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June 30, 2011  
File: 117801.01

David P. Friedman, CEM  
Nevada Division of Environmental Protection  
Bureau of Corrective Actions  
901 South Stewart Street, Suite 4001  
Carson City, Nevada 89701-5249

**RECEIVED**

JUL 11 2011

ENVIRONMENTAL PROTECTION

**SUBJECT: Alternatives Feasibility Analysis  
Bob Rudd Community Center  
150 North Highway 160  
Pahrump, Nevada 89060**

Dear Mr. Friedman:

Kleinfelder is pleased to present the enclosed Alternatives Feasibility Analysis for the Bob Rudd Community Center in Pahrump, Nevada. The analysis was performed by BEC Environmental, Inc., a Kleinfelder subcontractor, with input and oversight from Kleinfelder. This work was performed under the existing contract between Kleinfelder and the Nevada Division of Environmental Protection (NDEP) (Contract No. DEP 10-008) and in general accordance with our revised proposal dated March 14, 2011 and approved by NDEP in a letter dated April 22, 2011.

The scope of the revised proposal included performing a Phase I Environmental Site Assessment (ESA), an asbestos survey, a lead-based paint survey and cost/benefit analysis at the Bob Rudd Community Center (Site), located at 150 North Highway 160 in Pahrump, Nevada. The Phase I ESA, asbestos survey and lead-based paint survey are provided under separate cover.

The purpose of the cost/benefit analysis was to evaluate the options for reopening the Bob Rudd Community Center. The cost/benefit analysis was scoped to evaluate two alternatives: 1) perform hazardous material assessment/abatement, energy efficiency retrofitting and other mechanical

upgrades to the existing structure, and 2) demolition of the existing structure and construction of a new, energy efficient facility. As a result of limited readily available costs, particularly the energy efficiency retrofits associated with Alternative 2, and the need to assess community need in the evaluation of the alternatives; the enclosed Alternatives Feasibility Analysis included the evaluation of four alternatives: 1) remediation of environmental hazards, 2) remediation of environmental hazards and completion of energy efficiency retrofits, 3) demolition and reconstruction of the community center only and 4) demolition and reconstruction of the community center and associated portions of the surrounding site.

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## LIMITATIONS

Kleinfelder performed its services in a manner consistent with the standards of care and skill ordinarily exercised by members of the profession practicing under similar conditions in the geographic vicinity and at the time the services will be performed. No warranty or guarantee, expressed or implied, is part of the services offered by this proposal.

## CLOSING

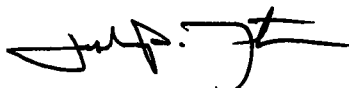
We appreciate the opportunity to be of service to the NDEP on this project. Please contact Mr. Joshua Fortmann at (775) 689-7800 if you have any questions, or require any additional information regarding this scope of work.

Sincerely,

**KLEINFELDER WEST, INC.**



FOR Phil Tousignant, CEM  
Environmental Scientist



Joshua P. Fortmann, CEM  
Project Manager

Enclosure: Alternatives Feasibility Analysis for the Bob Ruud Community Center

**bec environmental, inc.**

*Environmental Consulting*

**ALTERNATIVES FEASIBILITY ANALYSIS FOR THE  
BOB RUUD COMMUNITY CENTER**

**150 North Highway 160  
Pahrump, Nevada 89048**

**PREPARED FOR:**

Kleinfelder West, Inc.  
4835 Longley Lane  
Reno, NV 89502

**PREPARED BY:**

BEC Environmental, Inc.  
7660 West Sahara Avenue, Suite 150  
Las Vegas, Nevada 89117

June 30, 2011  
Project No. 031.11.001

**Table of Contents**

1. Purpose ..... 1

2. Background..... 1

3. Methodology ..... 1

4. Assumptions and Constraints ..... 2

5. Previous Studies and Findings ..... 2

    5.1. Airborne, Surface, and Visual Fungal Assessment (Mold Report) ..... 2

    5.2. Asbestos Survey Report ..... 2

    5.3. Energy Audit ..... 2

    5.4. Phase I Environmental Site Assessment (ESA) and Limited Asbestos and Lead Based Paint Survey ..... 3

6. Description of Alternatives ..... 4

    6.1. Alternative 1 – Remediation of Environmental Hazards..... 4

    6.2. Alternative 2 – Remediation of Environmental Hazards and Completion of Energy Efficiency Retrofits ..... 4

    6.3. Alternative 3 – Demolition and Reconstruction of the Community Center Only . 4

    6.4. Alternative 4 – Demolition and Reconstruction of the Community Center and Associated Portions of the Surrounding Site ..... 4

