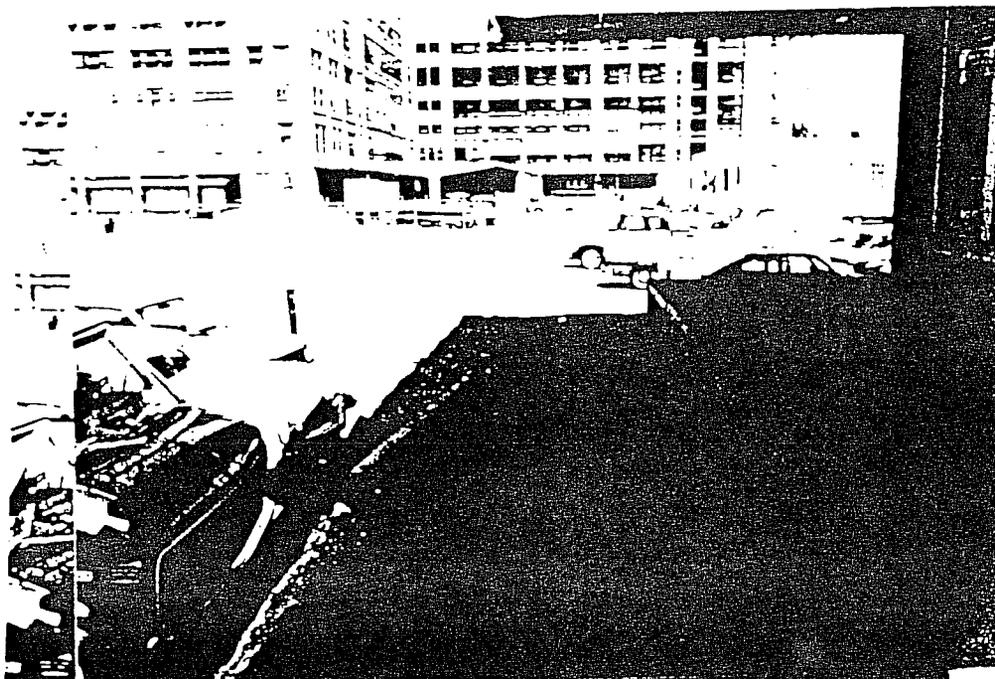
114-10 Dept. of Justice and  
Federal Reserve



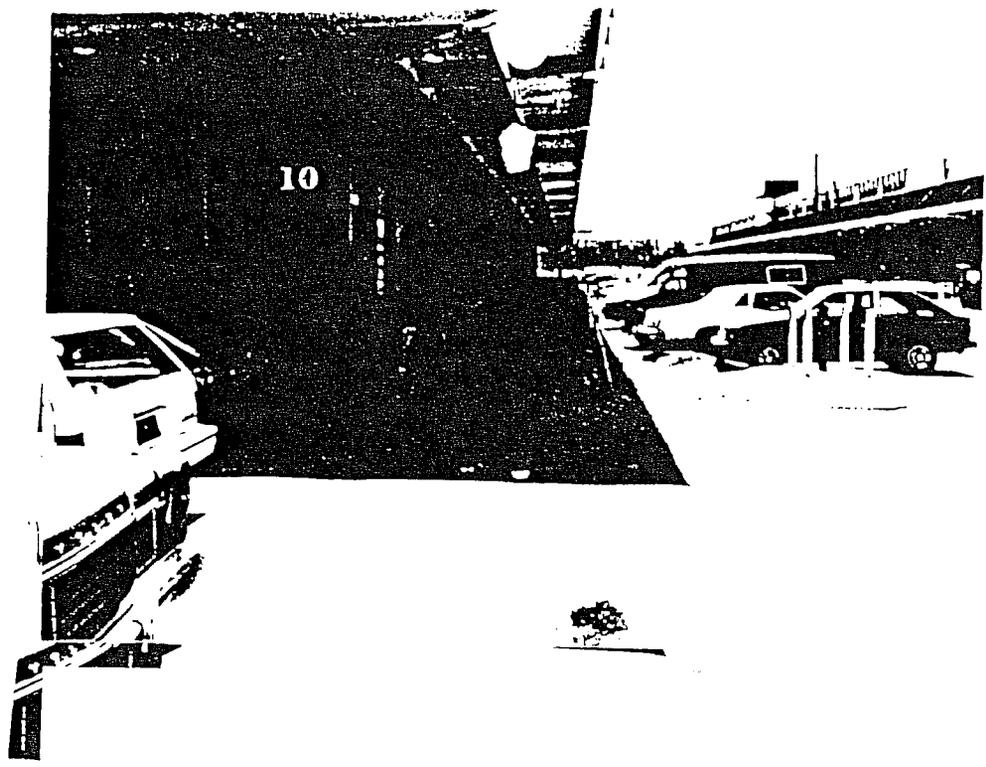
114-10 Dept. of Justice and  
Federal Reserve



