



# BROWNFIELDS PROGRAM PROJECT FACT SHEET

## Bob Ruud Community Center Pahrump, Nye County

### SITE BACKGROUND

The Bob Ruud Community Center is a public meeting and community event facility located in the Town of Pahrump. The Town acquired the property through a transfer from Nye County in 1963 and constructed the Community Center in 1964. Renovations and additions were conducted in 1974. A portion of the facility's roof collapsed following a major rain event in 2010; subsequent mold contamination caused the facility to close to the public.

The Town of Pahrump applied and was approved for Nevada Brownfields Program (NBP) funding to identify potential hazardous materials or contamination, with the goal of maintaining a viable and safe community facility.

### FUNDING

Activity	<u>NBP</u> Funding	Date
<ul style="list-style-type: none"> <li>Phase I Environmental Site Assessment</li> <li>Asbestos and lead-based paint survey</li> <li>Alternatives Feasibility Analysis</li> </ul>	\$18,044	2011

### SITE INVESTIGATIONS

A Phase I Environmental Site Assessment (ESA) was conducted and revealed no evidence of recognized environmental conditions (RECs).

Due to the age and deteriorating condition of the building, an asbestos and lead-based paint survey was conducted on the structure. Asbestos was present in the exterior roofing system and 250 ft<sup>2</sup> of floor tile and mastic. All asbestos containing materials appeared to be in good condition and therefore did not pose a hazard or need to be removed. No lead-based paint was identified. An Airborne, Surface, and Visual Fungal Assessment was also conducted, which found fungal contamination in the building's air as well as the presence of surface fungal ground.

### SITE LOCATION

- 150 North Highway 160, Pahrump, Nye County
- APN: 035-121-15
- 1 acre



An alternatives feasibility was conducted to evaluate four alternatives for reopening the facility:

Alternative	Estimated Cost	Estimated Timeframe
<b>(1)</b> Remediation of environmental hazards	\$83,625	6 months
<b>(2)</b> Remediation of environmental hazards & completion of energy efficient retrofits	<b>(1)</b> + \$8,700	6 months
<b>(3)</b> Demolition and reconstruction of Community Center	\$812,000 - \$2,900,000	Varied
<b>(4)</b> Demolition and reconstruction of Community Center and portions of surrounding site	<b>(3)</b> + 54,000	<b>(3)</b> + 3 to 4 months

### CURRENT STATUS

Town leaders chose to repair the damaged roof of the facility and maintain the condition of the existing asbestos-containing vinyl flooring until additional renovations were financially possible.