



## EMLab P&K

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Report for:

**Mr. Steve Havens, Mr. Dale Walsh**  
**Converse Consultants, Las Vegas**  
731 Pilot Road  
Suite H  
Las Vegas, NV 89119-4429

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Regarding: Project: 09-73109-11; Pahrump Community Center  
EML ID: 738341

Approved by:

Lab Manager  
Dr. Kamashwaran Ramanathan

Dates of Analysis:  
Spore trap analysis: 12-30-2010

Service SOPs: Spore trap analysis (1038)

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For clarity, we report the number of significant digits as calculated; but, due to the nature of this type of biological data, the number of significant digits that is used for interpretation should generally be one or two. All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank corrections of results is not a standard practice. The results relate only to the items tested.

EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Document Number: 200091 - Revision Number: 5

Client: Converse Consultants, Las Vegas  
 C/O: Mr. Steve Havens, Mr. Dale Walsh  
 Re: 09-73109-11; Pahump Community Center

Date of Sampling: 12-29-2010  
 Date of Receipt: 12-30-2010  
 Date of Report: 12-30-2010

**SPORE TRAP REPORT: NON-VIABLE METHODOLOGY**

Location:	PCC-IA-01: Middle of room B		PCC-IA-02: Hall between restroom		PCC-IA-03: Middle of room A		PCC-IA-04: Main area in front of stage	
Comments (see below)	None		None		None		None	
Lab ID-Version‡:	3268510-1		3268511-1		3268512-1		3268513-1	
	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3
Alternaria	2	27						
Arthrinium								
Ascospores*	2	220						
Aureobasidium								
Basidiospores*	3	330	1	53	2	110		
Bipolaris/Drechslera group	3	40						
Botrytis								
Chaetomium								
Cladosporium	2	220	4	210				
Curvularia	1	13						
Epicoccum								
Fusarium								
Myrothecium								
Nigrospora								
Other brown	5	67	1	13				
Other colorless								
Penicillium/Aspergillus types†	5	560	18	960	1	53	3	160
Pithomyces								
Rusts*								
Smuts*, Periconia, Myxomycetes*	7	93						
Stachybotrys	1	13	3	40				
Stemphylium								
Torula								
Ulocladium								
Zygomycetes								
Background debris (1-4+)††	4+		2+		2+		2+	
Sample volume (liters)	75		75		75		75	
<b>§ TOTAL SPORES/m3</b>		<b>1,600</b>		<b>1,300</b>		<b>160</b>		<b>160</b>

**Comments:**

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample.  
 \* Most of these spore types are not seen with culturable methods (Andersen sampling), although some may appear as non-sporulating fungi. Most of the basidiospores are "mushroom" spores while the rusts and smuts are plant pathogens.  
 † The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.  
 †† Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.  
 The Limit of Detection is the product of a raw count of 1 and 100 divided by the percent read. The analytical sensitivity (counts/m3) is the product of the Limit of Detection and 1000 divided by the sample volume.  
 ‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".  
 § Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

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**SPORE TRAP REPORT: NON-VIABLE METHODOLOGY**

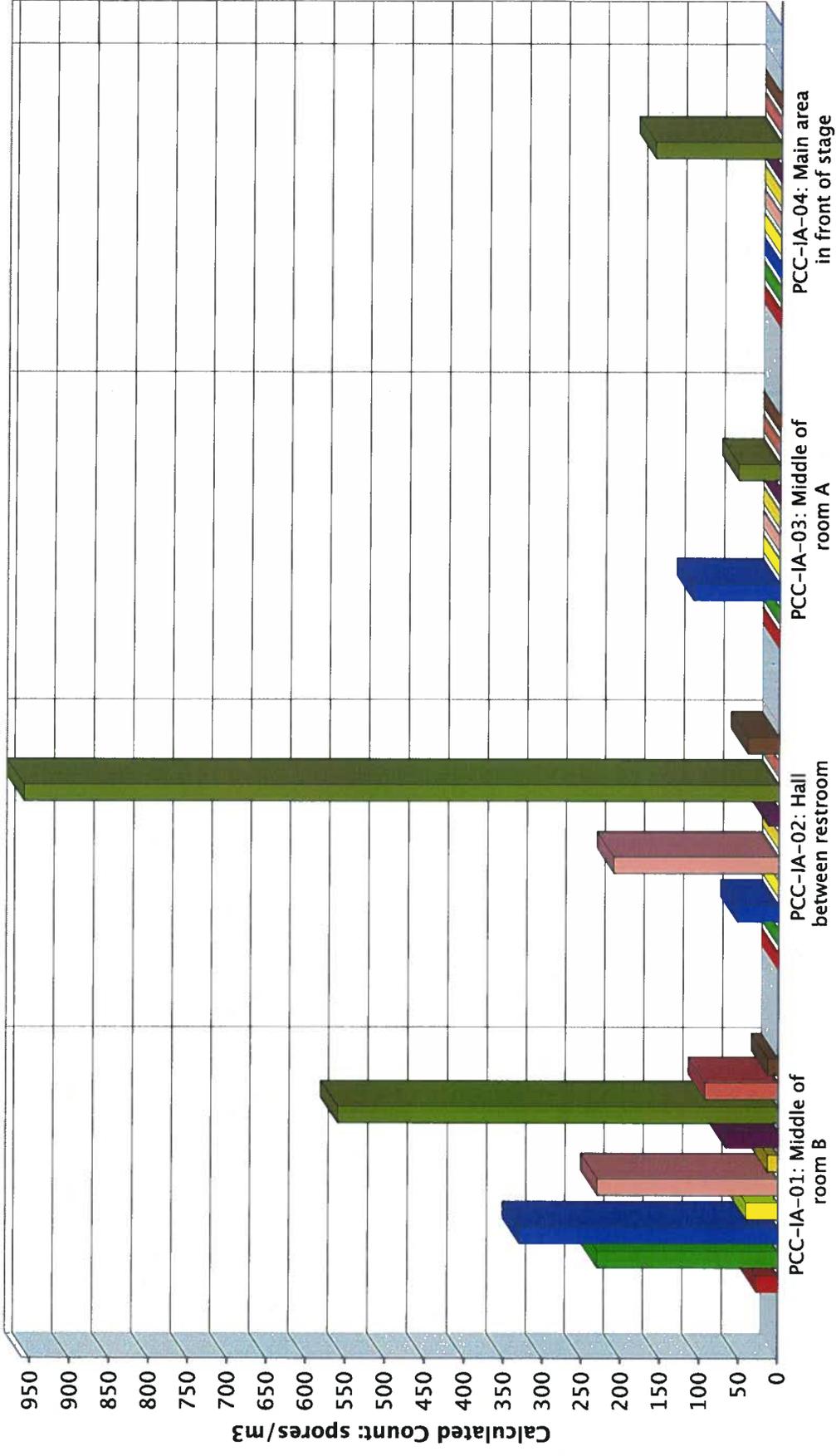
Location:	PCC-OA-05: Outdoors in front of bldg		PCC-OA-06: Outdoors in back of bldg	
Comments (see below)	None		None	
Lab ID-Version†:	3268514-1		3268515-1	
	raw ct.	spores/m3	raw ct.	spores/m3
Alternaria				
Arthrinium				
Ascospores*	5	270	3	160
Aureobasidium				
Basidiospores*	4	210	3	160
Bipolaris/Drechslera group				
Botrytis				
Chaetomium				
Cladosporium	2	110	4	210
Curvularia				
Epicoccum				
Fusarium				
Myrothecium				
Nigrospora				
Other brown				
Other colorless				
Penicillium/Aspergillus types†	5	270	9	480
Pithomyces				
Rusts*				
Smuts*, Periconia, Myxomycetes*				
Stachybotrys				
Stemphylium				
Torula				
Ulocladium				
Zygomycetes				
Background debris (1-4+)††	3+		3+	
Sample volume (liters)	75		75	
<b>§ TOTAL SPORES/m3</b>		<b>850</b>		<b>1,000</b>

**Comments:**

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample.  
 \* Most of these spore types are not seen with culturable methods (Andersen sampling), although some may appear as non-sporulating fungi. Most of the basidiospores are "mushroom" spores while the rusts and smuts are plant pathogens.  
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**SPORE TRAP REPORT: NON-VIABLE METHODOLOGY**