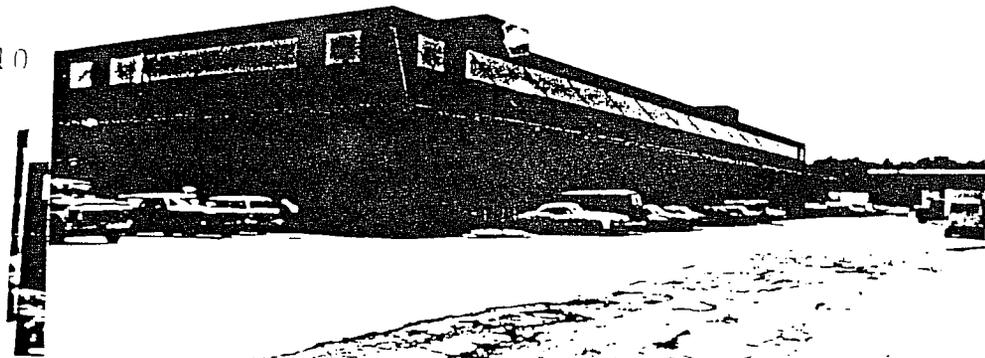
114-10 Dept. of Justice and  
Federal Reserve



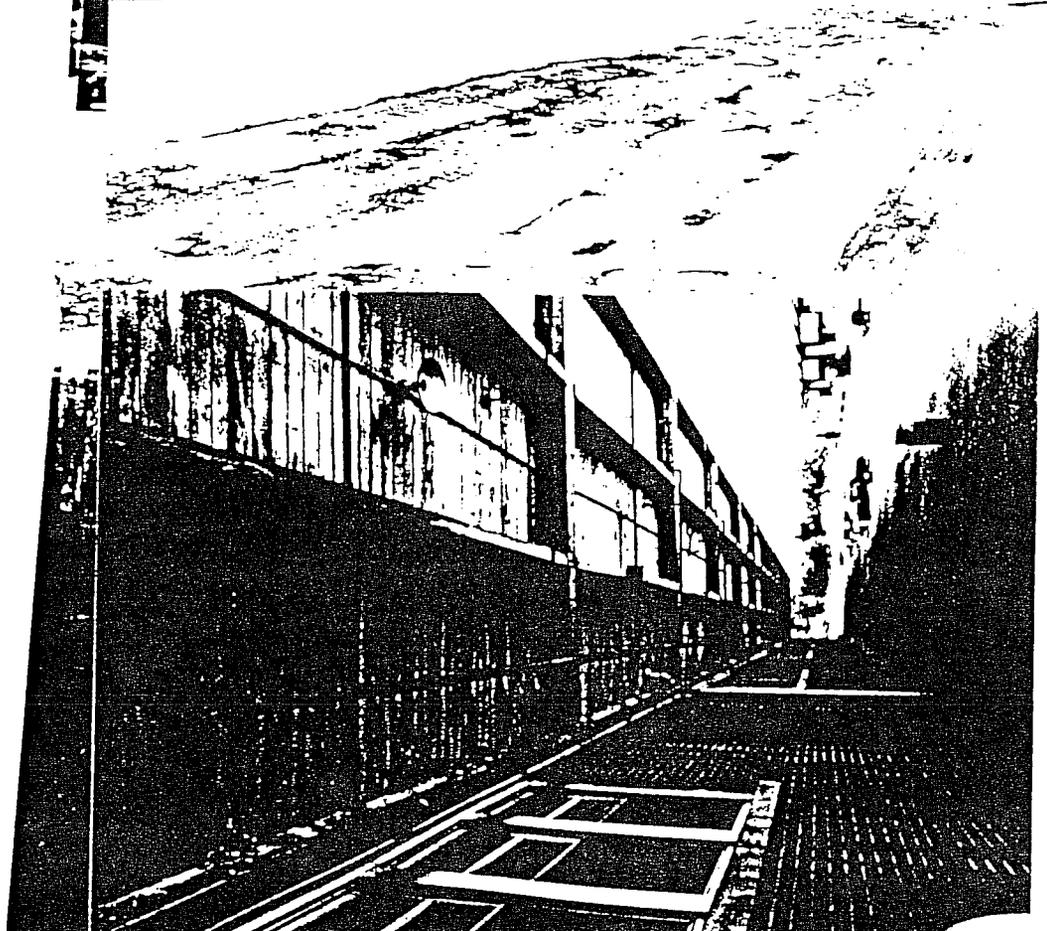
Road outside of bldg. 10



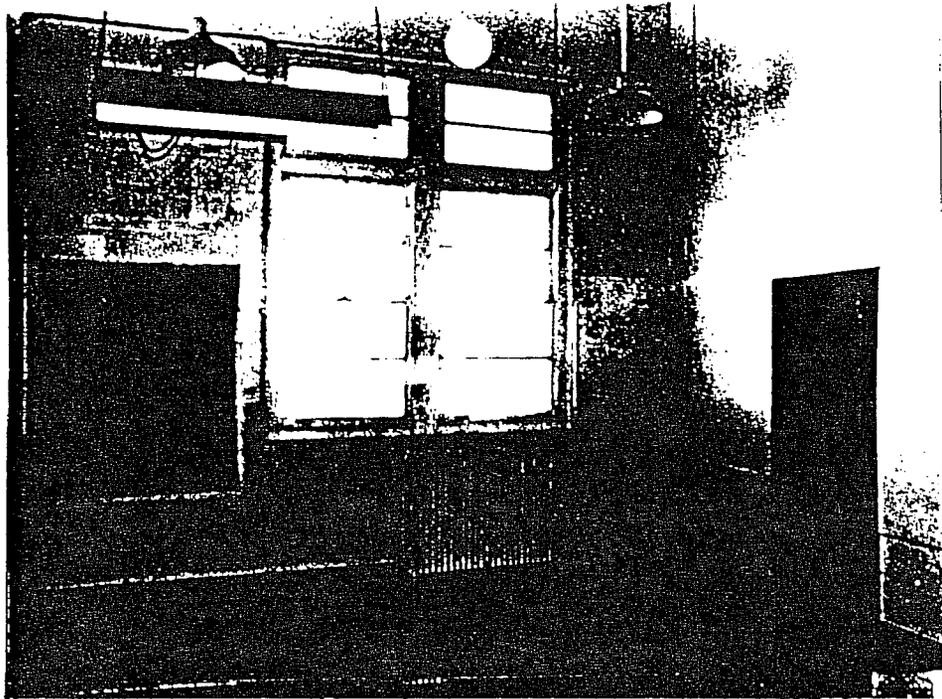
paved area outside of bldg. 10



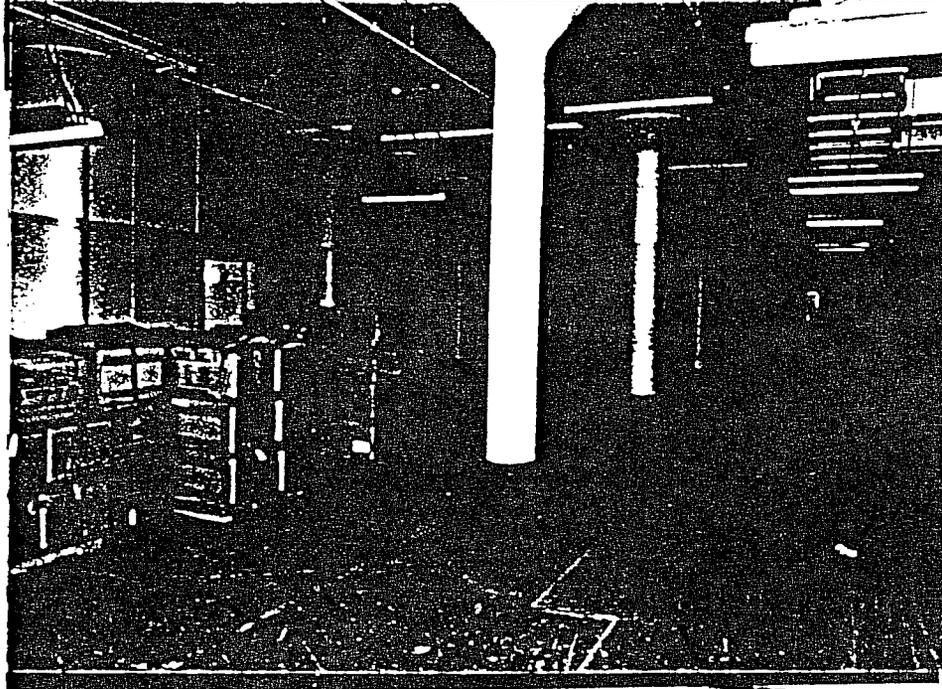
area of bldg. 10



Bldg. #10 - Interior vacant office space



Bldg. #10 - Storage area



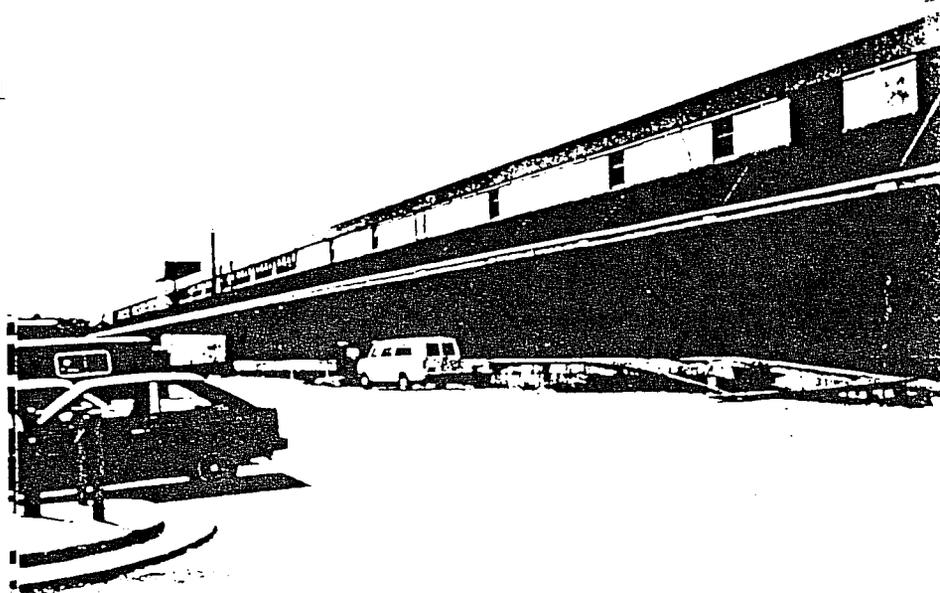
Bldg. #10 - Vacant hallway



Parking lot in front of Bldg. #11  
Social Security and Defense  
Mapping Agency



Dock area of Bldg. #11 - Social  
Security and Defense Mapping  
Agency



Dock area of Bldg. #11 -  
Social Security and Defense  
Mapping Agency

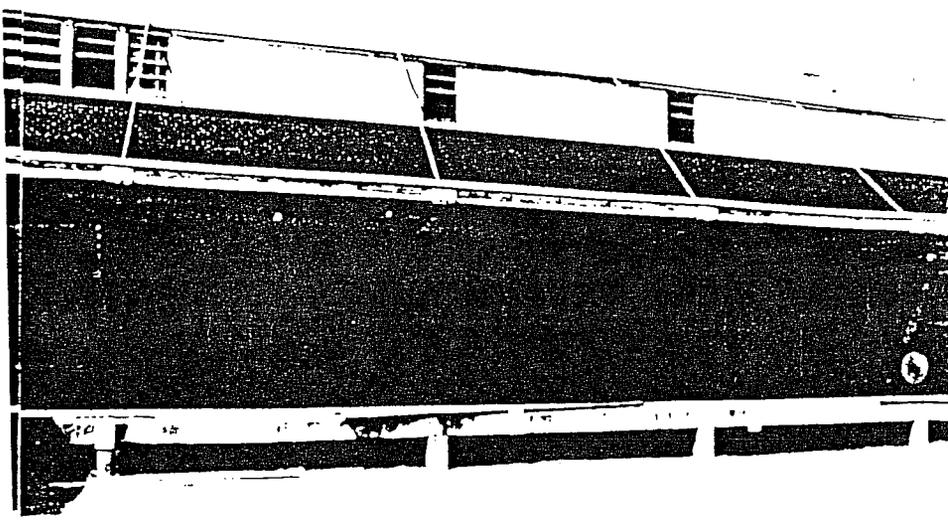