7. Costs, Advantages, and Timeframes..... 5

    7.1. Alternative 1 – Remediation of Environmental Hazards..... 5

    7.2. Alternative 2 – Remediation of Environmental Hazards and Completion of Energy Efficiency Retrofits ..... 6

    7.3. Alternative 3 – Demolition and Reconstruction of the Community Center Only . 7

    7.4. Alternative 4 – Demolition and Reconstruction of the Community Center and Associated Portions of the Surrounding Site ..... 9

8. Conclusions and Recommendations ..... 10

*Appendix A: Phase I ESA, Limited Asbestos and Lead Based Paint Surveys*

*Appendix B: Airborne, Surface, & Visual Fungal Inspection*

*Appendix C: Limited Asbestos Consulting Services Report*

*Appendix D: Energy Audit*

*Appendix E: Plan and Design Bid*

*Appendix F: Budgetary Estimate for Different Construction Types*

## 1. Purpose

The purpose of this Alternatives Feasibility Analysis is to summarize existing studies and reports related to environmental concerns at the Bob Ruud Community Center and available cost information in order to provide a tool for decision makers to analyze options for contaminant abatement at the existing building or demolition and new construction.

## 2. Background

The Bob Ruud Community Center (Community Center) is owned and operated by the Town of Pahrump, and is located at 150 N. Highway 160, Pahrump, Nye County, Nevada. The majority of the building is block wall construction, which was originally constructed in the 1960's; this portion of the building includes the main meeting hall with stage, kitchen, and restrooms. Rooms A and B, on the west side of the building, were constructed as an addition at a later, unknown date. The facility consists of approximately 6,250 square feet, and is located on a 34.27 acre parcel which also includes Petrack Park, the McCullough rodeo arena, a public swimming pool, Pahrump Valley Fire and Rescue facilities, and the Town of Pahrump office. A diagram of the facility's current layout is provided in the Phase I Environmental Site Assessment and Limited Asbestos and Lead Based Paint Survey conducted by Kleinfelder West, Inc. (included as Appendix A).

Following a heavy rain event in late December 2010, a portion of the roof between rooms A and B partially collapsed due to water damage. Suspected mold contamination was uncovered in the location of the damage, and subsequent fungal assessment confirmed contamination. The Community Center has remained closed to the public since the partial roof collapse.

The Community Center has served a vital role as a venue for both public and private events in Pahrump since its construction. The Community Center served as the venue for Nye County Board of County Commissioners' (BoCC) meetings in Pahrump until July 2010. The facility also served as the venue for nearly all Pahrump Town Board meetings until its closure. The Community Center served as the primary community meeting space for Pahrump, and its closure, coupled with a lack of viable local alternatives, has made it difficult for many groups to find a regular meeting space.

The Town of Pahrump's rapid growth has strained the existing space at the Community Center. Constructed in the 1960s, when Nye County's total population was less than 5,500 (1970 US Census), the Community Center now serves Pahrump's current population of 36,441 (2010 US Census). With the Nevada State Demographer projecting continued growth in Nye County through 2030, the Town of Pahrump may want to evaluate the need for a larger Community Center as part of their decision on whether to renovate or demolish and reconstruct the facility.

## 3. Methodology

BEC Environmental, Inc. (BEC) prepared the Alternatives Feasibility Analysis through the completion of three main tasks: 1) Renovation and New Construction Cost Estimates; 2) Review of Previous Environmental Reports; and 3) Report Preparation. The first task, Renovation and New Construction Cost Estimates, included coordination with local abatement and construction contractors to collect cost estimates for 1) hazardous material assessment/abatement, energy efficiency retrofitting and other mechanical upgrades; and 2) demolition of the existing structure and construction of a new, energy efficient facility. The second task, Review of Previous Environmental Reports, included a desktop review of all readily available environmental assessments, energy audits and health and safety documents previously prepared for the Bob Ruud Community Center. This report comprises the third and final task of the Alternatives Feasibility Analysis process.