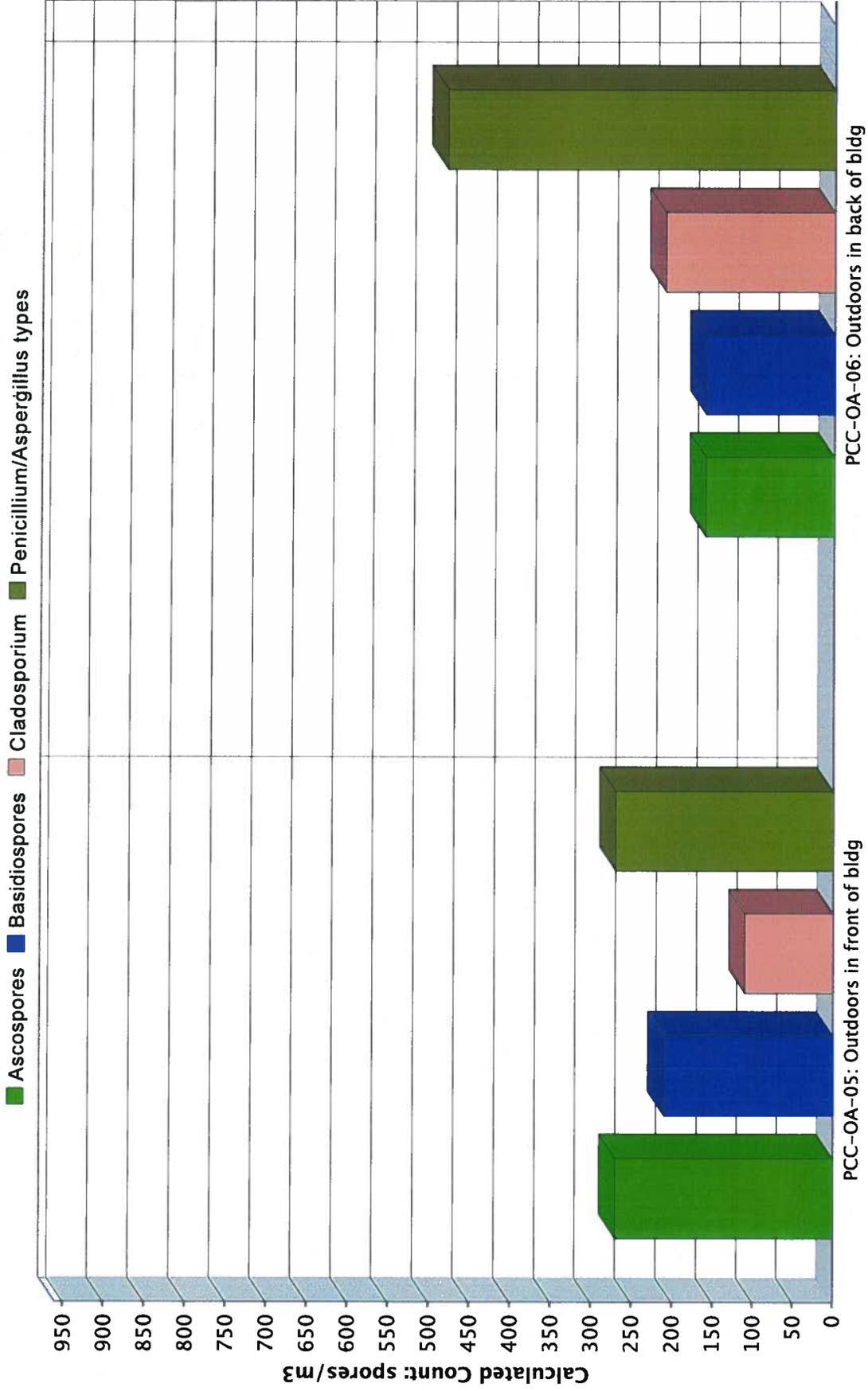
- Alternaria ■ Ascospores ■ Basidiospores ■ Bipolaris/Drechslera group ■ Cladosporium ■ Curvularia ■ Other brown
- Penicillium/Aspergillus types ■ Smuts, Periconia, Myxomycetes ■ Stachybotrys



Comments:

Note: Graphical output may understate the importance of certain "marker" genera.

**SPORE TRAP REPORT: NON-VIABLE METHODOLOGY**



**Comments:**

Note: Graphical output may understate the importance of certain "marker" genera.  
EMLab P&K, LLC

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Re: 09-73109-11; Pahrump Community Center

Date of Sampling: 12-29-2010  
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**MoldRANGE™: Extended Outdoor Comparison**

**Outdoor Location: PCC-OA-05, Outdoors in front of bldg**

Fungi Identified	Outdoor data	Typical Outdoor Data by Date†				Typical Outdoor Data by Location‡			
		Month: December				State: NV			
	spores/m3	low	med	high	freq %	low	med	high	freq %
<b>Generally able to grow indoors*</b>									
Alternaria	-	7	17	170	32	7	13	80	23
Bipolaris/Drechslera group	-	7	13	200	13	7	13	110	16
Chaetomium	-	7	13	190	8	7	13	53	9
Cladosporium	110	20	290	6,200	87	13	110	850	86
Curvularia	-	7	27	510	13	7	13	67	7
Nigrospora	-	7	13	170	12	7	13	37	2
Penicillium/Aspergillus types	270	13	160	2,000	75	13	160	850	80
Stachybotrys	-	7	13	460	2	7	13	120	3
Torula	-	7	13	160	6	7	13	54	3
<b>Seldom found growing indoors**</b>									
Ascospores	270	13	110	3,100	64	7	27	340	49
Basidiospores	210	13	270	12,000	88	13	53	910	68
Rusts	-	7	13	230	11	7	13	200	4
Smuts, Periconia, Myxomycetes	-	7	27	410	57	13	47	750	75
<b>§ TOTAL SPORES/m3</b>	<b>850</b>								

† The Typical Outdoor Data by Date represents the typical outdoor spore levels across North America for the month indicated. The last column represents the frequency of occurrence. The low, medium, and high values represent the 2.5, 50, and 97.5 percentile values of the spore type when it is detected. For example, if the frequency of occurrence is 63% and the low value is 53, it would mean that the given spore type is detected 63% of the time and, when detected, 2.5% of the time it is present in levels above the detection limit and below 53 spores/m3. These values are updated periodically, and if enough data is not available to make a statistically meaningful assessment, it is indicated with a dash.

‡ The Typical Outdoor Data by Location represents the typical outdoor spore levels for the region indicated for the entire year. As with the Typical Outdoor Data by Date, the four columns represent the frequency of occurrence and the typical low, medium, and high concentration values for the spore type indicated. These values are updated periodically, and if enough data is not available to make a statistically meaningful assessment, it is indicated with a dash.

§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

\*The spores in this category are generally capable of growing on wet building materials in addition to growing outdoors. Building related growth is dependent upon the fungal type, moisture level, type of material, and other factors. *Cladosporium* is one of the predominant spore types worldwide and is frequently present in high numbers. *Penicillium/Aspergillus* species colonize both outdoor and indoor wet surfaces rapidly and are very easily dispersed. Other genera are usually present in lesser numbers.

\*\*These fungi are generally not found growing on wet building materials. For example, the rusts and smuts are obligate plant pathogens. However, in each group there are notable exceptions. For example, agents of wood decay are members of the basidiomycetes and high counts of a single morphological type of basidiospore on an inside sample should be considered significant.

Interpretation of the data contained in this report is left to the client or the persons who conducted the field work. This report is provided for informational and comparative purposes only and should not be relied upon for any other purpose. "Typical outdoor data" are based on the results of the analysis of samples delivered to and analyzed by EMLab P&K and assumptions regarding the origins of those samples. Sampling techniques, contaminants infecting samples, unrepresentative samples and other similar or dissimilar factors may affect these results. In addition, EMLab P&K may not have received and tested a representative number of samples for every region or time period. EMLab P&K hereby disclaims any liability for any and all direct, indirect, punitive, incidental, special or consequential damages arising out of the use or interpretation of the data contained in, or any actions taken or omitted in reliance upon, this report.

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Date of Report: 12-30-2010

**MoldRANGE™: Extended Outdoor Comparison**

**Outdoor Location: PCC-OA-06, Outdoors in back of bldg**

Fungi Identified	Outdoor data	Typical Outdoor Data by Date†				Typical Outdoor Data by Location‡			
		Month: December				State: NV			
	spores/m3	low	med	high	freq %	low	med	high	freq %
<b>Generally able to grow indoors*</b>									
Alternaria	-	7	17	170	32	7	13	80	23
Bipolaris/Drechslera group	-	7	13	200	13	7	13	110	16
Chaetomium	-	7	13	190	8	7	13	53	9
Cladosporium	210	20	290	6,200	87	13	110	850	86
Curvularia	-	7	27	510	13	7	13	67	7
Nigrospora	-	7	13	170	12	7	13	37	2
Penicillium/Aspergillus types	480	13	160	2,000	75	13	160	850	80
Stachybotrys	-	7	13	460	2	7	13	120	3
Torula	-	7	13	160	6	7	13	54	3
<b>Seldom found growing indoors**</b>									
Ascospores	160	13	110	3,100	64	7	27	340	49
Basidiospores	160	13	270	12,000	88	13	53	910	68
Rusts	-	7	13	230	11	7	13	200	4
Smuts, Periconia, Myxomycetes	-	7	27	410	57	13	47	750	75
<b>§ TOTAL SPORES/m3</b>	<b>1,000</b>								

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## EMLab P&K

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**Converse Consultants, Las Vegas**  
731 Pilot Road  
Suite H  
Las Vegas, NV 89119-4429

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Regarding: Project: 09-73109-11; Pahrump Community Center  
EML ID: 738341

Approved by:

Lab Manager  
Dr. Kamashwaran Ramanathan

Dates of Analysis:

Direct microscopic exam (Qualitative): 12-30-2010

Service SOPs: Direct microscopic exam (Qualitative) (I100005)

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All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank corrections of results is not a standard practice. The results relate only to the items tested.

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Document Number: 200091 - Revision Number: 5

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**DIRECT MICROSCOPIC EXAMINATION REPORT**  
 (Wet Mount)

Background Debris and/or Description	Miscellaneous Spores Present*	MOLD GROWTH: Molds seen with underlying mycelial and/or sporulating structures†	Other Comments††	General Impression
Lab ID-Version‡: 3268509-1: Tape sample PCC-T-07: Restroom hall behind basecove, under water damaged beam				
Moderate	Very few	4+ <i>Stachybotrys</i> species (spores, hyphae, conidiophores) 2+ Colorless spores typical of <i>Penicillium/Aspergillus</i> (spores, hyphae)	None	Mold growth

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

**CHAIN OF CUSTODY**  
 ENVIRONMENTAL  
 MICROBIOLOGY  
 LABORATORY, INC.

868.669.6800 WWW.EMLAB.COM

5479 KEARNEY VILLA ROAD, STE 130, SAN MATEO, CA 94023

WEATHER		FOG	RAIN	SNOW	WIND	CLEAR
NONE		X	X	X		
LIGHT						
MODERATE						
HEAVY						
LEVEL						CLLOUDY
						X

**CONTACT INFORMATION**

COMPANY/BRANCH: CONVERSE CONSULTANTS  
 ADDRESS: 731 FLYDUT ROAD SUITE H, LAS VEGAS, NV 89119

CONTACT: MR. DALE WALSH

PHONE: 702-468-4782

**PROJECT INFORMATION**

PROJECT: FAIRLUMP COMMUNITY CENTER  
 PROJECT No.: 09-73 10211

PROJECT ZIP CODE: 89129  
 SAMPLING DATE: 12/29/2010

LAB CONTACTS:  
 SEND INVOICE TO:  
 LYHAVEN@MAIL.COM

TURN AROUND TIME CODES  
 STD - STANDARD (DEFAULT 48-72 HOUR)  
 ND - 24 HOUR (+\$019)  
 SD - SAME BUSINESS DAY RUSH (+\$754)  
 WH - WEEKEND/HOLIDAY (+100%)

RUSHES RECEIVED AFTER 2PM  
 OR ON WEEKENDS, WILL BE  
 CONSIDERED RECEIVED THE  
 NEXT BUSINESS DAY. PLEASE  
 ALERT US IN ADVANCE OF  
 WEEKEND ANALYSIS NEEDS.