Fig. 12 - Area of White Hall  
Social Recreational and Defense  
Mapping Agency

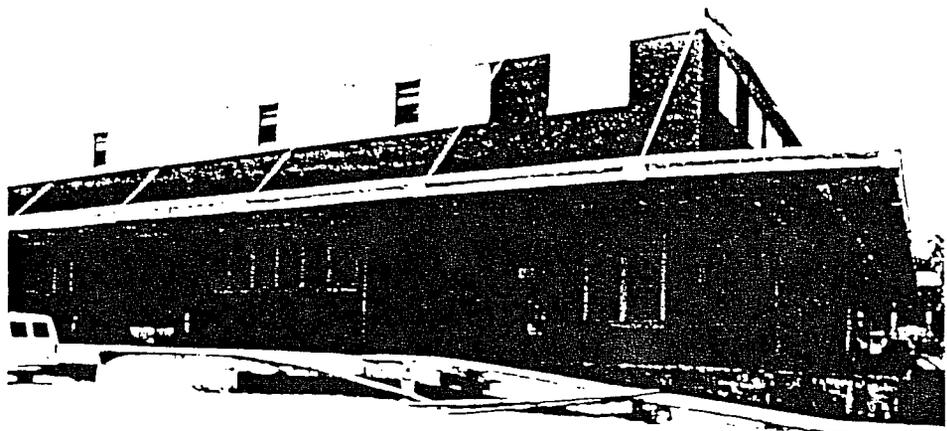
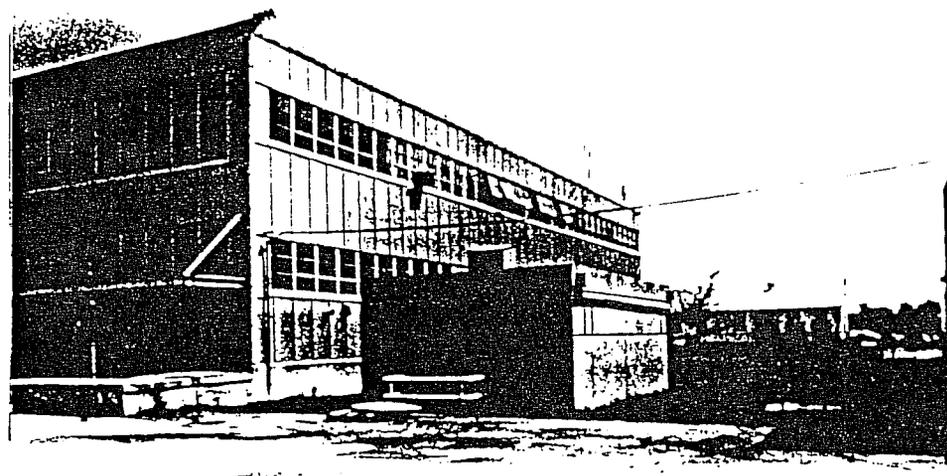


Fig. 13 - Old power station  
building



Attachment IV - INVENTORY REPORT AND HAZARDOUS  
RANKING SYSTEM EVALUATION

DERP

INVENTORY REPORT AND HAZARDOUS RANKING SYSTEM EVALUATION

Preliminary General Information

1. DERP Code Number. (11) .B07M0015200.
2. Site Name (current). (35) .K.a.n.s.a.s. .C.i.t.y. .R.e.c.o.r.d.s. . .  
.C.e.n.t.e.r., M.i.s.s.o.u.r.i
3. Site Name when used by DOD. (35) .....
4. Street/Route Number. (25) .G.O.1. .H.a.r.d.e.s.t.y. .A.v.e.n.u.e. . .  
. . .
5. City. (16) .K.a.n.s.a.s. .C.i.t.y. . . . .
6. County. (15) J.a.c.k.s.o.n. . . . .