#### **4. Assumptions and Constraints**

While this report provides an overview of potential costs and benefits associated with a variety of options for the Community Center, it is limited by the availability of information at the time of the analysis. The conclusions and recommendations regarding the alternatives examined in this report are based on the scope of work and available data.

#### **5. Previous Studies and Findings**

BEC conducted a desktop review of readily available studies previously conducted for the Community Center. Studies reviewed for this report included: 1) Airborne, Surface, and Visual Fungal Assessment; 2) Asbestos Survey Report; 3) Energy Audit; and 4) Phase I Environmental Site Assessment. The findings from each report are outlined below.

##### **5.1. Airborne, Surface, and Visual Fungal Assessment (Mold Report)**

An airborne, surface, and visual fungal assessment was performed by Converse Consultants in January 2011 (Appendix B), which included a visual assessment of the water-damaged area of the Community Center, air sampling in four areas within the building, and collection and analysis of a surface sample from a discolored area on one of the wooden studs in the restroom hall area between rooms A and B.

Based on their assessment, Converse Consultants found:

- The fungal air sampling indicated fungal contamination was present in the contained areas of the building (rooms A & B and restroom area/hall between rooms A & B).
- The tape lift sample indicated the presence of surface fungal growth.

Converse Consultants provided recommendations which included repairing or replacing the roof prior to mold abatement, further investigation to more accurately determine the extent of the fungal contamination, and removal and/or cleaning of the affected materials in the building.

##### **5.2. Asbestos Survey Report**

A limited asbestos survey was conducted by Converse Consultants in January 2011 (included as Appendix C), and included the collection and analysis of nine bulk samples from the Community Center. None of the samples collected at that time were determined to contain asbestos.

##### **5.3. Energy Audit**

An energy audit was performed by Valley Electric Association (VEA) in January 2011, and included visual inspection of the Community Center, with the exception of Rooms A and B, as they were closed due to the presence of mold. VEA provided the following observations and recommendations for energy efficiency retrofits:

- Increase attic insulation to minimum of R-38 from the existing R-19. Feasibility of this recommendation may be limited due to the facility's flat roof;
- Install insulation in the crawl space in the portion of the building with a raised floor;
- Replace existing single pane windows with energy efficient windows;
- Wall insulation is non-existent in the block part of the building. Retrofit insulation of the block walls could be accomplished by either adding rigid foam on the exterior then

refinishing the outside of the building or by framing the inside of the building, then installing insulation;

- Weather-strip and caulk (windows, doors and any penetrations);
- Heating ventilation and air-conditioning (HVAC) air filters were found to be dirty and need to be replaced or cleaned monthly;
- The HVAC system is outdated (confirmed by Town staff). Older units are not as energy efficient and should be replaced for maximum efficiency;
- Replace appliances with Energy Star appliances;
- Seal all ductwork;
- Correct the poor drainage on the flat roof;
- The flat roof membrane is deteriorating and is in need of repair; and
- Replace existing inefficient water heater with more efficient water heater and a timer.

In addition to the high priority recommendations provided above, a detailed list of additional recommendations is included in the energy audit (included as Appendix D). Areas covered include lighting systems, lighting controls, lighting maintenance, HVAC, building envelope retrofits, other equipment, and load management strategies.

#### **5.4. Phase I Environmental Site Assessment (ESA) and Limited Asbestos and Lead Based Paint Survey**

A Phase I ESA and Limited Asbestos and Lead Based Paint Survey (Appendix A) was completed by Kleinfelder in June 2011. The assessment was prepared using the American Society for Testing and Materials (ASTM), Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E1527-05. The ESA included a review of historical documentation for the Community Center and nearby properties, as well as interviews with Town of Pahrump staff and a site inspection.

The assessment revealed no evidence of RECs in connection with the Community Center property, but did identify two potential environmental concerns:

- Poor best management practices were observed in the supply storage closet. Spilled floor seal/resin type material was observed. Kleinfelder recommended leaking containers be disposed of appropriately.
- Surface soil staining was observed in the area where one of the two septic/leach fields is reportedly located.

The limited asbestos sampling revealed the presence of asbestos in the exterior roofing system, 100 square feet of beige resilient floor tile and yellow mastic, and 150 square feet of grey resilient floor tile and brown mastic. Kleinfelder concluded, since all asbestos containing materials (ACMs) appeared to be in good condition, they did not pose a hazard (at the time of the report) and need not be removed. The report provided recommendations for proper disposal and handling in the case of demolition.