SAMPLE ID	DESCRIPTION	SAMPLE TYPE (BELOW)	TURN AROUND TIME (ABOVE)	TOTAL VOLUME/AREA (AS APPLICABLE)	NOTES (TIME OF DAY, TEMP, RH, ETC.)
PCC-1A-01	MIDDLE OF ROOM B	ST	STD	75L	1205, Temp RU MOD X
PCC-1A-02	HALL DISTANCE RECEPTION	ST	STD	75L	1215 X
PCC-1A-03	MIDDLE OF ROOM A	ST	STD	75L	1224 X
PCC-1A-04	HALL AREA IN FRONT OF ROOM	ST	STD	75L	1233 X
PCC-0A-05	RECEPTION IN FRONT OF ROOM	ST	STD	75L	1242 570F X
PCC-0A-06	OUTSIDE IN BASE OF BLDG	ST	STD	75L	1259 RU MOD X
PCC-0A-07	RECEPTION HALL GYMNASIUM	ST	STD	1" X 1"	1315 X

**RELINQUISHED BY:** STEVE HAVENS

**DATE & TIME:** 12-29-10/17:12

**RECEIVED BY:** LYNN WALKER

**DATE & TIME:** 12/30/10 9:50 AM

**PEDEX:**

REQUESTED SERVICES (A BONES)

000738341

NON-CULTURABLE	SPORE TRAP	TAPS	SWAB	BULK	FUNGI - DIRECT MICROSCOPIC EXAM	FUNGI - SPORE TRAP ANALYSIS	FUNGI W/ OTHER BIOLOGICAL PARTICLES	FUNGI - STANDARD QUANT. ANALYSIS (INCL. ASP. SPECT.)	BACTERIA - QUANTITATIVE ANALYSIS	E. COLI / COLIFORM SCREEN (EPA 4190, W/ IRISH AW)	LEGIONELLA - QUANTITATIVE ANALYSIS (WATER & SW)	FUNGI W/ FUNGICIDE & ASP. SPECIATION	FUNGI W/ CLAD & ASP. SPECIATION	FUNGI - FULL SPECIATION	MICROPHOTOS	MOLDSTATION REPORT WITH NE SPORE TRAP REPORT	MOLD RANGE

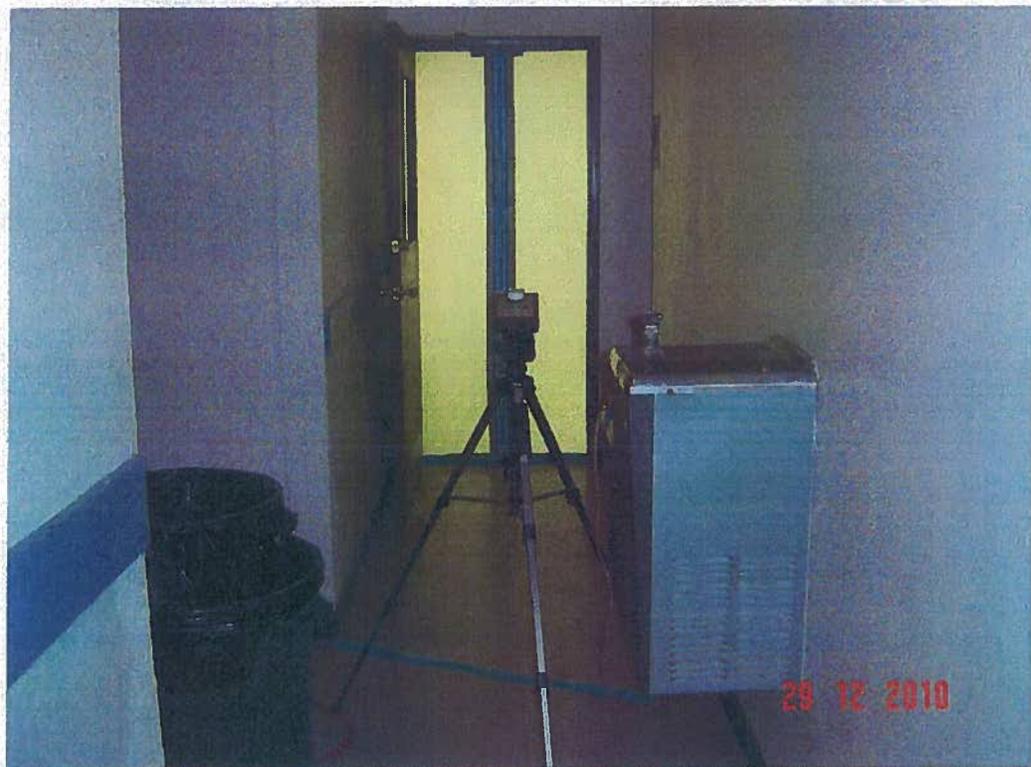
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**Attachment C**  
**Photographs**

**Photo #1:  
Sample  
PCC-IA-01  
was collected  
from the  
middle of  
room B.**



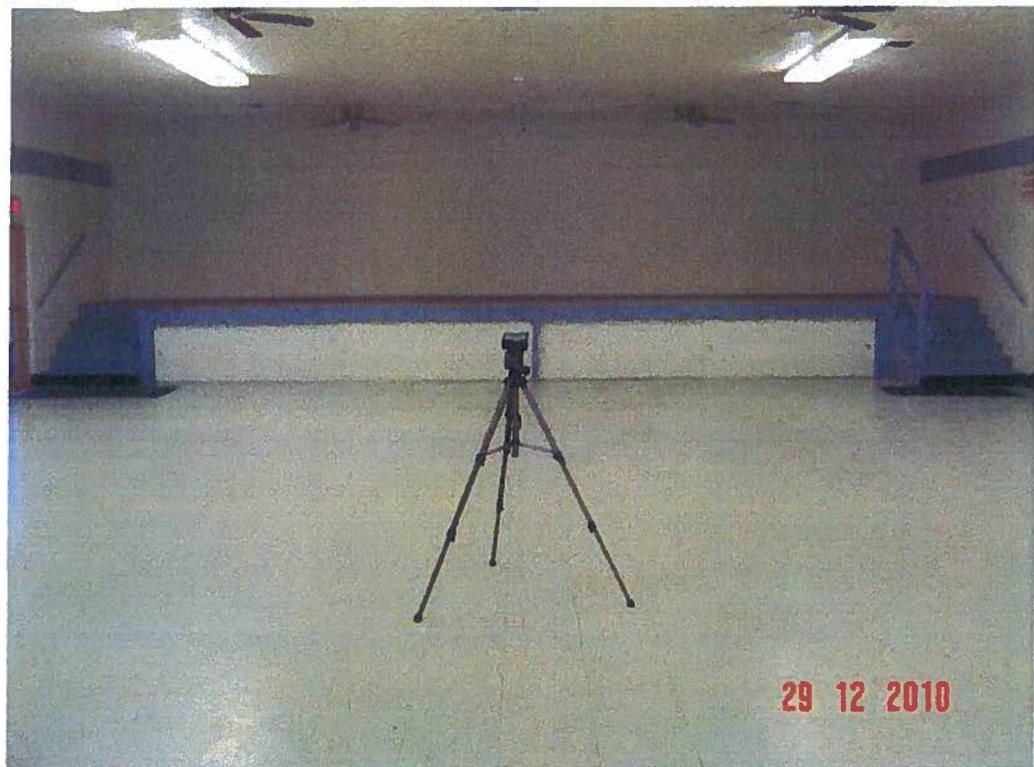
**Photo #2:  
Sample  
PCC-IA-02  
was collected  
from the  
restroom hall  
between  
rooms A&B.**



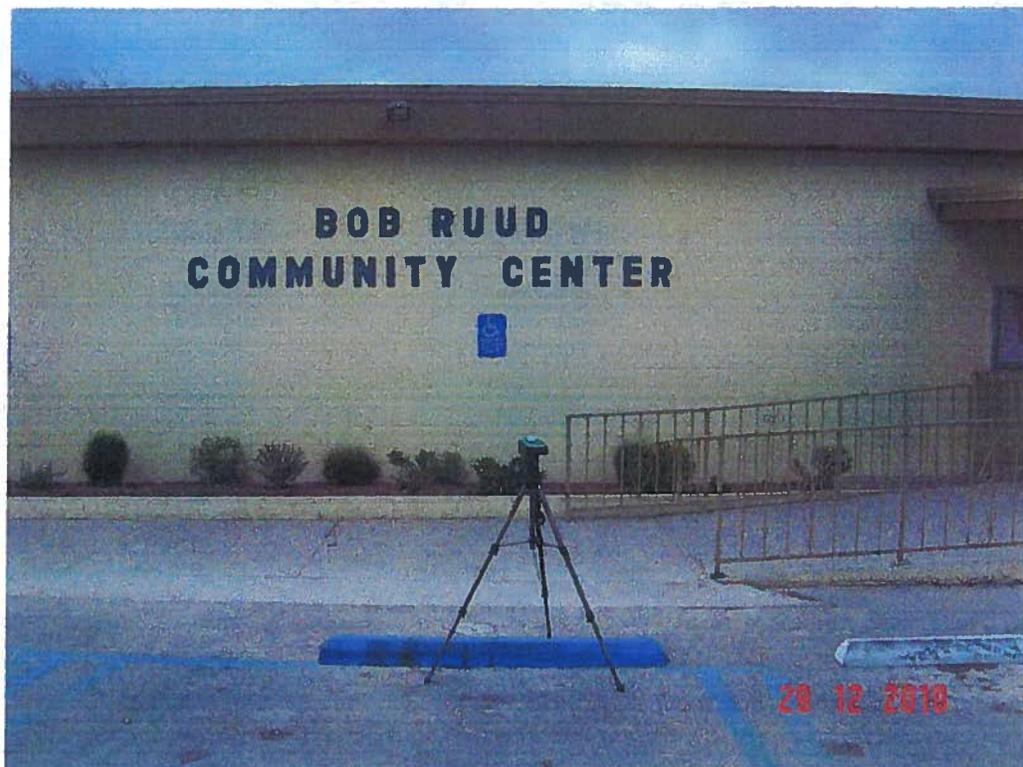
**Photo #3:  
Sample  
PCC-IA-03  
was collected  
from the  
middle of  
room A.**



