Land Quality

Environmental Cleanup

Environmental Cleanup Site Information (ECSI) Database
Site Summary Report - Details for Site ID 138, Northwest Pipe Co.

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This report contains site details, organized into the following sections: 1) Site Photos (appears only if the site has photos); 2) General Site Information; 3) Site Characteristics; 4) Substance Contamination Information; 5) Investigative, Remedial and Administrative Actions; and 6) Site Environmental Controls (i.e., institutional or engineering controls; appears only if DEQ has applied one or more such controls to the site). A key to certain acronyms and terms used in the report appears at the bottom of the page.

Note: DEQ may have posted online documents related to this site. If so, they would be available for viewing or downloading on ECSI Summary Page

Go to DEQ's Facility Profiler to see a site map as well is information on what other DEQ programs may be active at this site.

General Site Information

Site ID: 138	Site Name: Northwest Pipe Co.	CERCLIS No:	
Address:	12005 N Burgard St. Portland 97203		
	County: Multnomah	Region: Northwest	
Other location information:			
Investigation Status:	Suspect site requiring further investigation		
	Brownfield Site: No NPL Site: No	Orphan Site: No	Study Area: No
Property:	Twnshp/Range/Sect: 2N , 1W , 35	Tax Lots: 700 and 900	
	Latitude: 45.609 deg. Longitude: -122.7734 deg.	Site Size: 29.15 acres	
Other Site Names:	Portland Harbor Sediment Study NW Pipe & Casing Co. - Portland		

Site Characteristics

General Site Description:	The Site is located in the area generally referred to as the Burgard Industrial Park in the northern part of Portland, Oregon. The term “Burgard Industrial Park” is used colloquially to refer to a collection of industrial parcels, including the Northwest Pipe Site (NWP), most of which share a common street address and which are located east and south the Schnitzer International Terminals Slip (IT Slip). The Site measures approximately 1,400 feet long and 875 feet wide. The facility is approximately 1,500 feet from the eastern bank of the Willamette River, borders no surface water body, and is situated between and east of two manmade slips: the Port of Portland Terminal 4 Slip and the IT Slip owned in part by Schnitzer Investment Corp. and in part by Schnitzer Steel Industries. Some properties in this

	area, including the Site, share the street address 12005 North Burgard Road. Figure 2-1 presents the Site location. The Northwest Pipe Site encompasses 29.15 acres of flat terrain and includes property owned by NWP (25.94 acres split into a 25.27-acre manufacturing area and a 0.67-acre office area) as well as a small (3.21-acre) parcel managed by Felton Properties, Inc. of Portland, Oregon and owned by 12005 Burgard Equities, that constitutes the southern edge of the Site between the main production building and North Terminal Road along the Site's south boundary (Site). For the purposes of this report, the term "Site" refers to the 29.15 acres of land described above. NWP manufactures steel pipe at the Site that is used for a variety of municipal, industrial, and utility applications, primarily potable water transmission. The facility produces pipe in diameters ranging from 17 to 144 inches.
Site History:	Property currently owned by NWP has been used for industrial activities since its development in the early 1940s. The Site originally was used to manufacture components for Liberty Ships, Victory Ships, and troop transports used in World War II. Sections of the ships were constructed in the large building that occupies the footprint of Bays 1 through 6 and Bays 9, along with adjacent areas no longer under roof. These components then were moved to the shipways located to the west along the Willamette River and assembled to create ships. The known activities that occurred on the property now owned by Northwest Pipe consisted of cutting/drilling sheet steel, forming sheet steel, welding, and riveting (Oregon Shipbuilding Corporation, 1945). In 1950, Beall Pipe and Tank Company used a portion of the Site to manufacture steel pipe and tanker trucks as well as to clean and repair used tanker trucks. Other than grain storage activity up to a 1961 fire, activities on other parts of the Site during this time are not known, with land ownership changing hands repeatedly.
Contamination Information:	(1/26/95 WHD/SRS; revised 12/05/05 RGS/LWS) The site has been used for a variety of industrial purposes generally since at least World War II. NWP began operations at the site in 1982 and conducted its own investigation of the property in 1989. Petroleum, chlorinated solvents, PCBs, and PAHs were detected in soil in some areas of the site. A leaking underground storage tank (UST) had caused localized groundwater contamination by petroleum hydrocarbons. NWP undertook two separate cleanup actions to address these respective problems. With regard to soil contamination, NWP asked DEQ to review the investigation and cleanup under a voluntary agreement with NWP, even though DEQ did not yet have a "Voluntary Cleanup Program" at that time.Because NWP was one of the first sites to enter into a voluntary cleanup with DEQ, there was no formal structure for agency oversight. As a result, DEQ was not as involved in cleanup oversight as it would have been under a formal VCP agreement. Approximately 1,900 cubic yards of contaminated soil were excavated and eventually disposed of off-site. In a separate cleanup action, NWP removed a leaking UST and affected soil, and installed groundwater monitoring wells to demonstrate completion. DEQ's Tanks program signed off on the tank removal with a "no further action" determination.
Manner and Time of Release:	(12/05/05 RGS/LWS) There have been reports of contaminants spilled and/or leaked during manufacturing processes, but DEQ files demonstrate that NWP has responded to reported spills with timely and appropriate cleanup. There are no reports of on-site disposal. The source and time of release causing groundwater contamination at the site is unknown.
Hazardous Substances/Waste Types:	PCBs, oil, gasoline, solvents, PAHs.
Pathways:	
Environmental/Health Threats:	Potential for residual soil and groundwater contamination. The groundwater contamination is located primarily in the SE corner of the property, at the furthest point from the Willamette River.
Status of Investigative or Remedial Action:	(1/26/95 WHD/SRS; 12/05/05 RGS/LWS) DEQ's Leaking Underground Storage Tank (LUST) program issued a "No Further Action" for NWP's decommissioning of the underground storage tanks in 1990. In 1995, DEQ issued a Strategy Recommendation that DEQ "not proceed with any further assessment, listing, or