The lead-based paint survey did not reveal the presence of lead-based paint, but one sample collected from the roof cap flashing contained a low lead concentration. The sample was not considered to be lead-based paint, but a lead-containing substance. Kleinfelder recommended

that should removal of the material occur, the work should be conducted in accordance with Occupational Safety and Health Administration (OSHA) regulations.

## **6. Description of Alternatives**

BEC evaluated four primary alternatives for the Community Center: 1) Remediation of environmental hazards; 2) Remediation of environmental hazards and completion of energy efficiency retrofits; 3) Demolition and reconstruction of the facility; 4) Demolition and reconstruction of the facility and associated portions of the surrounding site. Analysis of Alternatives 3 and 4 included an examination of multiple potential facility construction types.

### **6.1. Alternative 1 – Remediation of Environmental Hazards**

Alternative 1 includes only the remediation of environmental hazards necessary to bring the Community Center to a usable state from an environmental perspective. The remediation alternative includes abatement of identified mold contamination in a portion of the building as well as abatement of ACMs associated with the roofing material. Although the roofing ACM was identified as being currently in good condition and abatement is not required at this time (per the limited asbestos survey), the recommendations presented in the Airborne, Surface, and Visual Fungal Assessment include repairing or replacing the roof prior to mold abatement. Removal or repair of the roof would require abatement of ACM in the roof.

### **6.2. Alternative 2 – Remediation of Environmental Hazards and Completion of Energy Efficiency Retrofits**

Alternative 2 includes the abatement of environmental hazards as listed in Alternative 1 and retrofitting existing building components to improve energy efficiency, as described in the VEA energy audit.

### **6.3. Alternative 3 – Demolition and Reconstruction of the Community Center Only**

Alternative 3 includes demolition of the existing Community Center and construction of a new facility on the same site. Abatement of mold and ACM would be necessary prior to demolition. Traditional site-built, modular, or steel frame construction could be utilized.

#### Alternative 3A – Site-Built

A traditional site-built facility would be constructed entirely on-site consisting of wood frame, metal frame or masonry construction.

#### Alternative 3B – Modular

A modular building is constructed off-site, shipped in sections, and assembled and finished on-site.

#### Alternative 3C – Steel Frame

A steel frame building consists of a steel panel exterior attached to a pre-engineered steel frame manufactured off-site and assembled and erected on-site.

### **6.4. Alternative 4 – Demolition and Reconstruction of the Community Center and Associated Portions of the Surrounding Site**

Alternative 4 includes demolition of the existing Community Center and construction of a new building on the same or nearly the same site as well as demolition and reconstruction of the



parking area and associated infrastructure of the surrounding portion of the site. Abatement of mold and ACM would be necessary prior to demolition. Options for reconstruction of a Community Center under this alternative would include traditional site-built, modular and steel frame, as outlined in Alternatives 3A through 3C.

## 7. Costs, Advantages, and Timeframes

### 7.1. Alternative 1 – Remediation of Environmental Hazards

The estimate for mold abatement was based on an estimate provided to the Town of Pahrump by the Belfor Group USA, based in Las Vegas, Nevada. The anticipated timeframe for this alternative is up to six months. Estimated costs for mold abatement are presented in Table 1, below.

**Table 1. Estimated Abatement Cost for Mold Contamination**

Component	Abatement Cost
Room B	\$5,410.82
Hallway	\$1,612.90
Entry/Foyer	\$1,506.94
Room A	\$3,462.48
General (mobilization, etc.)	\$2,756.34
Materials tax	\$48.76
<b>Total:</b>	<b>\$14,798.24</b>

The estimate for ACM abatement was based on a rough estimate provided to BEC by Kleinfelder. It is worth noting the cost for abatement oversight includes oversight of removal of all ACMs, and it is assumed that the flooring and mastic removal would be concurrent with roof material removal. If only the roof ACMs were removed, the oversight cost would not change, but should the flooring then be removed at a later time, an additional oversight cost would likely be necessary at that time.

Additionally, Converse Consultants recommended repair or replacement of the roof prior to mold abatement in order to eliminate the cause of water infiltration in the mold contaminated area. A repair estimate of \$43,827 was provided to Belfor Group (and subsequently to the Town of Pahrump) by King Roofing. The estimated costs of ACM abatement are presented in Table 2, below.