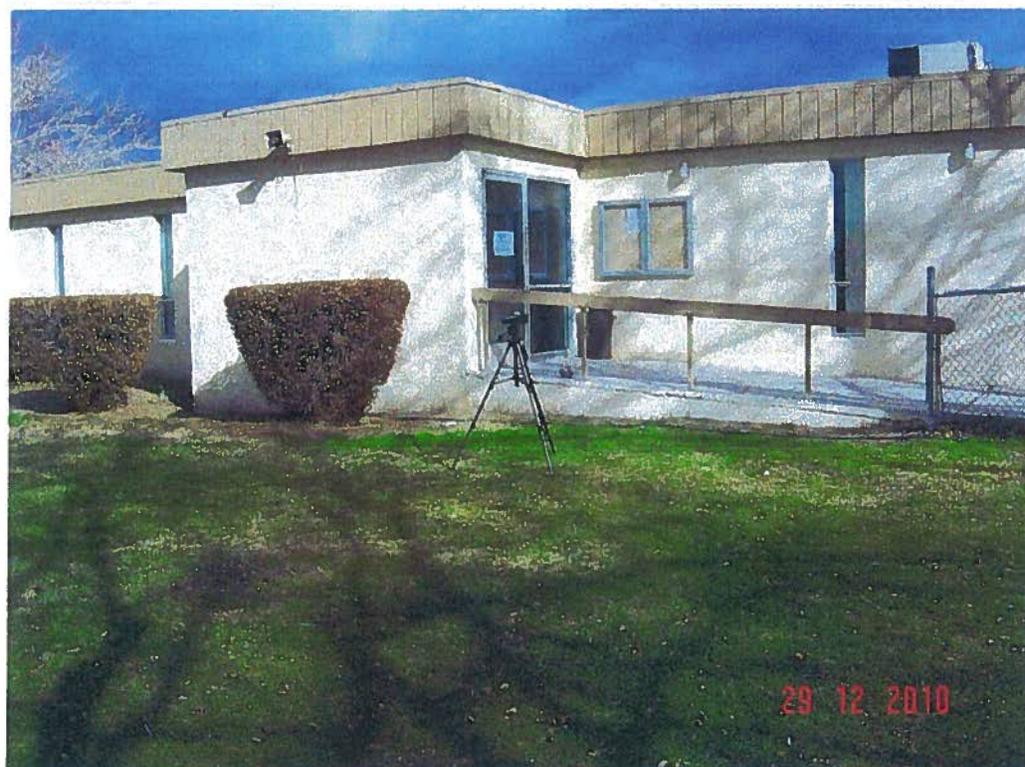
**Photo #4:  
Sample  
PCC-IA-04  
was collected  
from the  
main room  
in front of  
the stage.**



**Photo #5:**  
Sample  
PCC-OA-05  
was collected  
outdoors in  
front of the  
building.



**Photo #6:**  
Sample  
PCC-OA-06  
was collected  
outdoors in  
back of the  
building



**Photo #8:  
Room B  
water  
damaged  
and stained  
area above  
the drop  
ceiling.**



**Photo #9:  
Room B  
water  
damaged  
and stained  
area above  
the drop  
ceiling.**



**Photo #10:  
Room A  
water  
damaged  
and stained  
area above  
the drop  
ceiling.**



**Photo #11:  
Room A  
water  
damaged  
and stained  
area above  
the drop  
ceiling**



**Photo #12:  
Mold and  
water  
damaged  
Arch located  
in the  
restroom  
hall.**



**Photo #13:  
Mold and  
water  
damaged  
Arch located  
in the  
restroom  
hall.**



**Photo #14:**  
water  
damaged  
ceiling  
located in  
the area next  
to the arch.



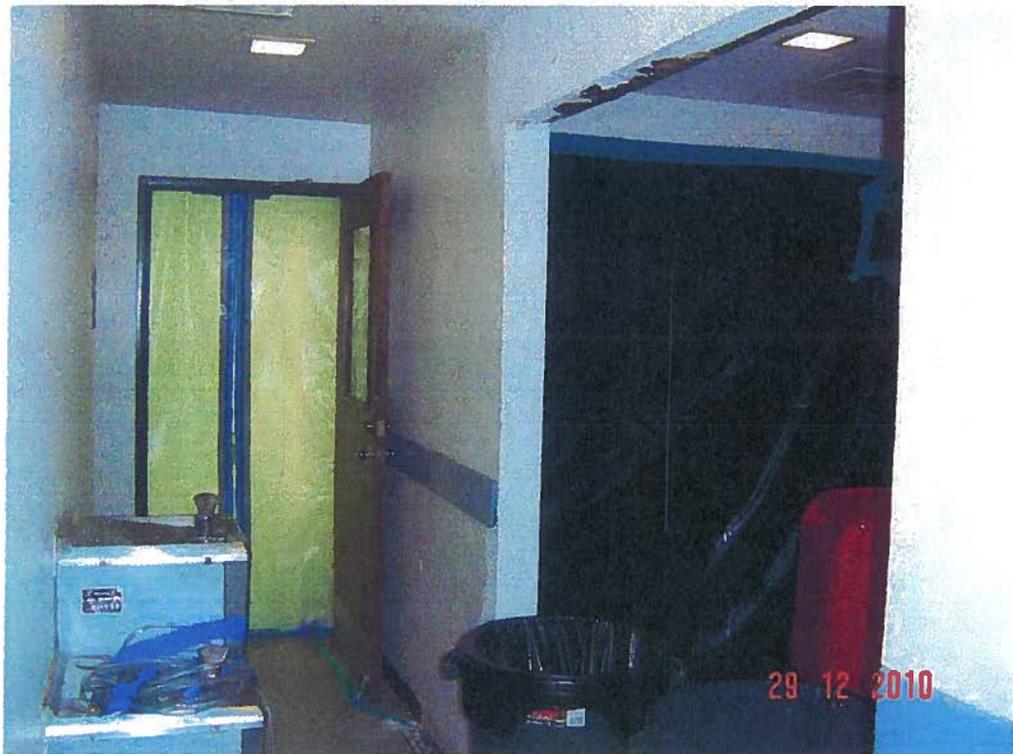
**Photo #15:**  
water  
damaged  
ceiling  
located in  
the area next  
to the arch.



**Photo #16:**  
water  
damaged  
walls located  
in the  
restroom hall  
next to the  
arch.

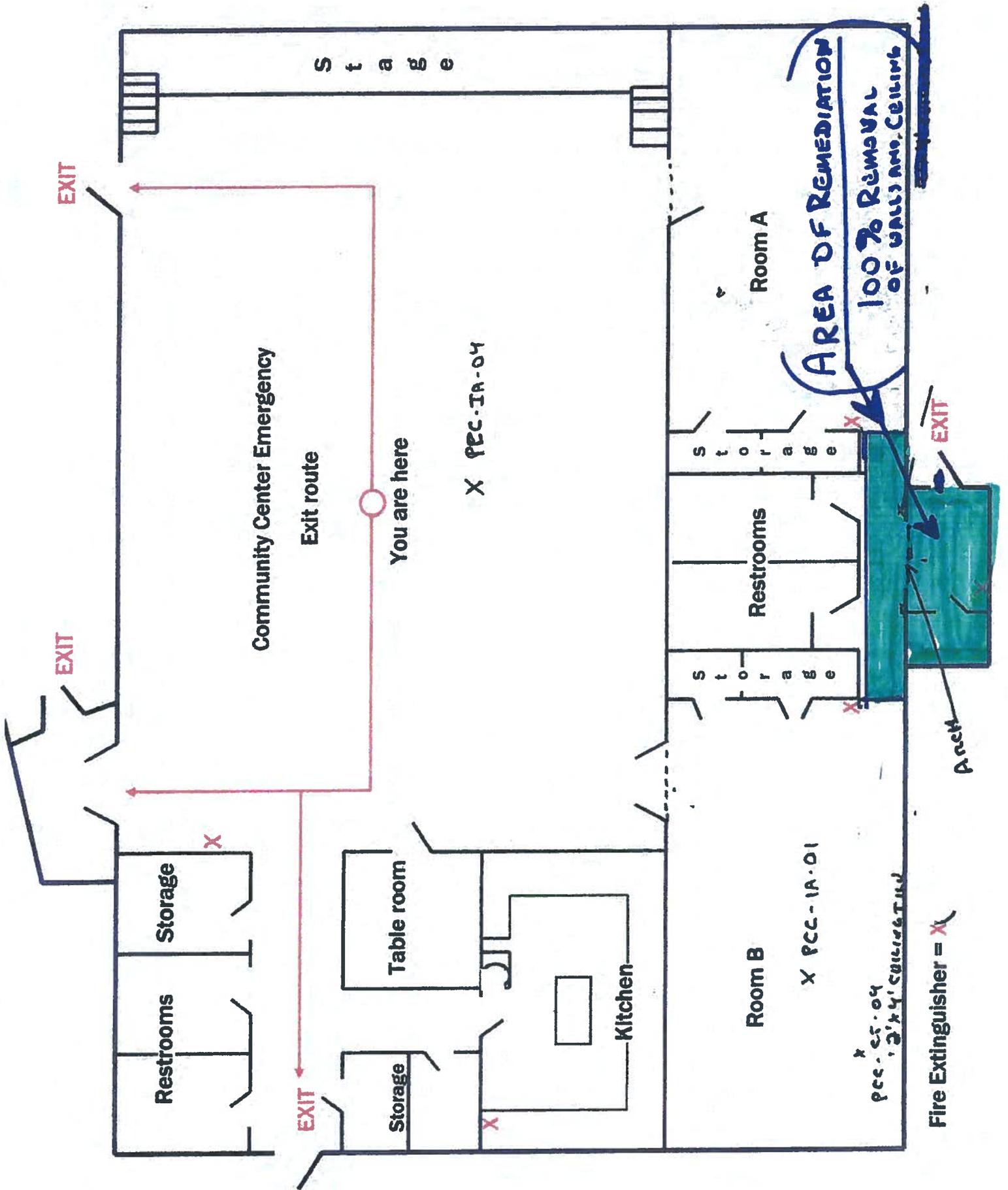


**Photo #17:**  
water  
damaged  
walls located  
in the  
restroom hall  
next to the  
arch



---

**Attachment D**  
**Site Map**



EXIT

EXIT

EXIT

Community Center Emergency

Exit route

You are here

X PCC-IA-04

Room A

Restrooms

Storage

Storage

Room B

X PCC-IA-01

Restrooms

Storage

X

Storage

Table room

Kitchen

X

PCC-25-04

AREA OF REMEDIATION  
100% REMOVAL OF WALLS AND CEILING

Fire Extinguisher = X

EXIT

Arch

S t a b e

## **Appendix C**

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### *Limited Asbestos Consulting Services Report*