7. State. (2) .M.o.
8. Zip Code. (9) . . . . .G.4.1.3.1.
9. Congressional District Code Number. (2) . . . .
10. Latitude: degrees, minutes, seconds. (6) . . . . .
11. Longitude: degrees, minutes, seconds. (7) . . . . .
12. Is a large scale, greater than 1 inch equals 200 feet, topographic map of the site area available to attach to this inventory report? (1) N.  
Y = YES N = NO
13. Are site maps or sketches on file with the inventory? (1) .Y.  
Y = YES N = NO
14. Are there photographs on file with the inventory? (1) .Y.  
Y = YES N = NO
15. Current Owners Name(s). (45) G.e.n.e.r.a.l. .S.e.r.v.i.c.e.s. . . . .  
.A.d.m.i.n.i.s.t.r.a.t.i.o.n. . . . .
16. Owner's Street Address. (25) .G.O.1.-G.O.7. .H.a.r.d.e.s.t.y. .A.v.e  
. . . . .
17. Owner's City. (16) .K.a.n.s.a.s. .C.i.t.y. . . . .

- 18. Owner's State. (2) M.O.
- 19. Owner's Zip Code. (9) .....
- 20. Number of Years Owned. (2) 23.
- 21. What is the current owner's use of the site? (50) Y.A.R.I.O.U.S. . . .  
f.e.d.e.r.a.l. a.g.e.n.c.i.e.s. a.f.f.i.c.e. s.p.a.c.e. . . . .  
.....

REAL ESTATE SEARCH INFORMATION TBD

- 22. Give chronological list of owners or lessees since termination of DOD ownership or lease; include dates of ownership and brief description of use. (240)
- .....
- .....
- .....
- .....
- .....
- .....
- .....

- 23. Was property leased out to others by DOD? (Y or N), describe and match owner/lessee with use(s). (51)
- .....
- .....