**Table 2. Estimated Abatement Cost for ACMs**

Component	Area (SF)	Abatement Cost/SF	Abatement Cost
Exterior Roofing	7000	\$2.00	\$14,000.00
Beige floor tile and mastic	100	\$4.00	\$400.00
Grey floor tile and mastic	150	\$4.00	\$600.00
Abatement oversight			\$10,000.00
<b>Total:</b>			<b>\$25,000.00</b>

A summary of abatement and repair costs is presented in Table 3, below.

**Table 3. Summary of Abatement and Repair Costs**

<b>Component</b>	<b>Cost</b>
Roof repair	\$43,827.00
Mold abatement	\$14,798.24
ACM abatement	\$25,000.00
<b>Total:</b>	<b>\$83,625.24</b>

Estimated costs for mold and ACM abatement do not include the cost of materials or labor to reconstruct or repair the area abated other than the roof (e.g. ceiling tile, wall board, and flooring replacement).

Potential advantages of Alternative 1 include the relatively low cost and shortest duration for abatement and repair activities. The selection of Alternative 1 would result in the lowest immediate financial impact to the Town of Pahrump and the shortest timeframe for reopening the Community Center for public use, assuming no further contamination is uncovered during abatement.

## **7.2. Alternative 2 – Remediation of Environmental Hazards and Completion of Energy Efficiency Retrofits**

Costs associated with Alternative 2 include all those costs associated with Alternative 1 and additional costs incurred for energy performance evaluation and retrofits, which cannot be determined with the information currently available. Should a detailed analysis of the costs and benefits of energy efficiency retrofits be desired, an energy performance contractor could be consulted for analysis of the Community Center. The anticipated timeframe for this alternative is up to six months.

In the absence of available data, recent energy usage and cost information was utilized to extrapolate the potential savings due to energy efficiency retrofits at energy reduction rates of 0%, 10%, 20% and 30%. The annual energy use and associated cost for the Community Center for 2010 is shown in Table 4, below.

**Table 4. 2010 Annual Energy Use and Associated Cost for the Community Center**

Account		Total Annual, 2010
0004	Use (kWh)	17,472
	Cost	\$2,234.93
0005	Use (kWh)	21,842
	Cost	\$2,703.86
0008	Use (kWh)	31,966
	Cost	\$3,790.28
<b>Total</b>	<b>Use (kWh)</b>	<b>71,280</b>
	<b>Cost</b>	<b>\$8,729.07</b>

There are electrical connections external to the building on all three of the meters (accounts) for the Community Center, including outdoor outlets used for special events and basketball court lighting near the building.

A summary of projected annual energy costs for various levels of energy efficiency improvement is presented in Table 5, below.

**Table 5. Potential Annual Energy Savings**

Energy Use Reduction	Annual Energy Use (kWh)	Annual Energy Cost	Annual Savings
0%	71,280	\$8,729.07	\$0.00
10%	64,152	\$7,964.15	\$764.92
20%	57,024	\$7,199.25	\$1,529.82
30%	49,896	\$6,434.34	\$2,294.73

Calculations were made using VEA energy rates as of the time of this report of \$30.00 per month for basic monthly service for each account, and \$0.10731 per kWh.

Potential advantages of Alternative 2 include the relatively low cost and short duration for abatement, repair, and retrofit activities. The selection of Alternative 2 would result in lower operations and maintenance costs for the Community Center as well as ongoing energy savings for the Town of Pahrump.

**7.3. Alternative 3 – Demolition and Reconstruction of the Community Center Only**

Costs associated with Alternative 3 vary, based on the method of construction chosen and the size of the new building (among other factors). Table 6, below, presents a summary of estimated costs and construction duration associated with the three types of facilities identified under Alternative 3, for various size buildings.

