

# Oklahoma Brownfields Conference 2012

## The Past, Present and Future of Asarco's former El Paso Smelter




May 22-23, 2012


PRESENTATION BY  
**Texas Custodial Trust, Roberto Puga, Trustee by:**  
**Amy L. McDonald**  
 ERM

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## Former ASARCO Smelter Site

**ASARCO Operations**


- 1887 to 1999 – Operating smelter
- 1999 to 2005 – ASARCO in environmental negotiations
- 2005 to 2009 – ASARCO in bankruptcy

**Trust Operations**

- 2009 – \$52MM placed in a trust
- 2010 – Trust team formed and work begins
- 2010 to 2016 – Site demolition and remediation

**Future Owner**

- Site to be sold to a redeveloper
- Target purchaser will align with the City's vision, have a long term use in mind, and have financial capacity



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# Trust Purpose and Objectives



- Purpose
  - Carry out the requirements of the Texas Custodial Trust
    - Address contamination on and in structures, soils, surface water and groundwater
    - Remediate the Site to standards that are protective of human health and the environment with the oversight of TCEQ
    - Ultimately to sell, transfer or otherwise dispose of the property
- Objectives
  - Implement a technically rigorous remedy
  - Ensure a viable and beneficial final site end use
  - Facilitate community participation
  - Effective management of site assets to increase remediation fund
  - Efficient and objective procurement of project resources

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# Our Team




 <b>Roberto Puga, PG</b> Site Custodial Trustee	 <b>Mary Koks</b> Site Attorney	 <b>Elizabeth Schell, MA</b> Project Manager	 <b>Mark Landress, PG</b> Sr. Technical Advisor
 <b>Jeff Bauguss, PE</b> ERM Senior Partner	 <b>Amy McDonald</b> ERM Project Manager	 <b>Scott Brown, PE</b> Malcolm Pirnie Project Manager	 <b>Alicia Fogg, PE</b> Malcolm Pirnie Project Engineer


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# Implementation Approach



- Engage community leaders, agencies, and the general public
- Align with “Plan El Paso 2010”
- Manage the budget
- Control risks
- Demolish facilities and remediate the site
- Sell property



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# Community Engagement



- Newspaper articles and surveys
- UTEP surveys
- Community meetings
- Project website blog



COMMUNITY INPUT  
NOVEMBER 03, 2011  
ASARCO Community Meeting

UPDATES REMEDIATION TEAM COMMUNITY TRUSTEE MEETINGS

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# Community Engagement



- Meetings with political officials
- Meetings and tours with former worker groups
- UTEP class tours and interns
- Routine agency meetings with EPA, TCEQ, Border Patrol, IBWC, etc.



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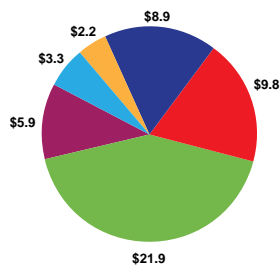
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# Remedy Planning: Cost Estimates

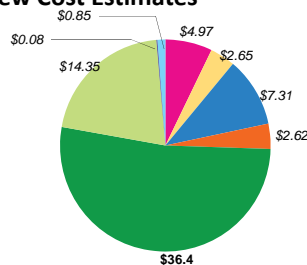


Old Cost Estimates



2008 TCEQ Cost Estimate (in millions)	
Demolition of Structures	\$ 8.9
Asphalt Paving (75.50 acres)	\$ 9.8
Construct Fourth Cell & Fence	\$ 5.9
Groundwater Remediation	\$ 21.9
Post Closure Care	\$ 3.3
Other Expense	\$ 2.2
<b>Total</b>	<b>\$ 52.0</b>

New Cost Estimates




Project Total Budget (in millions)	
Trust	4.97
Housekeeping	2.65
Demolition and Asset Recovery	7.31
Parker Brothers Arroyo	2.62
Soils Remedy and O&M	36.04
Groundwater and O&M	14.35
Amarillo	0.08
Contingency	0.85
<b>Total</b>	<b>\$ 68.87</b>