# Converse Consultants

Over 50 Years of Dedication in Geotechnical Engineering and Environmental Sciences

January 4, 2011

Donna J. Squires  
ASC Nevada Insurance Pool  
1755 East Plumb Lane, #148  
Reno, NV 89502

Subject: Limited Asbestos Consulting Services  
Unoccupied Water Damaged Bob Rudd Community Center  
Highway 160  
Pahrump, Nevada 89060  
Converse Consultants Job # Project No.:09-73109-04  
Claim # P243-10-02298-01

Ms. Donna Squire

In accordance with your request and authorization, Converse Consultants (Converse) collected nine (9) building material bulk samples from the above mentioned building on December 29, 2010. Mr. Steven Havens, a Converse Project Manager and a Nevada licensed asbestos abatement consultant (building inspector), conducted the limited sampling survey. The suspect asbestos containing materials (ACM) homogenous areas identified and sampled during the course of our investigation consisted of the wall system (drywall, joint compound, wall texture), 2+x 4÷ ceiling tiles, and roofing material. The results of our analyses are summarized as follows:

Sample ID	Sampling Location and Materials Sampled	Libratory Results
PCC-W-01	Wall Across From the Women's Restroom:	
	Layer 1: White Drywall	Layer 1: ND
	Layer 2: White Joint Compound	Layer 2: ND
	Layer 3: Tape	Layer 3: ND
	Layer 4: White Non-Fibrous Material with Paint	Layer 4: ND

Sample ID	Sampling Location and Materials Sampled	Libratory Results
POC-W02	Wall Across From the Men's Restroom: Layer 1: White Drywall Layer 4: White Non-Fibrous Material with Paint	Layer 1: ND Layer 2: ND
POC-W03	Wall Top of the Arch: Layer 1: White Drywall Layer 4: White Non-Fibrous Material with Paint	Layer 1: ND Layer 2: ND
POC-CT-04	Room A: 2x4+Beige Ceiling Tiles with Paint	ND
POC-CT-05	Room B: 2x4+Beige Ceiling Tiles with Paint	ND
POC-CT-06	Room A: 2x4+Beige Ceiling Tiles with Paint	ND
POC-RM-07	Lower Roof Over Room B: Layer 1: Black Roofing Tar and Felt Layer 2: Black Roofing Tar and Felt Layer 3: Silver Paint	Layer 1: ND Layer 2: ND Layer 3: ND
POC-RM-08	Lower Roof Over Room A: Layer 1: Black Roofing Tar and Felt Layer 2: Black Roofing Tar and Felt Layer 3: Silver Paint	Layer 1: ND Layer 2: ND Layer 3: ND
POC-RM-09	Lower Roof Over Room Restroom Hall: Layer 1: Black Roofing Tar and Felt Layer 2: Black Roofing Tar and Felt Layer 3: Silver Paint	Layer 1: ND Layer 2: ND Layer 3: ND

**ND = Non-detect**

The samples were analyzed by EMLab P&K located in San Bruno, California. EMLab P&K is accredited under the National Voluntary Laboratory Accreditation Program (NVLAP) for asbestos analysis. The samples submitted for primary testing were analyzed by Polarized Light Microscopy (PLM). The preliminary analytical report for this sample event is enclosed.

Current State and Federal standards define an asbestos-containing material as..."any material containing asbestos in excess of one percent by weight." The laboratory reported no asbestos found in the samples collected.

This report is for the use of ASC, it applies to the above mentioned building. Converse is not responsible for any claims or damages associated with interpretation of available information. This limited assessment should not be regarded as a guarantee that no further asbestos, beyond that which was suspected to be present (and sampled) during our investigation, is present at the property. In addition, asbestos is usually not distributed uniformly throughout a material and Infinity cannot guarantee that the areas sampled are exactly as represented throughout the building.

We thank you for this opportunity to be of continuing service. If you have any questions regarding this letter, please call the undersigned.

Sincerely,

Converse Consultants

Reviewed and Approved



for  
Steven Havens  
Project Manager  
Nevada Asbestos Abatement  
Consultant License No. IM-0472

Kathi Brandmueller, PE. CEM  
Senior Engineer  
Nevada Asbestos Abatement Contractor  
Consultants License No. IJ-731

Encl: Converse Consultants, Material Data Chain of Custody Form  
EMLab P&K, Preliminary Laboratory Report  
Sample Location Map

cc: Brad Gardener, Belfor

Converse Inspectors: Steven Havens	Project Name: Pahrump Community Center	Project Number: 09-73109-11	Data Sampled: 12-29-2010
Converse Contact: Steven Havens	Project Location: Unit 3911	Analysis Type: Asbestos Bulk (PLM)	 000738348
Converse Phone Number: (702) 449-1479	Email: Lvhavens@gmail.com		

Turnaround Time: **RUSH**

Email Results

LAB #	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	Sample Notes	ASBESTOS %
	PCC-W-01	WALL TEXTURE DAYMALL JOINT COMPILING	RESTROOM HALL ACCESS FROM WOMEN'S RESTROOM		
	PCC-W-02	↓	RESTROOM HALL ACCESS FROM MEN'S RESTROOM		
	PCC-W-03	↓	RESTROOM HALL TOP OF THE WALL OVER BEAM		
	PCC-CC-04	2'x4' CERAMIC TILE W/	Room B		
	PCC-CC-05	2'x4' CERAMIC TILE	Room A		
	PCC-CC-06	2'x4' CERAMIC TILE	Room A		
	PCC-ROOF-07	ROOFING MATERIAL	LOWER ROOF OVER PASSAGE B		

MATERIAL	CONDITION	UNITS	ASBESTOS %
FI - Floor Tile FIM - Floor Tile Mastic SF - Sheeting Flooring FM - Floor Mastic CBM - Cove Base & Mastic AT - Acoustic Ceiling Tile SA - Spray Acoustics WT - Wall Texture WP - Wall Plaster DW - Drywall JC - Joint Compound RM - Roofing Material X - Miscellaneous Others	G - Good (No maintenance is required currently) <10% D - Damaged (some repair needed) SD - Significantly Damaged (repair or replace ASAP)	LF - Linear Feet SF - Square Feet CF - Cubic Feet	A - Amiable Asbestos Ch - Chrysotile Asbestos ND - No Asbestos Detected Assumed ACM - No Samples Taken

Relinquished By: 	Relinquished By: _____
Date/Time: 12-29-2010	Date/Time: _____
Received By: FAF&L	Received By: _____

Converse Inspectors: Steven Havens	Project Name: Pahrump Community Center	Project Number: 09-73109-11	Date Sampled: 12-29-2010
Converse Contact: Steven Havens	Project Location: Unit 3911	Analysts Type: Asbestos Bulk (PLM)	Instructions:  000738348
Converse Phone Number: (702) 448-1479	Email: Lvhavens@gmail.com		

Turnaround Time: RUSH

Email Results

LAB #	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	Sample Notes	ASBESTOS %
	PCC-Rm-08	ROOFING MATERIAL	Lower Roof Over Room A		
	PCC-Rm-09	ROOFING MATERIAL	Lower Roof Over THE RESSONANCE HALL		

MATERIAL	CONDITION	UNITS	ASBESTOS %
FT - Roof Tile PTM - Floor Tile Mastic SF - Sheeting Flooring FM - Floor Mastic CBM - Core Base & Mastic AT - Acoustic Ceiling Tile SA - Spray Acoustics FI - Pipe Fitting Insulation PFI - Pipe Fitting Insulation PEI - Pipe Elbow Insulation PI - Pipe Insulation TBI - Thermal System Insulation FP - Fire Proofing DI - Duct Insulation BI - Boiler Insulation	G - Good (No maintenance is required currently) <10% D - Damaged (Some repair needed) SD - Significantly Damaged (Repair or replace ASAP)	LF - Linear Feet SF - Square Feet CF - Cubic Feet	A - Amosite Asbestos Ch - Chrysotile Asbestos ND - No Asbestos Detected Assumed ACM - No Samples Taken

Relinquished By: 	Relinquished By: _____
Date/Time: 12-29-2010	Date/Time: 12/30/10 9:30
Received By: FedEx	Received By: Wayne J...



## EMLab P&K

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Report for:

**Mr. Steve Havens**  
**Converse Consultants, Las Vegas**  
731 Pilot Road  
Suite H  
Las Vegas, NV 89119-4429

---

Regarding:      Project: 09-73109-11; Pahrump Community Center, Unit 3911  
EML ID: 738348

Approved by:

Lab Manager  
Dr. Kamashwaran Ramanathan

Dates of Analysis:  
Asbestos-EPA Method 600/R-93/116: 12-30-2010

Service SOPs: Asbestos-EPA Method 600/R-93/116 (EPA-600/M4-82-020 (SOP 01264))

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All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the items tested.

EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Document Number: 200091 - Revision Number: 5

FN MbcIQ L-!MD

EMLab ID: 738348, Page 1 of 4

**EMLab P&K**1150 Bayhill Drive, Suite 100, San Bruno, CA 94066  
(866) 888-6653 Fax (650) 829-5852 www.emlab.comClient: Converse Consultants, Las Vegas  
C/O: Mr. Steve Havens  
Re: 09-73109-11; Pahrump Community Center, Unit  
3911Date of Sampling: 12-29-2010  
Date of Receipt: 12-30-2010  
Date of Report: 12-30-2010**ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116****Total Samples Submitted:** 9**Total Samples Analysed:** 9**Total Samples with Layer Asbestos Content > 1%:** 0**Location: PCC-W-01, Drywall, wall texture, joint compound, restroom, hall across from women's restroom**

Lab ID-Version‡: 3268484-1

Sample Layers	Asbestos Content
White Drywall	ND
White Joint Compound	ND
Tape	ND
White Non-Fibrous Material with Paint	ND
<b>Composite Non-Asbestos Fibrous Content:</b>	20% Cellulose 2% Glass Fibers
<b>Sample Composite Homogeneity:</b>	Good

**Location: PCC-W-02, Drywall, wall texture, joint compound, restroom, hall across from men's restroom**

Lab ID-Version‡: 3268485-1

Sample Layers	Asbestos Content
White Drywall	ND
White Non-Fibrous Material with Paint	ND
<b>Composite Non-Asbestos Fibrous Content:</b>	2% Glass Fibers
<b>Sample Composite Homogeneity:</b>	Good

**Location: PCC-W-03, Drywall, wall texture, joint compound, restroom, hall top of the wall over beam**

Lab ID-Version‡: 3268486-1

Sample Layers	Asbestos Content
White Drywall	ND
White Non-Fibrous Material with Paint	ND
<b>Composite Non-Asbestos Fibrous Content:</b>	2% Glass Fibers
<b>Sample Composite Homogeneity:</b>	Good

The results relate only to the items tested. Interpretation is left to the company and/or persons who conducted the field work. The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government.

All samples were received in acceptable condition unless otherwise noted. EMLab P&K reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

**EMLab P&K**1150 Bayhill Drive, Suite 100, San Bruno, CA 94066  
(866) 888-6653 Fax (650) 829-5852 www.emlab.com

Client: Converse Consultants, Las Vegas

Date of Sampling: 12-29-2010

C/O: Mr. Steve Havens

Date of Receipt: 12-30-2010

Re: 09-73109-11; Pahump Community Center, Unit 3911

Date of Report: 12-30-2010

**ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116****Location: PCC-CT-04, 2'x4' ceiling tile, room B**

Lab ID-Version†: 3268487-1

Sample Layers	Asbestos Content
Beige Ceiling Tile with Paint	ND
<b>Composite Non-Asbestos Fibrous Content:</b>	45% Cellulose 45% Glass Fibers
<b>Sample Composite Homogeneity:</b>	Good

**Location: PCC-CT-05, 2'x4' ceiling tile, room A**

Lab ID-Version†: 3268488-1

Sample Layers	Asbestos Content
Beige Ceiling Tile with Paint	ND
<b>Composite Non-Asbestos Fibrous Content:</b>	45% Cellulose 45% Glass Fibers
<b>Sample Composite Homogeneity:</b>	Good

**Location: PCC-CT-06, 2'x4' ceiling tile, room A**

Lab ID-Version†: 3268489-1

Sample Layers	Asbestos Content
Beige Ceiling Tile with Paint	ND
<b>Composite Non-Asbestos Fibrous Content:</b>	45% Cellulose 45% Glass Fibers
<b>Sample Composite Homogeneity:</b>	Good

**Location: PCC-RM-07, Roofing material, lower roof over room B**

Lab ID-Version†: 3268490-1

Sample Layers	Asbestos Content
Black Roofing Tar and Felt	ND
Black Roofing Tar and Felt	ND
Silver Paint	ND
<b>Composite Non-Asbestos Fibrous Content:</b>	45% Glass Fibers
<b>Sample Composite Homogeneity:</b>	Good

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**EMLab P&K**1150 Bayhill Drive, Suite 100, San Bruno, CA 94066  
(866) 888-6653 Fax (650) 829-5852 www.emlab.com

Client: Converse Consultants, Las Vegas

Date of Sampling: 12-29-2010

C/O: Mr. Steve Havens

Date of Receipt: 12-30-2010

Re: 09-73109-11; Pahrump Community Center, Unit 3911

Date of Report: 12-30-2010

**ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116****Location: PCC-RM-08, Roofing material, lower roof over room A**

Lab ID-Version†: 3268491-1

Sample Layers	Asbestos Content
Black Roofing Tar and Felt	ND
Black Roofing Tar and Felt	ND
Silver Paint	ND
<b>Composite Non-Asbestos Fibrous Content:</b>	45% Glass Fibers
<b>Sample Composite Homogeneity:</b>	Good

**Location: PCC-RM-09, Roofing material, lower roof over the restroom hall**

Lab ID-Version†: 3268492-1

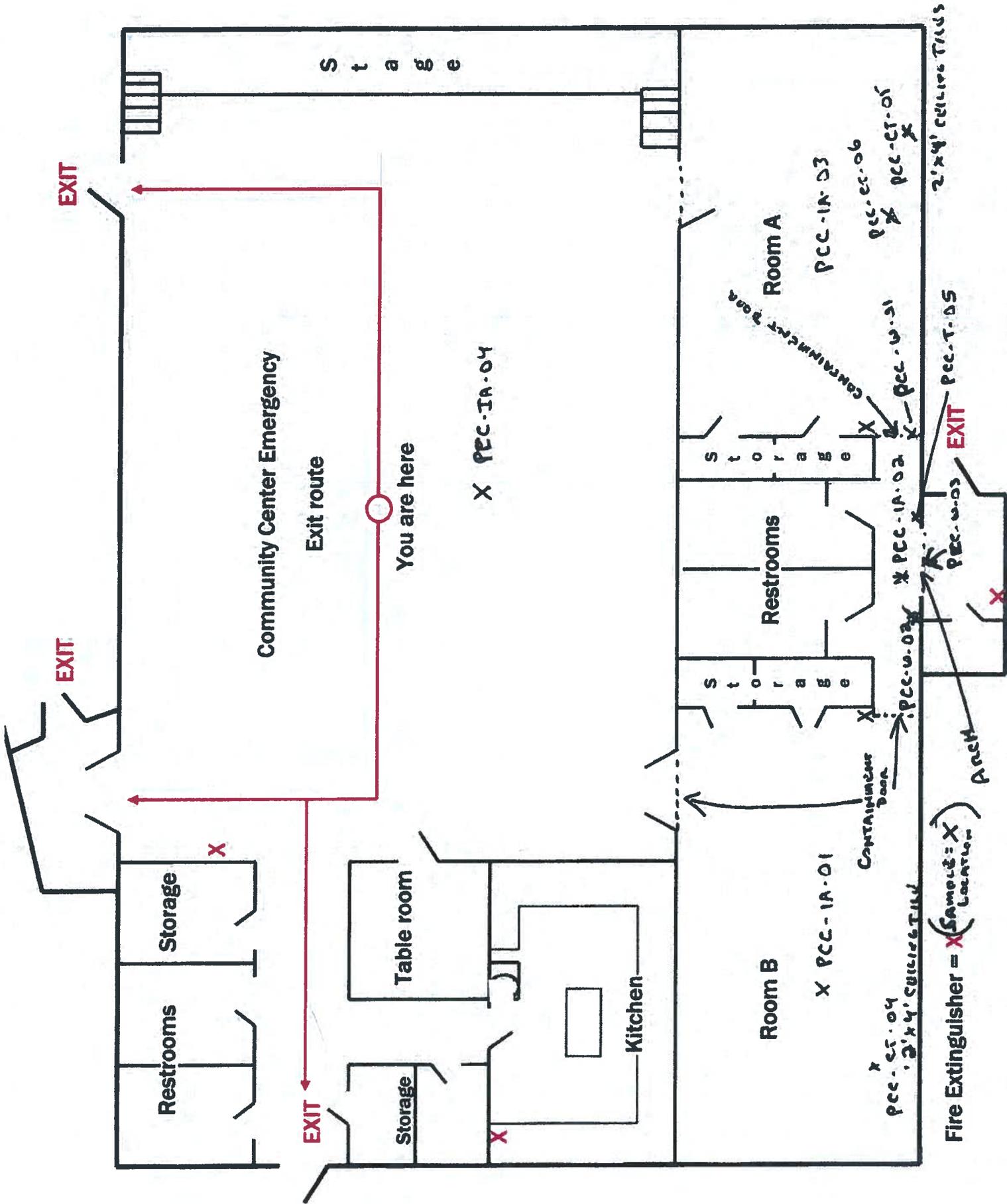
Sample Layers	Asbestos Content
Black Roofing Tar and Felt	ND
Black Roofing Tar and Felt	ND
Silver Paint	ND
<b>Composite Non-Asbestos Fibrous Content:</b>	45% Glass Fibers
<b>Sample Composite Homogeneity:</b>	Good

The results relate only to the items tested. Interpretation is left to the company and/or persons who conducted the field work. The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government.

