



# BROWNFIELDS PROGRAM PROJECT FACT SHEET

## Belvada Apartments Tonopah, Nye County

### SITE BACKGROUND

The Belvada Apartment building was constructed in 1906 and was previously used as an apartment complex, with various commercial enterprises occupying the first floor. The building sat vacant beginning in 1985.

The Town of Tonopah purchased the building in 2013 and obtained USDA grant funding to restore the exterior to comply with the standards associated with the National Historic Preservation Act and the State of Nevada Historic Preservation Office.

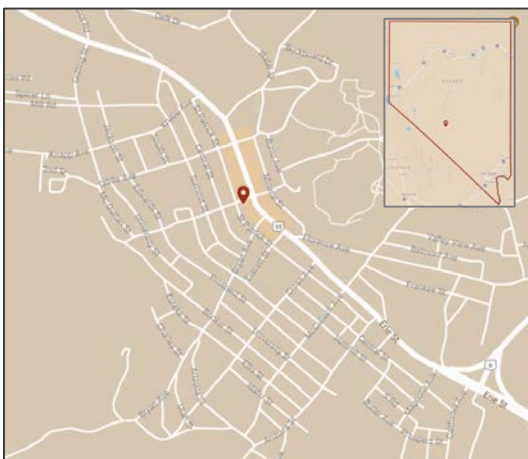
The Town of Tonopah applied and was accepted for Nevada Brownfields Program (NBP) funding to assess the property for hazardous materials and clean up identified contamination. The "Century Plan" for downtown Tonopah revitalization identified the building as a priority for restoration. The town planned to use the building to house the Town of Tonopah Convention Center, the Public Library, Town of Tonopah offices, and commercial office space.

### FUNDING

<u>Activity</u>	<u>NBP Funding</u>	<u>Date</u>
Phase I Environmental Site Assessment (ESA)	\$3,781	2010
Phase II ESA	\$9,910	2011
Cleanup	\$231,546	2012
<b>SUM</b>	<b>\$245, 237</b>	

### SITE LOCATION

- 101 S. Main Street, Tonopah, Nye County
- APN: 008-135-09
- 0.11 acres



### SITE INVESTIGATIONS

A Phase I Environmental Site Assessment (ESA) was performed to identify the potential presence of hazardous materials or contamination. The assessment found the following Recognized Environmental Conditions (RECs):

- Heating oil fuel tank in the basement. A strong petroleum hydrocarbon odor was emanating from the area and there were visual indications of fuel staining on the ground.
- Severely damaged pipe insulation and boiler tank insulation in the basement had a high probability for containing asbestos.

A Phase II ESA was conducted to test for the presence of hazardous materials. The following analyses were completed:

- 28 potentially asbestos containing building materials (ACM) were collected and analyzed. 12 samples contained more than 1% asbestos by weight.
- 18 paint chip samples were collected and analyzed. Seven samples contained more than 0.5% lead by weight.
- Three air samples were collected and analyzed. Penicillium/Aspergillus fungal spore levels were moderately elevated in the two interior air samples.
- Four surficial soil samples from impacted soil near the above ground storage tank and boiler, and one sub-slab sample near the boiler were collected and analyzed. Total Petroleum Hydrocarbon (TPH) concentrations in the diesel and oil range were reported in all soil samples. Volatile Organic Compounds (VOCs) were reported in one soil sample, and Poly Aromatic Hydrocarbons (PAHs) were reported in four soil samples.

## CLEAN-UP ACTIVITY

An asbestos and lead-based paint (LBP) assessment determined that abatement of both materials was necessary prior to renovation activities. Abatement was conducted through removal of asbestos containing materials (ACM), LBP, and bird droppings in the building.

The following abatement activities were conducted:

- Removal of ACM in the basement, first floor and second floor. ACM comprised 9" x 9" floor tile materials, wall texture, joint compound and thermal system insulation on piping and equipment;
- Removal of loose and flaking LBP from basement and first floor walls;
- Transport of ACM and general debris to the Tonopah Landfill;
- Analysis of collected samples and final clearance report.

## CURRENT STATUS

The Town of Tonopah sold the property to the current private owners in 2017. The current owners also own the Mizpah Hotel across the street, which they renovated after it had been closed for over a decade. The owners plan to renovate the Belvada building into a hotel, retail and apartment space.



The Belvada building



Building assessment

## RESOURCES

To learn more about the Nevada Brownfields Program, visit:

<https://ndep.nv.gov/environmental-cleanup/brownfields>



NEVADA DIVISION OF  
**ENVIRONMENTAL  
PROTECTION**