

CENTENNIAL MILLS
EXISTING ENVIRONMENTAL CONDITIONS
Prepared by PDC
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Background

The following is a building by building (area) description of remaining or suspect environmental conditions at Centennial Mills. Full description, sampling and analytical analysis is found in the referenced Environmental Reports.

Pursuant to DEQ requirements prior to any demolition or redevelopment of any building the following actions will need to occur 1) potential hazardous building materials will need to be sampled (completed) and abated (partial abatement occurred in 2004) 2) any UST or suspect soil contamination resulting from a UST will need to be reported to DEQ's UST program 3) suspect soil contamination areas (including former tank soils) hoists and other issues will likely trigger DEQ oversight via the Voluntary Cleanup Program in order to obtain a NFA upon Cleanup 4) all suspect storm and sewer connections to the River will need to be removed 5) any daylight action to Tanner Creek will require DEQ oversight.

SE Open & Parking Area

A diesel UST was removed from the NW corner of the parking area in 1989. No release was reported. Testing from a geoprobe near the tank in 1999 (Hart Crowser) showed minor contamination at 15 ft. bgs. Only one other geoprobe was placed in this area by Hart Crowser near the center of the lot. Low levels (108/426 ppm) of diesel and oil contamination were detected at 10 in this boring. This area borders the contaminated site to the south which is discussed below (Adjacent Property). The property directly to the south tested positive for lead in the soil ranging from 250 to 450 ppm in several places. Therefore lead could be an issue of concern in this area.

MPU Paddock

The northern half of the paddock area has a 12,000 gal. fuel oil UST that was decommissioned in place near the SW corner of Warehouse E building. This tank showed low levels of contamination at both ends of the tank and probably has contaminated soils under the decommissioned tank. In the NE corner of the paddock area a 10,000 gal AST and a gasoline UST were removed in the late 1980's. The use for the AST is not known. A geoprobe hole drilled near it's former location showed both diesel and oil range contamination (312/436 ppm). An in place fuel oil UST is located along the west central border of the paddock area. A geoprobe boring just down gradient from this tank tested positive for diesel and oil (6,060/5,180 ppm) down to 15 ft. bgs.

Two railroad tracks run along the western side of the paddock area parallel to Naito parkway. One appears to terminate at the south edge of Warehouse E and one runs the entire length of the Centennial Mills property.

To minimize cost, soil excavated on site during building in 2001 was stockpiled on site for reuse. A portion of this soil was used to build the SW portion of the horse paddock. See the discussion about this soil below.

MPU South Warehouse E

The 12,000 gal. fuel oil UST that was decommissioned in place at the southwestern edge of this building may have leaked under the warehouse building.

MPU West Warehouse C

This building has 11,730 sq. ft. of built up roofing that contains Asbestos. It also has 2,400 sq. ft. of ACM containing sloped roofing. A geoprobe boring in the southern portion of this warehouse tested positive for oil range contaminants at 7 ft. bgs. (636 ppm). A possible hydraulic tank and lines associated with a former hoist were identified in the phase II report as being in a former garage in the southeast portion of Warehouse C (this area is currently used by the Mounted Police Unit (MPU) to store trailers).

Warehouse A

Minor amounts of ACM containing window putty were identified on the windows of this warehouse.

Warehouse B

ACM containing Built up roofing, roof patching material, and sloped roofing were identified for this warehouse.

Warehouse C East

Contaminants associated with the piling supporting this section may be present. This area is directly downstream from the Tanner Creek sewer outlet which may result in contaminants being present.

Warehouse D

Built up roofing, roof patches, and mastic were identified as ACM for this warehouse. Also, the exterior walls are painted with lead based silver paint.

Warehouse E North

Ten electrical Transformers are present in a transformer vault on the roof of this warehouse. The oil in these transformers tested positive for PCB's. Site surveys observed that the transformers had leaked and possibly run into a drain. The drain is plugged with concrete currently. The outfall of the drain is not known. The transformers and the vault area will need to be decommissioned and some of the building materials will need to be decommissioned to remove the PCB's. The drain will need to be traced and

decommissioned. The testing done on this area indicated that most of the PCB contaminated materials were below federal cleanup standards.

Flour Mill

ACM containing built up roofing, felt, roll out roofing, gray sealant, and window putty are present on the flour mill.