- 24. Was property leased-out to others by subsequent owners? (Y or N) Describe. (51)
- .....
- .....

- 25. Type of problem(s) listed in claim documents, check as many as applicable: (3) .D . . .
- Hazardous and Toxic = H (if listed complete questions 100 to 399).
- Ordnance and Explosive = O (if listed complete questions 400-499).
- Debris/Structures = D (if listed complete questions 500 to 599).

- 26. Has Right of Entry Permit been obtained? (Y or N). (1) .Y.

27. Are copies of lease agreements or deeds or other instruments conveying title on file? (Y or N). (1) ..

28. Does deed(s) or lease agreement(s) contain any disclaimers or restoration requirements? (Y or N). If yes, describe. (161)

.....  
.....  
.....  
.....  
.....

29. Date field inspection completed. (6) .27.Aug.05

30. Agency performing inspection. (25)  
.D.O.D. ....

31. Inspection team leader's name. (20) A.r.t. .C.o./I.i.n.s. ....  
.....

32. Title. (25) E.n.v.i.r.o.n.m.e.n.t.a.l. .E.n.g.i.n.e.e.r. ....

33. Organization (office symbol). (10) .M.P.K.E.D.-S. ....

34. Telephone number(s): Commercial. (10) .....

35. Telephone number(s): FTS. (7) .....

36. Telephone number(s): AUTOVON. (7) .....

37. Site Status: A = Active I = Inactive (1) A.

38. Years of operation in current status. (2) ...

39. Type(s) of problems found by inspection team. (3) .D. . .

USE:  
H = H&T  
O = OEW  
D = Debris

40. Enter the number of buildings on the site. (3) . 27.

41. Describe. (80)  
. . B.u.i.l.d.i.n.g. .n.u.m.b.e.r.s.: .3., .6., .7., .9., .10., .11 & .13 . . .  
.....  
.....

42. What is the major land use for a one mile radius around the site? (20)  
(e.g., agriculture, industry, residential).

.r.e.s.i.d.e.n.t.i.a.l. .b.u.s.i.n.e.s.s

43. What is the estimated population within a one mile radius around the site? (use 3.8 persons/house). (6)

u.n.k.n.o.w.n

44. Describe the security of the site. (120)

.f.e.n.c.ed. .o.f. .p.u.b.l.i.c. . . . .  
. . . . .  
. . . . .  
. . . . .

45. Describe the best access to the site from the nearest public road. (120)

.E.a.s.t. .o.f. .d.o.w.n.t.o.w.n. .K.a.n.s.a.s. .C.i.t.y. .o.n. . . . .  
.I.n.d.e.p.e.n.d.e.n.c.e. .A.v.e.n.u.e. . . . .  
. . . . .  
. . . . .

LIST CURRENT AND/OR PAST POLLUTION ABATEMENT PERMITS *unknown*

PERMIT INFORMATION				
TYPE OF PERMIT ISSUED				
PAST AND/OR PRESENT	PRESENT NO.	DATE ISSUED	EXPIRATION DATE	COMMENTS

46. NPDES. (72) (PERMIT #, DATE ISSUED, EXPIRATION DATE, COMMENTS)

. . . . .  
. . . . .  
. . . . .

47. UIC. (72) (SAME AS 46)

. . . . .  
. . . . .  
. . . . .

48. AIR. (72) (SAME AS 46)

. . . . .  
. . . . .  
. . . . .

49. RCRA. (72) (SAME AS 46)

.....  
.....  
.....

50. Describe any pertinent environmental protection response actions previously taken at the site. (240) *None*

.....  
.....  
.....  
.....  
.....  
.....

51. Describe any environmental protection remediation actions previously taken at the site. (240) *None*

.....  
.....  
.....  
.....  
.....  
.....

52. List any court orders, lawsuits, fines or other legal actions that have been taken against any owners/operators of the site since DOD ownership/lease. (160) *None*

.....  
.....  
.....  
.....

53. Determination of Responsible Party for restoration: (1) *N*  
DOD                      Other                      Not yet determined

54. Contract 1. (13) .....

55. Contract 2. (13) .....

56. Contract 3. (13) .....

57. Contract 4. (13)

.....

58. Contract 5. (13)

.....

59-98. (Reserved)

99. Preliminary Information remarks. (80)

.....  
.....  
.....

PART II - FINDINGS OF FACTS AND DETERMINATION  
OF ELIGIBILITY REPORT

Defense Environmental Restoration Program  
Finding of Fact and Determination of  
Department of Defense Responsibility  
Kansas City Records Center, MO  
B07M0015200

(1) The former Kansas City Record Center, MO, contained 24.375 acres, consisting of 21.795 acres acquired in fee and two leases containing 2.580 acres. The 21.795 acres of fee were acquired by Deed dated 26 November 1940. The leases were purchased in order to facilitate a temporary tent camp site and for garage and parking space.