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## Asset Marketing




Asset	Buyer	Amount
Matte Sales	Minera Rio Tinto	\$13,000,000 <sup>1</sup>
Copper Jacket Sales	Minera Rio Tinto	\$1,000,000
Net Scrap Value from Demo Contractor	Brandenburg	\$1,056,686
Oxygen Plant	International Cryo Products, Inc.	\$1,900,000
Rails/Rail Ties	National Salvage	\$215,000
Liquid Oxygen Tanks	McGill's Equipment	\$130,500
Miscellaneous Equipment	Various Buyers	\$332,720
Lead & Scrap Metal	Various Buyers	\$1,620,000
<b>TOTAL<sup>2</sup></b>		<b>\$19,250,900</b>




Matte Sales




Liquid Oxygen Tanks




Oxygen Plant



Miscellaneous Equipment



Rails/Rail Ties




Scrap Metal

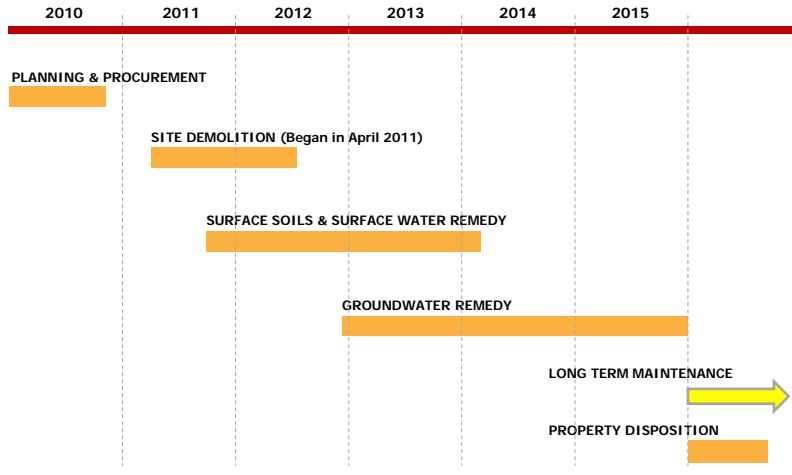
1. Approximately \$13M has been received to date.  
 2. This does not include value of the land.

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## Updated Remediation Timeline



2010
2011
2012
2013
2014
2015



The timeline shows the following phases:

- PLANNING & PROCUREMENT:** 2010 - 2011
- SITE DEMOLITION (Began in April 2011):** 2011 - 2012
- SURFACE SOILS & SURFACE WATER REMEDY:** 2011 - 2013
- GROUNDWATER REMEDY:** 2012 - 2014
- LONG TERM MAINTENANCE:** 2014 - 2015 (indicated by a yellow arrow)
- PROPERTY DISPOSITION:** 2015

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# Site Demolition



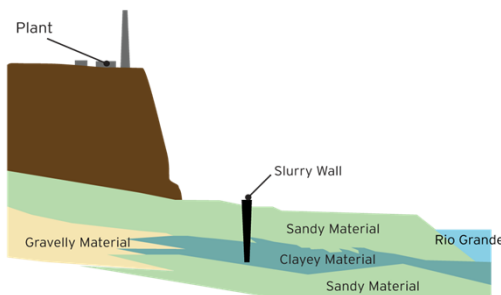
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# Remedy Planning



Remedies are pending  
TCEQ/EPA approval

- Cut-off Slurry Wall in Floodplain
- Containment with Pump and Treat



- Excavate select soils
- Restore Parker Brothers Arroyo
- Remediate the site for future use – some C/I, some Residential

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## Trust's Vision



Optimally, the new Site Owner will:

- Be institutionally committed to a long term use of the property (i.e., 100 years plus)
- Have an institutional desire to promote urban renewal and "Smart Use"
- Have necessary environmental expertise and resources to efficiently deal with site restrictions
- Be committed to developing both the east and west portions
- Be a sophisticated developer that has strong financial capability

## Parker Brothers Arroyo



## Parker Brothers Arroyo



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## Potential Future Site Use



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## Q & A

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