Feed mill/Starch Plant

Silver caulking on duct work, window putty, and roofing material were found to be ACM containing.

Elevator A

Black Vapor barrier and built up roofing were found to be ACM containing. Silver paint on roof is Lead based.

Elevator B

Gray rollout roofing contains ACM

Elevator C

Gray rollout roofing contains ACM

Building wide issues

Fifty Asbestos containing fire doors are located through out the buildings.

175 gaskets on the fire suppression system contain Asbestos materials.

Soil under the entire mill site contains pockets of contaminated material in as yet undifferentiated quantities. Some of the geoprobe borings encountered these pockets under the various buildings. In addition, lead is known to be present in soils in this area in quantities ranging from 200 to 450 ppm. Pockets of lead contamination needing to be removed may be encountered.

Sewers/drains

The Tanner Creek Sewer crosses the property under the north end of the Horse paddock and the Parking area. This sewer outlets to the Willamette river on the property. Several additional sewers and drains are known to cross under or originate under the mill buildings. Preliminary information indicates these drains outlet to the river and are not tied into the Tanner Creek Sewer.

Unknown UST's

Older records reviewed during the phase I report indicated additional (1 or 2) UST's that might be on the site. The location and former use of these are not known.

Site soil reuse

To minimize cost, soil excavated on site during building in 2001 was stockpiled on site for reuse. These soils were tested and found to contain TPH from 347 to 1,720 ppm. PAH's were also detected in the soils. An estimated 1,400 tons of this soil was reused on site. These soils were reused in the following locations:

- A basement tunnel along the southwest side of the building. The soil is about 6-8 feet deep. It was placed to level the area for building the ramps.
- Fill within the Access ramps around the south end of the MPU.
- Within the dock ramp southeast of the MPU
- Around the southwest perimeter of the horse paddock (about 3-4 feet deep)

The remaining stockpiled soil was removed to Hillsboro Landfill.

Abatement Work Remaining by Building Unit

Warehouse A

Black Window Putty on Exterior of 2nd floor

Warehouse B

2,280 SF built up roofing
450 SF Roofing patch material
85 SF Sloped Roofing Material

Warehouse C

6,394 SF Built up Roofing
1,911 SF Sloped Roofing

Warehouse D

11,730 SF Built up Roofing
2,400 SF Layered Roof Patches
200 SF Penetration Mastic on Roof
1176 SF Silver paint on penthouse exterior walls

Warehouse E

Transformer Oil Disposal
Transformer Room and Pipe disposal

Drained Transformer Removal
Testing and disposal of additional PCB contaminated materials

Flour Mill

10 LF Hard window putty on 6th floor
3,900 SF Built up roofing
50 SF Penetration Mastic
1,768 SF Black rollout roofing
544 SF Black rollout roofing (4th floor)
208 SF Tar felt roofing
105 SF gray sealant w/ metal flashing on roof

Starch Plant

1,000 LF Hard black window putty (4th floor)
Silver caulking on ductwork (1st floor)
SF roofing materials

Elevator A

12,750 Vapor barrier under metal siding on elevator exterior
8 SF Black vapor barrier paper (3rd floor)
1,914 SF Built up roofing membrane
30 SF Silver paint on roof

Elevator B

1,058 SF Gray rollout roofing

Elevator C

4,226 SF Gray rollout roofing

Building wide issues

50 Fire doors
175 Gaskets on fire suppression system

Documents Used in Summary

2004, PDC. Centennial Mill Asbestos Abatement Contract Documents.

2003, Hart Crowser. Centennial Mill Pre-Abatement Assessment. September 19, 2003

2003, Clayton Group Services. Centennial Mill, Asbestos and Lead Survey. September 8, 2003

2003, Hart Crowser. Summary of Findings and Recommended Abatement Activities, Centennial Mill Pre-Abatement Assessment. September 8, 2003

2003, GRI. PCBs, Pesticides, Mercury, and Air Investigation, Centennial Mill. August 25, 2003

2003, GeoPotential. Subsurface Mapping Survey for Buried Materials, Centennial Mill. August 25, 2003

2000, Hart Crowser. Phase I & II Environmental Assessment, Centennial Mill. February 2, 2000