other action for the site at the present time." "While there is some potential for residual contamination at the site, such contamination is likely to be localized and the overall threat posed by the site appears to be small." DEQ declined to issue a site-wide NFA at the time because it determined that additional sampling and documentation was necessary. The basis for DEQ's decision was that the final report submitted to DEQ following the soil cleanup did not provide DEQ with the sampling information it needed in order to determine if the site qualifies for listing on the Confirmed Release List (CRL) or Inventory. Site Response recommended that additional confirmation sampling be performed under the oversight of the Voluntary Cleanup Program.

(6/14/99 JMW/SAP) Based on initial sampling results from a river sediment quality study in 1997, the NWP facility was identified as a potential source of contamination to the Portland Harbor. A Site Assessment Review Notice was sent on March 2, 1999. Response from NWP was received April 19, 1999 and a site screening scheduled.

(11/19/99 TG/SAP) Strategy Recommendation completed November 1999. The DEQ 1991 Site Response Section's conclusion that although additional confirmation sampling would be required to assure that no residual soil or groundwater contamination remains although there was insufficient information to add the site to DEQ's Confirmed Release List or Inventory. However, based on prior investigations, potential pathways, and the proximity of the facility to the Willamette River, DEQ recommended an Expanded Preliminary Assessment (XPA) to evaluate potential sediment contamination, from potential upland site contaminant sources, and migration pathways with a high priority for follow-up.

(12/28/00 ACV/VCP) PA submitted 11/00 under 8/00 Letter Agreement. Following DEQ review, comments issued 12/21/00. Sampling data requested.

(7/17/01 ACV/VCP) XPA work plan submitted, reviewed and approved. Geoprobe soil and groundwater investigations based on PA. Field investigation anticipated in August 2001.

(12/5/05 RGS/LWS) XPA report concluded that there was no current pathway from upland releases to the Willamette River. Off-site migration of contaminants via the groundwater pathway is considered incomplete. Sampling and analysis of deeper groundwater samples confirmed that chlorinated solvents were limited to the shallow fill aquifer (depth of 9 to approximately 26 feet) at the site. The XPA report also concluded that storm water was unlikely to adversely impact the river; however, follow-up sampling was appropriate. NWP installed additional groundwater monitoring wells in an area of chlorinated VOC release to further evaluate groundwater impacts and pursue additional VOC source investigation. The Remedial Investigation (RI) Work Plan was submitted in February 2005. The Remedial Investigation/Source Control Screening report was submitted in December 2005. 2008 DEQ comments resulted in a Supplemental Remedial Investigation Work Plan in 2009. Surface soil samples were collected and analyzed in 2009 and indicated PCBs and PAHs exceeded RBCs and screening level values in some samples for the Portland Harbor Joint Source Control Strategy, 2009 NWP coated their Main Shop galvanized roof (292,320 square feet) to control zinc from stormwater runoff. Based on a 2010 Surface Soil Risk Screening and Focused Feasibility Study for Interim Action, and after conducting public involvement via a public comment period, DEQ selected a focused soil removal program and site capping as an interim remedial action to address soil at the site. The 2010 Interim Remedial Action removed 1,050 tons of soils that exceeded hot spot levels for PAHs and paved four acres of exposed soils to eliminate soil erosion to stormwater and prvent human contact. In January 2012 two Aquip stormwater treatment systems were installed to capture and treat all offsite discharges of stormwater. The 2014 submittal of Remedial Investigation Source Control report currently is under review by DEQ.