(2) The subject property was utilized as a Quartermaster Depot by the War Department During World War II. In accordance with General Order No. 64, Department of the Army, Dated 22 September 1948, the reservation name was changed from Kansas City Quartermaster Depot to Kansas City Records Center. Three buildings were located on the property at the time the fee was purchased.

Additional buildings were constructed and designated as buildings 4, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20. The majority of these buildings were constructed between 1940 and 1943.

The property remained under the control of DOD until it was declared excess.

(3) The fee property, in respect to all functions of operation, maintenance and custody of all office buildings was transferred to GSA by a Determination effective 1 October 1960, and was issued by the Director of Bureau of Budget. GSA assumed care and custody of the property effective 1 October 1960.

By Quitclaim Deed dated 1980 the United States, acting by and through GSA, conveyed buildings 1 and 2 to Megaspaces, Ltd., a California limited partnership. A copy of the deed, and a copy of the Operating Agreement is attached. There were no restrictions, recapture clauses, provisions regarding restoration, or other pertinent provisions contained in the deed.

Buildings numbered 4, 12, 14, 15, 16, 18, and 19 were torn down. All other buildings remain in GSA's care and custody and are currently being utilized by various Government agencies.

Defense Environmental Restoration Program (DERP)  
Finding of Facts and Determination  
of  
Department of Defense Responsibility  
Kansas City Records Center, K.C. Mo.  
B07M0015200

DETERMINATION

Based on the foregoing Findings of Facts, the present condition of the site has been determined to be the result of prior DOD ownership and current GSA ownership. There is no evidence of toxic and hazardous materials use or subsequent contamination of the site as a result of DOD or GSA activities. Furthermore, existing structures have been, or are currently being used by the property owner. It is therefore recommended that no further action be taken at this site.

**PART III - POLICY CONSIDERATIONS**

Defense Environmental Restoration Program (DERP)  
Policy Considerations  
Kansas City Records Center, K.C. Mo.  
B07M0015200

Current DOD policy considerations preclude any debris removal, including structures, from this site. DOD policy guidelines specifically exclude asbestos removal under the Defense Environmental Restoration Program. Therefore, asbestos removal at this site cannot be undertaken due to the fact that structures have been put to beneficial use by the subsequent owner and none of these structures are eligible for a debris removal project.

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PART IV - PROJECT RECOMMENDATIONS

Defense Environmental Restoration Program (DERP)  
Project Recommendations  
Kansas City Records Center, K.C. Mo.  
B07M0015200

The Kansas City District recommends no further action at the Kansas City Records Center site.

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM  
FOR FORMERLY USED DEFENSE SITES  
POLICY CONSIDERATIONS  
KANSAS CITY RECORDS CENTER  
KANSAS CITY, MISSOURI  
PROJECT NO. B07MO015200

Current DOD Policy Considerations do not affect the determination of project eligibility for hazardous and toxic waste contamination evaluation under DERP. However, the deed requires GSA to maintain the structures in a safe and serviceable manner; therefore, the Kansas City Records Center is not eligible for debris removal.

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM  
FOR FORMERLY USED DEFENSE SITES  
FINDINGS AND DETERMINATION OF ELIGIBILITY  
KANSAS CITY RECORDS CENTER  
KANSAS CITY, MISSOURI  
PROJECT NO. B07M0015200

FINDINGS OF FACT

1. The former Kansas City Records Center is located at 601 Hardesty, in the City of Kansas City, Jackson County, Missouri.
2. On 26 November 1940, 21.795 acres of fee were acquired. Two leases containing 2.58 acres were purchased in order to facilitate a temporary tent camp site and for garage and parking space.
3. The subject property was utilized as a Quartermaster Depot by the War Department during World War II. In accordance with General Order No. 64, Department of the Army, dated 22 September 1948, the reservation name changed from Kansas City Quartermaster Depot to Kansas City Records Center. Three buildings were located on the property at the time the fee was purchased. Additional buildings were constructed and designated as buildings 4, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20. The majority of these buildings were constructed between 1940 and 1943. The property remained under DOD control during the period of DOD interest and ownership.
4. The fee property, in respect to all functions of operation, maintenance and custody of all office buildings was transferred to the General Services Administration by a determination effective 1 October 1960, and was issued by the Director of the Bureau of Budget. GSA assumed care and custody of the property effective 1 October 1960. By Quitclaim Deed dated 1980 the United States, acting by and through GSA, conveyed buildings 1 and 2 to Megaspac, Ltd., a California limited partnership, for the sum of \$258,600. There were no restrictions, recapture clauses, provisions regarding restoration, or other pertinent provisions contained in the deed. Buildings numbered 4, 12, 14, 15, 16, 18, and 19 were razed.
5. Today, all other buildings remain in GSA's custody and are being beneficially used by an asundry of Government agencies. There is no evidence of unsafe debris, hazardous or toxic waste, or unexploded ordnance resulting from DOD use of this site.