**Table 6. Estimated Construction Costs for a New Facility**

Facility Type	Cost/SF	6,250 SF	8,000 SF	10,000 SF	12,000 SF	Construction Duration
3A - Site-Built	\$200	\$1,250,000	\$1,600,000	\$2,000,000	\$2,400,000	12 months
3B - Modular	\$130	\$812,500	\$1,040,000	\$1,300,000	\$1,560,000	6 months
3C - Steel Frame	\$241	\$1,506,200	\$1,928,000	\$2,410,000	\$2,892,000	12 months

The estimated per square foot cost of the site-built and steel frame buildings are based on findings presented to the BoCC on July 7, 2009, and prepared by Charles Abbott and Associates (included as Appendix F). The per square foot cost range for a site-built building was identified as \$98 to \$250, with approximately \$200 per square foot identified as the likely value (rather than the lower per square foot value). The estimated per square foot cost for a modular building was based on the actual building cost for the 11,000 square foot Nye County Administration Building in Pahrump, completed in 2010. The estimated per square foot cost range for a steel frame building was \$156 to \$325. The mean value of \$241 per square foot was used in this analysis.

Construction time for a site-built facility is typically the longest in duration, but retains value best over time due to lower operation and maintenance costs and long facility life compared to modular or steel frame facilities. Site-built construction is typically the best insulated and has better energy efficiency than other options. The construction time for a modular building is typically the shortest in duration, but typically has higher operation and maintenance costs, shorter facility life, and does not retain value over time as well as a site-built facility. Modular construction is typically not as energy efficient as a site-built facility. The construction time for a steel frame facility is typically close to that of site-built construction, but typically is not as well insulated or energy efficient.

Alternative 3 would include costs in addition to those above, such as a soils study, site survey, limited site engineering, and architectural plans. Estimates for these costs are summarized in Table 7, below.

**Table 7. Estimated Costs in Addition to Facility Construction Costs**

Component	Reference	Cost	Duration
Site Survey	15,000 SF +/- site, estimate	\$1,600	2 weeks
Site Engineering	15,000 Ac +/- site, estimate	\$10,000	1-2 months
Architecture	11,000 SF	\$11,000	1 month
Soils Testing	Building only	\$5,000	1 month
<b>Total:</b>		<b>\$27,600</b>	

The site survey cost assumes eight hours of a two-man survey crew at \$200 per hour. The estimated cost for architectural design is based on the site engineering and architectural costs for the Nye County Administration building in Pahrump, approved by the BoCC on June 2, 2009. Though the architectural costs would likely vary based on the size of the building, the variation is not directly proportional to the square footage of the building, so the cost for an 11,000 square foot building is assumed for all building sizes presented. It should be noted the duration listed is for initial component completion only, and it is likely the site engineering and architectural plans would require revision subsequent to plan review. Mold and ACM abatement would be necessary with this alternative, but costs are not included as estimates used for Alternatives 1 and 2 assume the facility will remain intact. The cost for abatement prior to demolition may therefore be slightly less than those presented for Alternatives 1 and 2. Costs that will likely be included with Alternatives 3A through 3C, but were not readily available and are not quantified here include, but are not limited to:

- Demolition, including abatement;
- Traffic and drainage studies and mitigation fees, if applicable;

- Site grading and earthwork (including construction staking);
- Existing septic tank removal;
- Sewer service connection and capacity fees;
- Water service connection fees;
- Completion of concrete flatwork immediately surrounding the building;
- Applications, plan review, building permit, inspections, or impact fees;
- Building control or audio/visual components, such as fire alarms and public address systems; and
- Connection fees for electric, phone, or data services.

Potential advantages associated with Alternatives 3A through 3C may include improved and modernized indoor facilities (kitchen, restrooms, meeting rooms, stage, and storage areas), improved energy efficiency, improved technological integration, improved accessibility for persons with disabilities, enhanced property value, and improved community image and civic pride.

#### 7.4. Alternative 4 – Demolition and Reconstruction of the Community Center and Associated Portions of the Surrounding Site

Costs and assumptions associated with the construction of the Community Center for Alternatives 4A through 4C mirror those for Alternative 3, as shown in Table 6, above.

Alternatives 4A through 4C would include costs in addition to those for the facility, such as a soils study, site survey, site engineering, and architectural plans for an expanded portion of the site. These additional costs are summarized in Table 8, below.

