



BROWNFIELDS PROGRAM PROJECT FACT SHEET

Gabbs Recreation Hall Gabbs, Nye County

SITE BACKGROUND

The Gabbs Recreation Hall building was constructed in the 1940s at the Tonopah Army Air Force Base and served as a theater and dance hall for the base. After the base was decommissioned, the building was moved to Gabbs and reconstructed in the early 1950s to be used as a recreation hall. A severe windstorm followed by a fire destroyed much of the building at an unknown date.

Nye County applied and was accepted for Nevada Brownfields Program (NBP) funding to assess the building for hazardous materials in preparation for safe demolition of the existing structure and construction of a new community center.

FUNDING

<u>Activity</u>	<u>NBP Funding</u>	<u>Date</u>
Phase I Environmental Site Assessment (ESA)	\$5,000	2003
Phase II ESA	\$21,939	2007
Cleanup	\$35,000	2007
SUM	\$61,939	

SITE LOCATION

- 530 Avenue E, Gabbs, Nye County
- 38.856876, -117.930117
- APN: 001-232-07
- 0.46 acres



SITE INVESTIGATIONS

A Phase I Environmental Site Assessment (ESA) was performed, and revealed no Recognized Environmental Conditions (RECs), although it noted the possible presence of asbestos-containing building materials and other potentially hazardous materials.

In 2007 an Asbestos Evaluation and Chemical Inventory was conducted to quantify the hazardous materials present and prepare recommendations for their removal. The Inventory assessed the building for asbestos-containing materials (ACMs), lead-based paint (LBP), polychlorinated biphenyl (PCB)-containing items, and mercury-containing items. The Inventory found the following:

- ACMs were located in the following locations and quantities: 80 ft² of vinyl floor tile in the women's restroom; 300 ft² of vinyl floor tile and mastic in the kitchen; 500 ft² of floor tile mastic in the basement; 80 ft² of joint compound, plaster, and skim coat on the beams in the basement; and 350 ft² of floor tile and sheet flooring in the northeast hall and first floor rooms. Only the joint compound, plaster, and skim coat were considered friable.
 - Roofing materials were also found to contain asbestos but were not included in the square footage calculations because they were in good condition and could be left in place during demolition.
- LBP was found on the women's restroom door frame.
- 43 potential mercury or PCB-containing items were identified, including 26 light ballasts, two thermostats, 13 fluorescent light fixtures, and two exit signs.

CLEAN-UP ACTIVITY

In 2007 the building was abated for ACM, PCBs, and LBP and subsequently demolished. All hazardous materials and demolition debris were appropriately disposed of and the vacant lot was made ready for redevelopment.



Gabbs Recreation Hall, 2003

CURRENT STATUS

The building was demolished in 2007. In 2009, a concrete pad was laid and construction began for a new 4,000 ft² community center building. Construction of the Town of Gabbs Community Center was completed in 2013.

RESOURCES

To learn more about the Nevada Brownfields Program, visit:

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



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**