Sent  
4-10-90

Sent  
4-10-90

DETERMINATION

Based on the foregoing Findings of Fact, the site has been determined to have been formerly used by DOD. However, the site has been beneficially used by GSA and the conditions of the former DOD structures is a result of poor maintenance procedures, and the deed requires that GSA maintain the structures in a safe and serviceable condition, and there is no evidence of unsafe conditions resulting from DOD use. Therefore, it is determined that an environmental restoration project is not an appropriate undertaking within the purview of the Defense Environmental Restoration Program, established under 10 U.S.C. 2701 et seq., for the reasons stated above.

\_\_\_\_\_  
Date

# DISPOSITION FORM

For use of this form, see AR 340-15; the proponent agency is TAGO.

REFERENCE OR OFFICE SYMBOL	SUBJECT
CONTROL NUMBER: <u>6-368</u>	Review Data - Defense Environmental Restoration Account (DERA)

TO SEE DISTRIBUTION FROM ED-ES DATE 26 JUN 87 CMT 1

1. Data as follows are forwarded for review and comment:

- a. ED Project Manager MILLER
- b. Project Number B07M015200
- c. Program Element:  Site Survey Report  Additional Information as Requested  
 Ordnance Survey  Draft F & D  Design Package  Other
- d. Project Location KANSAS CITY
- e. Description KANSAS CITY RECORDS CENTER
- f. Status INVENTORY
- g. Source of Data: HND/AE Dist AE 9 Dist/Inhouse Other
- h. Suspense Date 17 JUL 87
- i. Conference Date & Location NA
- j. Cost Account Number RA7053EE0180176

2. Each Branch Chief is requested to furnish comments by cover DF, to ED-ES Service Section, no later than COB on suspense date above. All comments shall be typed and submitted on HND Form 7. Comments shall contain a statement to indicate that the data have actually been reviewed. If, after review, you have no cmts, a statement to that effect and reviewers name shall be included. Detail or specific questions should be referred to the ED-PM. Persons planning to attend conferences should promptly notify the Project Manager.

3. Technical representative should review submittal for adequacy in developing a project package to be presented to higher HQ. Questions/comments pertaining to insufficient data should be made directly to local district by telecon & documented by MFR. All comments/questions should be coordinated among interested discipline within HND.

4. Special Instructions: None

  
PAYNE

DISTRIBUTION: (\* Extra cy of DF only)

\*ED-CS(Geo Tech) DATA REVIEW (BMH)

ED-CS(Envir Prot & Util) DATA REVIEW (BMH)

ED-SY(Safety) DATA REVIEW (BMH)

  
OC DATA REVIEW (BMH)

ED-PM: Phillips DF

ED-PM(Proj Mgr) MILLER DATA

ED-ES(Svc Section Map Files Room)

1 SET DATA ON FILE

# DISPOSITION FORM

For use of this form, see AR 340-15; the proponent agency is TAGO.

REFERENCE OR OFFICE SYMBOL

Control No. 6-368

SUBJECT

DERA - B07M015200, Kansas City(Kansas City Records Center)

HNDDED-CS

~~BY~~ THRU ED-ES

FROM ED-CS

DATE

10 July 1987

CMT 1

TO ED-PM

Mr. Cole/bjm/5190

1. Subject data have been reviewed and comments are enclosed.

2. No comment as applicable:

(X) Environmental Protection & Utilities Section - Reviewed by COLE

3. Additional comments:

Encl

*J. T. Ammons*

JAMES T. AMMONS  
Chief, Environmental Protection &  
Utilities Section

# DISPOSITION FORM

For use of this form, see AR 340-15; the proponent agency is TAGO.

REFERENCE OR OFFICE SYMBOL	SUBJECT
CEHND-ED-CS	6-368 DERA Kansas City, MO

THRU ED-ES	FROM ED-CS	DATE	CMT 1
		15 Jul 87	

TO ED-PM

1. Subject data have been reviewed and comments are enclosed.

2. No comment as applicable:

(X) Site Development Reviewed by n/a

(X) Geotechnical Reviewed by Dulaney

3. Additional comments:

Encl

*for* Robert B. Dulaney, Jr.  
ROBERT E. BRAY  
Ch, Site Development & Geotechnical Section