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Community Center Emergency

Exit route

You are here

X PCC-1A-04

Room B

X PCC-1A-01

Room A

PCC-1A-03

PCC-1A-04

2'x4' CULVERT TRUSS

Fire Extinguisher = X (Same as X Location)

PCC-1A-05

PCC-1A-02

PCC-1A-03

PCC-1A-04

PCC-1A-05

PCC-1A-06

PCC-1A-07

PCC-1A-08

PCC-1A-09

PCC-1A-10

PCC-1A-11

PCC-1A-12

PCC-1A-13

PCC-1A-14

PCC-1A-15

PCC-1A-16

PCC-1A-17

PCC-1A-18

PCC-1A-19

PCC-1A-20

PCC-1A-21

PCC-1A-22

PCC-1A-23

PCC-1A-24

PCC-1A-25

PCC-1A-26

PCC-1A-27

PCC-1A-28

PCC-1A-29

PCC-1A-30

PCC-1A-31

PCC-1A-32

PCC-1A-33

PCC-1A-34

PCC-1A-35

PCC-1A-36

PCC-1A-37

PCC-1A-38

PCC-1A-39

PCC-1A-40

PCC-1A-41

PCC-1A-42

PCC-1A-43

PCC-1A-44

PCC-1A-45

PCC-1A-46

PCC-1A-47

PCC-1A-48

PCC-1A-49

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PCC-1A-113

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PCC-1A-115

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PCC-1A-196

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PCC-1A-198

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PCC-1A-200

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PCC-1A-207

PCC-1A-208

PCC-1A-209

PCC-1A-210

PCC-1A-211

PCC-1A-212

PCC-1A-213

PCC-1A-214

PCC-1A-215

PCC-1A-216

PCC-1A-217

PCC-1A-218

PCC-1A-219

PCC-1A-220

PCC-1A-221

PCC-1A-222

PCC-1A-223

PCC-1A-224

PCC-1A-225

PCC-1A-226

PCC-1A-227

PCC-1A-228

PCC-1A-229

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PCC-1A-234

PCC-1A-235

PCC-1A-236

PCC-1A-237

PCC-1A-238

PCC-1A-239

PCC-1A-240

PCC-1A-241

PCC-1A-242

PCC-1A-243

PCC-1A-244

PCC-1A-245

PCC-1A-246

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***Appendix D***  
*Energy Audit*



## Valley Electric Association, Inc.

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January 24, 2011

Bill Kohbarger, Town Manager  
Town of Pahrump  
2101 E. Calvada Blvd.  
Suite 100  
Pahrump, Nevada 89048

Dear Mr. Kohbarger:

Re: Energy Audit Performed January 20, 2011  
400 N. Hwy 160 – Bob Ruud Community Center – Town of Pahrump

The recent energy audit completed for this building indicated there are several areas of concern. Specifically, one is the overall state of the building and the cost of upgrading this structure versus construction of a new energy-efficient facility.

We were unable to access part of the building due to issues with mold and therefore this audit is based on the sections of the building we inspected.

This facility is older and will require a tremendous amount of work to make it energy efficient. Some of the recommended improvements for the existing facility are:

- Increase attic insulation to minimum of R-38 from the existing R-19, however, this may be limited due to the flat roof
- Install insulation in the raised crawl space in the part of the building with the raised floor
- Replace existing single pane windows with energy efficient windows
- Wall insulation is non-existent in the block part of the building and may be costly to install
- Weather-strip and caulk (windows, doors and any penetrations)
- HVAC air filters were found to be dirty and need to be replaced or cleaned monthly
- 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 need of repair
- Replace existing inefficient water heater with a more efficient water heater and a timer

The building itself is constructed mainly of block and is not well insulated. Retrofit insulation can be accomplished by adding rigid foam on the exterior and then refinishing the outside of the



## Valley Electric Association, Inc.

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building. Another option may be to frame the inside of the building and install retrofit insulation. Both of these options may be very difficult and costly.

The HVAC system, according to Town of Pahrump staff, is old and needs work. Older units are not energy efficient and would need to be replaced.

The windows are single pane; installing new windows would make a difference in comfort and energy usage. There are very efficient windows available. Below is a website that will provide information about energy efficient windows.

<http://www.efficientwindows.org/index.cfm>

Upgrading lighting will improve the quality and efficiency, as will proper maintenance.

If you have any questions please contact me at (775) 727-2130.

Sincerely,

A handwritten signature in black ink that reads "Randy Nolan". The signature is written in a cursive, flowing style.

Randy Nolan, Energy Auditor  
Valley Electric Association



**Valley Electric  
Association, Inc.**

*Commercial Audit Checklist – 400 N. Hwy 160  
Bob Ruud Community Center – Town of Pahrump  
Audit Completed January 20, 2011*

**1. Lighting Systems**

- ✓ If using T-12 fluorescent lighting with magnetic ballasts, change to T-8 or T-5 lamps with electronic ballasts
- ✓ If exit signs are not LED then replace existing signs with LED or electroluminescent signs
- ✓ Use task lighting in work stations such as the kitchen area, then de-lamp or lower lumen output if possible
- ✓ If feasible lower height of light fixtures then de-lamp or reduce lumen output
- ✓ Use LEDs for low-light level applications e.g. parking lot lighting, outdoor facade

**2. Lighting Controls**

- ✓ Implement schedule controls and timers
- ✓ Install occupancy sensors to control lighting in frequently unoccupied areas, e.g. bathrooms
- ✓ Use daylight control (photo-sensors) where ample daylight is available
- ✓ Install time clocks or photoelectric cells to control exterior lighting and some interior lighting

**3. Lighting Maintenance**

- ✓ Implement a group re-lamping schedule at the recommended percentage of rated life by the manufacturer
- ✓ Replace flickering, dim and burned-out lamps
- ✓ Clean diffusers, lenses and lamps every 6-12 months for improved lumen output
- ✓ Check workability of controls, tune occupancy sensors and photo-sensors for daylight controls
- ✓ Trim trees away from outdoor lighting to allow maximum illumination and prevent shadows
- ✓ Use white or light interior paints and wall coverings to maximize light levels with existing light systems
- ✓ Most fixtures and lamps have warranties – follow up on ballast and lamp warranties
- ✓ Group re-lamp

The lighting system is an important part of a comfortable safe environment. Scheduled lighting maintenance such as group re-lamping, inspection of controls and cleaning of the fixtures lenses

can reduce efficiency losses. Measure existing light levels to ensure proper luminance levels are provided for the tasks being performed in the space being used. Don't forget to change the exterior lighting schedules throughout the year according to the season.

When you systematically replace lamps at pre-determined intervals (group re-lamping) instead of as they burn out (spot re-lamping), substantial savings may be achieved. The optimal time for group re-lamping usually works out to 70% to 80% of rated lamp life. This also ensures light levels stay adequately maintained because lamps are replaced before their light output has fully depreciated and color shift over lamp life is virtually eliminated.

#### **4. HVAC**

- ✓ Install fans or other re-circulating systems to create air movement when temperature stratification is undesirable
- ✓ Pre-cool the air entering condensers
- ✓ Add economizers to help reduce air conditioning costs by bringing outside air as a means of cooling the indoor space
- ✓ Use energy management systems to control equipment
- ✓ Install time clocks or setback-programmable T-stats to minimize the run-time of equipment
- ✓ Install locking covers on T-Stats to prevent unnecessary setting adjustments
- ✓ Check air filters monthly, and clean or change as needed
- ✓ Check air intake screens monthly and keep them as airtight as possible
- ✓ If belt driven check V-belts and fan belts monthly for frays, cracks, and nicks, replace as necessary and keep tight
- ✓ Lubricate rotary equipment
- ✓ Clean heating and cooling coils annually or as needed
- ✓ Clean condensate drains annually or as needed
- ✓ Check/add proper levels of refrigerant charge annually
- ✓ Check heat recovery devices monthly for proper operation
- ✓ Repair insulation and seal ducts
- ✓ Check and clean vacuum blower compartments annually or as needed
- ✓ Check cooling and heating systems before each cooling/heating seasons begins
- ✓ Install Carbon Monoxide monitors whenever a propane/natural gas heater is used

There are three older heat pumps on part of the building that are used for cooling only, but we are unsure of the Seasonal Energy Efficiency Ratio (SEER) of these units and could not determine their efficiency. There are also two additional heat pumps on the building that are older and we were unable to determine the Seasonal Energy Efficiency Ratio (SEER) or the Heating Seasonal Performance Factor (HSPF) for heating. As these are older units we recommend replacing these units with high-efficiency heating/air conditioning equipment that meets Energy Star guidelines. Also in use is a 20+ year old propane furnace that is not efficient.

Installation of heat recovery ventilator (HRV) can help save energy by reducing the heating requirements. These units reclaim energy from exhaust airflows by use of a heat exchanger.

## **5. Building Envelope Retrofits**

- ✓ Resurface roof with a cool-roof color or material
- ✓ Maximize natural lighting by adding skylights; then use daylight controls to reduce lighting illumination
- ✓ Add insulation where appropriate – Attic insulation is approximately R-19 in some parts of the building with some bare spots due to the mold investigation. We recommend R-38 as a minimum.
- ✓ Add radiant barriers when re-sheathing
- ✓ Install weather-stripping around exterior doors, operable windows and around openings to unconditioned spaces
- ✓ Add reflective film to glazing (windows, skylights, etc.)
- ✓ Construct exterior shading
- ✓ Install white, reflective interior blinds

Reducing air infiltration through the building envelope will make the building more comfortable and energy efficient. Air infiltration occurs through many places, windows, doors, walls and the roof. Caulking and weather-stripping are a good start and increasing the insulation levels in the attic will reduce heat loss in the winter and heat gain in the summer.

There are metal and glass entry doors on the building. All of them need to be weather-stripped. Any door that you can see daylight around the edges should be weather-stripped.

Also, some of the windows are single paned clear and will not meet the minimum standards for energy efficient windows and should be replaced.

The areas we were able to access had R-19 with the bare spots mentioned previously in the attic areas. We recommend minimum R-38 for the attic. The walls in this building are primarily block and not well insulated.

## **6. Other Equipment**

- ✓ Purchase “E-Star” labeled products, which are efficient & can switch to a power saving mode when not in use
- ✓ Apply occupancy sensor controls to plug loads including computer monitors, task lighting, and vending machines
- ✓ Service water heater per manufacturer’s recommendations

The quickest and easiest way to implement load reduction is to make certain that equipment is turned off when it is not in use. The ENERGY STAR Management Program provides free software that can automatically place active monitors and computers into a low-power sleep mode through a local network. The link to this website is shown below.

