



Conestoga-Rovers & Associates Project Summary

KEY PROJECT ELEMENTS

- Liability Buyout
- Groundwater Remediation
- Chemical Oxidation
- Brownfield Redevelopment

LIBBEY CANADA INC. GLASS PLANT CLOSURE WALLACEBURG, ONTARIO



CLIENT: LIBBEY CANADA INC./CRA DEVELOPMENTS LIMITED
DURATION: 1999 TO PRESENT

CRA was retained in 1999 to provide environmental engineering services preparatory to the closure of the Libbey Canada Inc. (Libbey) glass plant in Wallaceburg, Ontario. Phase I and Phase II Environmental Site Assessments conducted at the site by CRA identified the presence of volatile organic compounds (VOCs) in groundwater at concentrations exceeding established guidelines.

The presence of VOC-impacted groundwater was particularly problematic for Libbey as it impeded Libbey's plans for exiting the site in a timely and cost-effective manner. Libbey was faced with spending an excessive amount for plant closure to facilitate remediation of the groundwater in a timely manner. Alternatively, Libbey was faced with long-term ownership of the site to manage the VOC-impacted groundwater in a less costly manner.

In the summer of 2000, CRA entered into negotiations with Libbey for a liability buyout through its affiliated company, CRA Developments Limited. CRA Developments and Libbey were challenged through these negotiations to work with the unspent funds that Libbey had set aside for the plant closure while ensuring that Libbey's environmental liabilities were covered and that CRA Developments was left with a financially viable brownfield redevelopment project. On March 28, 2001, CRA Developments entered into a Liability Buyout Agreement with Libbey and assumed ownership of the site and environmental liabilities.

CRA's ability to acquire, remediate, and develop the site under one roof enabled CRA to approach this project from a broader perspective than typically viewed by stand-alone environmental consultants, remediation contractors, and developers. CRA showed Libbey that they could save money by not demolishing all the buildings on the site and at the same time provide a potential revenue stream through leasing that could be used to offset the liability buyout cost. This approach was successful in facilitating Libbey's exit from the site. Liability concerns expressed by Libbey were successfully addressed through the purchase of Pollution Legal Liability insurance.

From a remediation perspective, CRA Developments obtained a Certificate of Approval from the Ontario Ministry of Environment for the oxidation of over 6400 tonnes of VOC-impacted soil. Groundwater remediation is ongoing.

CRA Developments has been working with the Municipality of Chatham-Kent in the development of a community improvement plan to facilitate future funding under Brownfields Legislation. Much of the property has been leased to various businesses.

GENERAL INQUIRIES:
info@CRAworld.com

WEB SITE:
www.CRAworld.com