

Former Univar Facility, Minneapolis

Update on investigation and corrective actions

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**Minnesota
Pollution
Control
Agency**

Remediation Division,
RCRA Corrective Action
Program

This fact sheet provides an update on actions taken and proposed for the investigation and remediation of volatile organic compounds (VOCs) in soil and ground water related to the former Univar (Van Waters and Rogers) facility located in Northeast Minneapolis.

Facility location

The former Univar facility is a 1.5 acre site located at 111 22nd Avenue NE in Minneapolis. Land use surrounding the site is a mix of commercial and residential. The site is bordered on the north by a commercial building; on the west by Burlington Northern Railroad and residential housing; on the south by Bottineau Park; and on the east by 1st Street NE and residential housing.

Proposed Additional Work

A significant amount of investigation and remedial actions have been completed at the site and are described later in this fact sheet. Contaminated groundwater from the facility has migrated south of the facility below Bottineau Park, and migrated west of the facility, resulting in increased soil vapor contamination. Results from a new vapor monitoring point to the west, along Grand Street, indicate the need for additional soil vapor investigation in that area. In summer 2009 Univar will conduct additional soil vapor investigations in the residential areas west of the facility between Univar and the Mississippi River and between 19th and 23rd Avenue NE.

Corrective actions, if any, will be determined upon completion of the additional work. The proposed additional investigation will occur in the area defined on the map, and will consist of the

collection of soil vapor samples at a select number of properties. Depending on the results, indoor air samples may be collected and additional properties may be included in the investigation. Property owners will be contacted directly if their property is included in the proposed investigation.

Facility History

- The Merchants Chemical Company owned and operated the facility as a chemical warehouse and distribution center from 1955 to 1958.
- The McKesson Chemical Company owned and operated the facility as a chemical warehouse and distribution center from 1958 to 1986. Between 1972 and 1986, McKesson also used the facility for the temporary storage of various spent solvents that were ultimately transferred to a recycling facility.
- The Minnesota Pollution Control Agency (MPCA) issued the facility a permit under Part B of the federal Resource Conservation and Recovery Act (RCRA) in February 1986. Van Waters and Rogers purchased the facility in November 1986.
- The RCRA permit was transferred to Van Waters and Rogers authorizing it to operate a hazardous waste container storage facility. Van Waters and Rogers operated the facility as a chemical warehouse, distribution center and temporary hazardous waste storage facility from November 1986 until early 1987.

- From 1987 to 1991, the facility was used only for the temporary storage of hazardous waste. Wastes were stored in 55-gallon drums both inside and outside the building. Four 10,000-gallon aboveground storage tanks were used for storing chemical products on the west side of the building, and six aboveground tanks were used to store chemicals north of the building. All the aboveground storage tanks were removed by 1990.
- In 1991, Van Waters and Rogers moved its operations to their facility in St. Paul. Van Waters and Rogers is a wholly owned subsidiary of the Univar Corporation, based in Kirkland, Washington, thus the site is now called the Univar site.
- Roofers Mart Incorporated currently occupies the building.

Investigation and Remedial Action

In the late 1990's the Univar site was investigated for potential contamination from former aboveground storage tanks on the property. The soil was contaminated with VOCs including tetrachloroethylene (perc) and trichloroethylene (TCE). Shallow

Outlined box on map represents the study area

groundwater below the site also is contaminated with VOCs. Contaminated groundwater has migrated offsite to below and west of Bottineau Park.

In 2001, a soil vapor extraction (SVE) system was installed on the west side of the building to clean contaminated soil from the former tank area. In 2002, a second SVE system was placed on the east side of the building to further cleanup and limit migration of contaminated vapor towards residential properties. In 2004, further investigation into soil vapors was conducted at 38 temporary locations in an area bounded by California St., 3rd Street NE, 24th Avenue NE, and just south of 19th Avenue NE. The soil vapor investigation showed the levels and the extent of soil vapors directly correlate to groundwater contamination underlying the vapor areas.

Because of the soil vapor investigation, five additional SVE points were added on the property. Also in 2004, an SVE system was installed in Bottineau Park along 3rd Street NE between 19th and 20th. In 2004 and 2006, indoor air samples were collected from houses located directly east of the facility on the 2200 block on the east side of 2nd Street NE and from lower-level apartments at 1929 2nd Street NE. VOC concentrations measured in those samples were below levels of concern.



In 2008, two additional horizontal SVE lines were placed in Bottineau Park along 2nd Street NE between 20th and 22nd Avenue NE to prevent vapor migration towards those residences on the east side of 2nd Street NE. Ongoing monitoring of VOCs at permanent soil vapor monitoring points indicate that the SVE systems are successful in preventing vapor migration east of the facility and east of 2nd Street.

To date, Univar has installed 13 groundwater monitoring wells and probed at 47 locations in an effort to define the hydrogeology and the magnitude and extent of the groundwater contamination. They installed four SVE systems (with 10 extraction points) in the area of the facility and on the entire east side of Bottineau Park. Univar installed 31 permanent monitoring points to ensure the effectiveness of the vapor extraction systems.

Univar will submit to the MPCA an evaluation of potential cleanup alternatives for groundwater. MPCA will review the alternatives and select its preferred remedy. The proposed remedy will be put on public notice for the public to review and comment on.

More information

Relevant reports and documents are available on the MPCA's Web site at www.pca.state.mn.us/cleanup/sites/ and at the MPCA.

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