**Table 8. Estimated Costs for Alternative 4 (in addition to building costs presented in Table 6)**

Component	Reference	Cost	Duration
Site Survey	2.7 Ac +/- site, estimate	\$3,200	2 weeks
Site Engineering	2.7 Ac +/- site	\$30,000	2 months
Architecture	11,000 SF	\$11,000	1 month
Soils Testing	Estimate, bldg and parking	\$10,000	1 month
<b>Total:</b>		<b>\$54,200</b>	

The estimated cost for a site survey assumes 16 hours of a two-man survey crew at \$200 per hour. The estimated costs of site engineering and building architectural design are based on the site engineering and architectural costs for the Nye County Administration building in Pahrump, which was approved by the BoCC on June 2, 2009. Though the architectural costs would likely vary based on the size of the building, the variation is not directly proportional to the square footage of the building, so the cost for an 11,000 square foot building is assumed for all building sizes presented. It should be noted the duration listed is for initial component completion only, and it is likely the site engineering and architectural plans would require revision subsequent to plan review. Mold and ACM abatement would be necessary with this alternative, but costs are not included as estimates used for Alternatives 1 and 2 assume the facility will remain intact. The cost for abatement prior to demolition may therefore be slightly less than those presented for Alternatives 1 and 2. Costs that will likely be included with Alternatives 4A through 4C but

were not readily available and are not quantified here include all those listed for Alternative 3, and:

- Site construction (earthwork, paving, curbing, walkways, lighting, landscaping) and staking;
- Off-site engineering, if applicable; and
- Nevada Department of Transportation (NDOT) review fees, if applicable.

Potential advantages associated with Alternatives 4A through 4C may include those benefits identified for Alternatives 3A through 3C as well as the opportunity for installation of additional landscaping/beautification elements, improved site drainage, and improved site traffic circulation.

## 8. Conclusions and Recommendations

### Evaluation Criteria

To further assess the feasibility of alternatives, community needs and costs were also evaluated as part of this analysis. Factors influencing community needs include current and projected population size, facility purpose and ability to meet the intended purpose, timeframe for implementation, projected lifespan of the facility and perceived risk/suspicion of contamination. Costs were evaluated based on readily obtainable information. Although this assessment does not account for all costs associated with the proposed alternatives, Alternatives 1 and 2 constitute a probable cost which is an order of magnitude less than probable costs for Alternatives 3 and 4. Timeframe for implementation was reviewed to assess how long the Town of Pahrump will remain without a community center. In developing recommendations, the Town of Pahrump's current and projected needs were weighed most heavily. BEC does not recommend one alternative over another, rather this report is concerned with providing the Town's decision makers with the relative costs and potential advantages of several alternatives meeting the Town's stated needs so an informed decision can be made.

### Community Needs

As the primary public and community meeting space for the Town of Pahrump, the Community Center must serve the needs of the population. Due to the limited space offered by the Community Center relevant to the Town of Pahrump's current population and projected growth, the existing facility may need to be significantly expanded or a new facility constructed within the next 10 years to meet the community's needs. Additional considerations for the Town are whether the existing facility meets fire safety and Americans with Disabilities Act (ADA) requirements. Also, the perception of contamination and perceived risks of impacts from contamination even after remediation may limit the community's use of the facility.

The Town of Pahrump and community members have not been able to access their primary meeting facility for six months, and the proposed alternatives may require the facility remain closed for up to an estimated 24 additional months. Alternatives 1 and 2 will require the shortest timeframe for implementation (expected to range from one to six months). Alternatives 3 and 4 are anticipated to be completed within 24 months. The timeframes for all four alternatives may be impacted by the contracting process, Town Board reviews and approvals, and planning and permitting requirements.

### Costs

The costs associated with each alternative are incomplete and will require the Town to obtain direct quotes for the measures proposed. At a minimum the cost of remediating the Bob Ruud Community Center, as proposed in Alternative 1, will be \$83,625.24. Alternative 2 will incur the costs associated with Alternative 1 and additional retrofitting costs. Existing buildings that undergo retrofits usually achieve up to 30% improved efficiency. If the Town were to implement \$10,000 in retrofits and

achieved 20% improved efficiency, it would require more than six years of energy savings to recover those costs; however, the percentage of energy use reduction based on a \$10,000 investment is an estimate and does not take into account the lifespan of the retrofits. The costs associated with new construction proposed in Alternatives 3 and 4 require significantly more of an investment ranging from \$812,500 to \$2,892,000 for construction costs alone.

Respectfully submitted,



Rachel Kryder  
BEC Environmental, Inc.

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## **Appendix A**

### *Phase I Environmental Site Assessment Limited Asbestos and Lead Based Paint Surveys*