



BROWNFIELDS PROGRAM PROJECT FACT SHEET

State Hotel Carlin, Elko County

SITE BACKGROUND

The State Hotel was constructed in 1938 as a gambling hall, hotel, and restaurant. At a point between 1943 and 1952, the property was divided into a restaurant space and gambling space. Gino Quilici purchased the hotel in 1947 and operated it until his death in 1969. His wife owned and operated the hotel between 1969 and her death in 1985, at which time another private owner purchased the property. The property changed private ownership again in 2001, then was acquired and subsequently condemned by the City of Carlin in 2014.

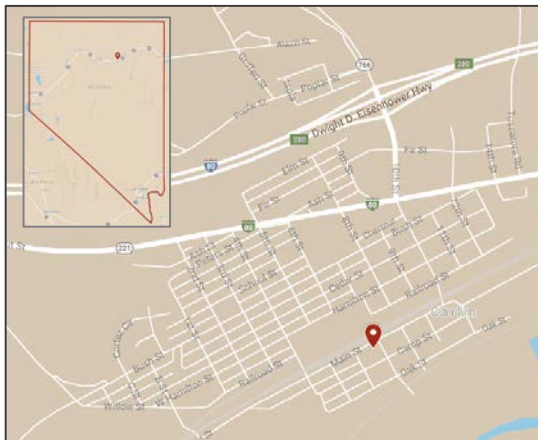
The property was originally assessed under a Brownfields Assessment, Revolving Loan Fund, and Cleanup (ARC) grant awarded to the City of Carlin. A Phase I Environmental Site Assessment (ESA) was performed on the property in 2013 and Phase II ESA was performed in 2014 under this grant. At that time, the property privately owned. The City of Carlin sought clean-up assistance from the Nevada Brownfields Program (NBP) to address asbestos-containing materials (ACM) and lead-based paint issues that were identified in the Phase II ESA to prepare the building for demolition.

FUNDING

<u>Activity</u>	<u>NBP Funding</u>	<u>Date</u>
Supplemental and Cleanup Planning	\$17,463	2016
Site Cleanup	\$163,029	2017
SUM	\$180,492	

SITE LOCATION

- 617 Main Street, Carlin, Elko County
- APN: 002-183-011



SITE INVESTIGATIONS

An asbestos-containing materials and lead-based paint assessment was conducted in 2015 in order to evaluate current building structure conditions for abatement worker safety and to further investigate the asbestos and lead-based paint (LBP) issues identified in the Phase II ESA. This assessment concluded the following:

- The Phase II ESA accurately estimated the quantity of asbestos-containing materials (ACM) to be removed.
- The painted surfaces containing elevated levels of lead were in good condition and able to be maintained in place throughout the demolition process and did not require any stabilization or abatement activities.
- The building was in poor structural condition.

The assessment recommended the abatement of the following ACM prior to building demolition:

- Thermal System Insulation on piping
- Boiler insulation
- Ceramic tile mortar
- Window putty/glazing

The assessment recommended the following ACM and LBP to remain in place during building demolition:

- Non-friable roof penetration mastic materials and floor tile with mastic materials.
- All LBP and lead containing materials.

CLEAN-UP ACTIVITY

In order for the building to be cleaned-up and demolished using EPA 128(a) grant assistance, a Section 106 Consultation was performed in 2016 and a Memorandum of Agreement was entered by EPA Region 9, Nevada Division of Environmental Protection and Nevada State Historic Preservation Office.

In 2017, the building was abated for ACM and demolished in accordance with the terms of the MOA. All ACMs and demolition debris were disposed of at appropriately permitted facilities and the property was restored to existing grade as a vacant lot ready for redevelopment.

CURRENT STATUS

The property is currently ready for redevelopment.



State Hotel, pre-demolition



State Hotel, pre-demolition



State Hotel, during demolition



State Hotel property, post-demolition

RESOURCES

To learn more about the Nevada Brownfields Program, visit:
<https://ndep.nv.gov/environmental-cleanup/brownfields>



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**ENVIRONMENTAL
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