Data Sources: 1) March 1989 Dames & Moore Phase I & Phase II Property Transfer Assessment. 2)

August 1989 Crosby & Overton report. 3) April 1990 Omni Environmental Groundwater Monitoring Well report. 4) DEQ NWR Hazardous Waste files. 5) DEQ NWR Water Quality files. 6) DEQ NWR Air Quality files. 7) Correspondence FROM owner and/or operator. 8) EPA Generator Notification Form. 9) Laboratory results (submitted by NW Pipe & Casing). 10) SRS Project Manager files (at Bekins). 11) Portland Harbor Sediment Investigation Report, prepared by Roy F. Weston, Inc. for USEPA, May 1998. 12) Northwest Pipe Company response to DEQ Site Assessment Information Request, April 9, 1999. 13) DEQ LUST Database. 14) DEQ HWIMSy Hazardous Waste Generator Database. 15) DEQ SPINS Spill Database. 16) MetroScan Property. Records, Multnomah County, Oregon. 17) Remedial Investigation Work Plan prepared by CH2M Hill, submitted February 2005. 18) December 2005 Remedial Investigation/Source Control Report. 19) Supplemental Remedial Action Work Plan 2009. 20) 2010 Final Supplemental Remedial Investigation– Source Control Evaluation Work Plans. 21) 2010 Technical Evaluation of IT Slip Sedimentation & potential Contaminant relationship to Upland & River Sources 22) 2010 Surface Soil Risk Screening and Focused Feasibility Study for Interim Action. 23) 2012Updated Groundwater Risk Screening Evaluation. 24) 2012 Stained Soil investigation results, then the 2014 Final Stained Soil report. 25) 2012 Interim Remedial Action Work Plan Excavation and Capping. 26) Remedial Investigation and Source Control Evaluation 2014.

Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded
DICHLOROETHYLENE,1,2-CIS-	Groundwater	up to 4.21 mg/L	
PCB 1254	Soil	up to 31 ppm	
PETROLEUM HYDROCARBONS	Soil	up to 670 ppm	
TETRACHLOROETHYLENE	Groundwater	up to 9.8 mg/L	

Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm
Source Control Decision (Primary Action)	03/12/2008		James Orr	VCP

Site Environmental Controls

Control Description	Begin Date	End Date	Last Reviewed By	Last Review Date
Cap, engineered	07/05/2011	07/05/2012	2012	06/05/2012
	Comments: July 2011 After the sampling of surficial soils in unpaved areas of the site were determined to contain PCBs and PAHs at level that exceeded source control values and human heath screening levels and an interim remedial action was peformed. The work was concluded in July of 2012 and consisted of removal of 1,050 tons of soil removed to Hillsboro Landfill and paving of four acres exposed soils. This action is considered effective at removing potential for erosion of soil to the stormwater system and prevents human contact.			
Building(s)	07/08/2009	08/28/2009	2009	08/28/2009
	Comments: 2002 Discontinued use of onsite septic systems for domestic water and connected to sanitary system. 2004 Discontinued discharging waste water under the 100J stormwater permit and ended permit in 2007. 2009 During the summer of 2009 NWP cleaned and coated approximately 292,320 square feet of galvanized roofing. This work was performed to control zinc in stormwater and resulted in a 98% reduction in zinc concentrations in roof runoff.			
Hydraulic controls	01/04/2012		2014	
	Comments: January 2012 Two Aquip stormwater treatment systems from Stormwter Rx were installed to capture and treat all offsite stormwater discharges. The treatment systems remove solids with a sand filter and chemical of concern through a media filter. The performance of the system is under evaluation as part of the 2014 source control evaluation.			

Key to Certain Acronyms and Terms in this Report:

CERCLIS No.: The U.S. EPA's Hazardous Waste Site identification number, shown only if EPA has

been involved at the site.
Region: DEQ divides the state into three regions, Eastern, Northwest, and Western; the regional office shown is responsible for site investigation/cleanup.
NPL Site: Is this site on EPA's National Priority List (i.e., a federal Superfund site)? (Y/N).
Orphan Site: Has DEQ's Orphan Program been active at this site? (Y/N). The Orphan Program uses state funds to clean up high-priority sites where owners and operators responsible for the contamination are absent, or are unable or unwilling to use their own resources for cleanup.
Study Area: Is this site a Study Area? (Y/N). Study Areas are groupings of individual ECSI sites that may be contributing to a larger, area-wide problem. ECSI assigns unique Site ID numbers to both individual sites and to Study Areas.
Pathways: A description of human or environmental resources that site contamination could affect.
Lead Pgm: This column refers to the Cleanup Program affiliation of the DEQ employee responsible for the action shown. SAS or SAP = Site Assessment; VCS or VCP = Voluntary Cleanup; ICP = Independent Cleanup; SRS or SRP = Site Response (enforcement cleanup); ORP = Orphan Program.

You may be able to obtain more information about this site by contacting James Orr at the Northwest regional office or via email at orr.jim@deq.state.or.us. If this does not work, you may contact Gil Wistar at (503) 229-5512, or via email at wistar.gil@deq.state.or.us or contact the Northwest regional office.

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For more information about **ECSI** call Gil Wistar at 503-229-5512 or email.

For more information about **DEQ's Land Quality programs**, visit the DEQ contact page.

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The Oregon Department of Environmental Quality is a regulatory agency authorized to protect Oregon's environment by the State of Oregon and the Environmental Protection Agency.