[http://www.energystar.gov/index.cfm?c=power\\_mgt.pr\\_power\\_management](http://www.energystar.gov/index.cfm?c=power_mgt.pr_power_management)

## **7. Load Management Strategies**

- ✓ Turn off or dim lighting at exterior glazing or under skylights
- ✓ Turn off non-essential and decorative lighting, especially in unoccupied areas
- ✓ Color-code or mark light switches and circuit breakers that can be turned off when not needed
- ✓ Raise temperature set points
- ✓ Use load controller to prevent simultaneous operation of machine equipment
- ✓ During winter, open shades and blinds on sunny days to warm building naturally, close them at night
- ✓ Use a crew janitorial strategy to minimize power demand due to cleaning and/or schedule cleaning during the day

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**Appendix E**  
Plan and Design Bid

REQUESTED BY: NYE COUNTY COMMISSIONERS  
BUSTER SCHOLL, CAA, CALVADA EYE PROJECT DIRECTOR  
NC 09-026, Revision 1

## NEVADA GEO-TECH, INC.,

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P.O. BOX 6780  
5170 MANSE ROAD  
PAHRUMP, NV 89061  
Phone: (775) 751-5222 Fax: (775) 751-1663  
e-mail: mike@nvgeotechinc.com

**Bid Date: May 26, 2009**

Charles Abbott Associates, Inc.  
1210 East Basin Avenue, Suite 1, Pahrump, Nevada 89060  
Bill Browning, Project Manager, Calvada Eye Project, Town Center  
Attention: Buster Scholl, CBO  
Voice: 775.751.3773  
Cell: 702.209.3817  
Fax: 775.751.3778

**Client:** Commissioners, Nye County, Nevada

**Site:** Calvada Eye, 2151 East Calavda Boulevard North, Pahrump, Nevada 89048

**Project:** Professional Services for Site Construction, Town Center, County Government Administrative Building, Single Story Structure, Modular Design

**Subject:** Bid Proposal 09-026-R1 for Professional Services recsinds Bid Proposal 09-026 dated May 15, 2009 Compliance with Nye County Department of Planning, Public Works and Building and Safety. Professional Services Submissions

**Reference:** Administrative Facility Planning Plans and Design Submission  
International Building, Fire, Plumbing Code 2006. (IBC 2006)  
International Code Council. (ICC 2009)  
American Society of Testing Materials (ASTM)  
Asphalt Institute, Manual Series No. 1, Thickness Design  
Nye County: Construction Code 15.16.17.XXX  
Guidelines for Design and Review of Engineering Submissions, Feb 2005.

**Site use:** County Government Administrative Building

**Location:** APN: 42-071-03; 2151 East Calavda Boulevard North, Pahrump, Nevada 89048

**Acreege:** Approximate: ± 2.71 acres with ingress – egress roadways  
Total Project Acreege: ±29.0 Acres

**REQUESTED BY: NYE COUNTY COMMISSIONERS  
BUSTER SCHOLL, CAA, CALVADA EYE PROJECT DIRECTOR  
NC 09-026, Revision 1**

**1.0 PROJECT BID: PROFESSIONAL SERVICES, Revision 1, May 26, 2009**

**1.1 PURPOSE AND SCOPE OF THE WORK.**

Nevada Geo-Tech, Inc., will provide Professional Services for Preliminary Plans and Design of the subject project. Subsurface exploration, collection of representative samples, laboratory testing, characterization of native on-site soils, and geologic research pertinent APN: 42-071-03 has been completed and the report published. In accordance with the results of the exploration and laboratory testing, Plans and Design recommendations for the proposed development of the site, is within the scope of this bid proposal

**1.2 SITE CONDITIONS**

APN: 42-071-03, An area of recent demolition, (2) Private use wildlife Ponds  
APN: 42-071-06, An area, not investigated, vacant land for future development.

**1.3 PROJECT COORDINATION**

- First meeting (within 5 work-days after receipt of signed acceptance and Nye County Purchase Order Number): we will have a pre-design meeting with the Project Management and Nye County Regional Planning / Public Works.
- Second meeting (15-20 working days): we will have a 65% completion meeting with the Project Mangement
- Third meeting: we will have a pre-construction meeting with the contractor(s) when Permits are obtained.

**1.4** Nevada Geo-Tech, Inc., shall be perform its work under this agreement consistent with the standards of care and skill ordinarily exercised by similar professionals in this vicinity.

**1.5** The Client shall be responsible for timely presentation of all necessary information to allow Nevada Geo-Tech, Inc., to perform its scope of work and services, and ensuring that Nevada Geo-Tech, Inc., shall have timely access to any information in a form acceptable to Nevada Geo-Tech, Inc., i.e., Auto-Cad electronic media.

**1.6** *The (2.4) Architectural Services include design of project floor plan for use by a Modular Vendor. It is understood that the architectural design floorplan, presented May 26, 2009 is the property of the Nye County Commissioners for any use they deem appropriate.*

**2.0 BID COST OF THE WORK. \$ 45,000.00**

**2.1 Preliminary Professional Services**

**2.2 BID PROPOSAL; Civil Engineering**  
Engineer responsible for the work, QA/QC, Lynn Affleck, P.E.

**2.3.a. Work Plan, Phase I, Plans and Design Professional Services Submissions**  
Nye County Planning Department and Public Works

- 2.3.b On-Site**
- Task 1. Site Plan,
  - Task 2. Site Grading Plan
  - Task 3. Onsite Site Drainage Plan.
  - Task 3. Site Landscaping Plan
  - Task 4. Site Lighting and Signage Plan
  - Task 5. On-site Parking Plan with ADA (parking and ramp)  
Average Daily Trips,
  - Task 6. Roadway Design as-Build Plan
  - Task 7. Engineer Cost Estimate Work Sheet.
- Total On-site Civil Engineering: \$ 26,000.00

**2.3.c. Total Off-Site Engineer Traffic Study 8,000.00**

**2.3.d. Total Bid, Civil Engineering Professional Services \$ 34,000.00**

**2.3.e. Availability: Design completion for entire project 5-6 weeks.**

**2.4. BID PROPOSAL; Architectural Services**

(1) 11,000 ft<sup>2</sup> Modular Administrative Building, Consulting Architech responsible, Joe Goode, NCARB

**2.4.a. Preliminary Floor Plan and Design with changes \$ 11,000.00**

**2.4.d. Total Bid, Architectural Services \$ 11,000.00**

Availability: Design completion for entire project 2.5 weeks.

**2.5 Total Professional Services Bid, \$ 45,000.00**

**2.5.1. Availability: Civil Submission 7-8 weeks.**

**3.0 AVAILABILITY:**

Nevada Geo-Tech, Inc., will provide Plans and Design for final review and submission to Nye County Planning, Public Works and Building and Safety., 6-7 weeks after receipt of notice to proceed with the work.

**4.0 TERMS OF PAYMENT:**

Net Due at time of receipt of Notice, "Notice to proceed with the work". Receipt of funds is expected within the Nye County normal accounting cycle.

Retention of Funds is not authorized for Professional Services.

**5.0 EXCEPTIONS AND LIMITATIONS:**

**5.1 Supplemental change order may be considered in writing.**

**REQUESTED BY: NYE COUNTY COMMISSIONERS  
BUSTER SCHOLL, CAA, CALVADA EYE PROJECT DIRECTOR  
NC 09-026, Revision 1**

- 5.2 Nye County P.O. Number must be published before start of work.
- 5.3 Nye County will responsible for procurring and payment of the following;
  - 5.3.a. All Local, County, State and Federal; Fees, Impact Fees, County Plans Review, Application Fees, Inspection fees, and all other related costs.
  - 5.3.b. All Nye County, Agency Costs including Pahrump Planning Department, Public Works fees/permits and cost of reviews.
  - 5.3.c. All State of Nevada, review fees, application fees or other fees.
  - 5.3.d. Plans and Design, Roadway and Utility Infrastructure are not part of this Bid, pending review of Local Utility and County records. The project manager will be responsible for coordination with local utilities. Nevada Geo-Tech, Inc., will be bid this item by separate proposal.
  - 5.3.e. The project Manager is responsible for waiver's approved by Nye County for; off-site Stormwater Diversion Study, Roadway R-Value Testing and Designs or studies. Nevada Geo-Tech, Inc., will be bid these items by separate bid proposal.
  - 5.3.f. A "PRINCIPAL REPRESENTATIVE" OF Charles Abbott Associates, Inc. must sign approval of each plans prior to submission to Nye County for review and approval.
  - 5.3.g. This proposal does not include reimbursable expenses, which consist of (but not limited to) additional plotting, blueprinting duplication, beyond the previously described scope of work. The Client will be provided three (3) sets of wet stamped plans and calculations of the final project. Any additional prints will be provided at cost plus 50%.  
Any additional work beyond this scope will be charged at ordinary published rates.
  
- 6.0 Other Services Available; Nevada Geo-Tech, Inc., will be bid selected items with separate proposal.
- 6.1 General Construction;
  - 6.1 Special Inspections.  
All Special Inspections: ICC Special Inspections. ACI Special Inspections, Asphalt Institue Design and Testing. ASTM Field and Laboratory Testing
- 6.2 State of Nevada Licensed General Contractor;
  - 6.2.a. General Class A-12, Road-way grading and Utility trenching.
  - 6.2.b. General Class B-2 Residential-Commercial Building Contractor.
  - 6.2.c. C-27 Commercial – NAC 445A On-site Sewage Disposal System Contractor. Package Plant System
- 6.3 Plan, Design, Sales and Installation of "HELICAL PIER" foundation systems.  
Heavy remediation or new construction.
- 6.4 Other or additional geotechnical testing and Site Investigations  
(NCC 15.16. d.(d.) Field Evaluations) by unit cost. R-Value, Roadway Design and Testing by frequency. Special Inspections cost by separate bid with Nye County Purchase Order.  
Staff Engineer Material Testing and Special Inspections.

**7.0 CLOSURE**

Thank you for the opportunity to present the Professional Services criteria for this project.  
For questions please contact Michael Sullivan at 775.751.5222.

**THIS BID MAY BE ACCEPTED FOR 30 DAYS FROM THE DATE OF THIS PROPOSAL, MAY 26, 2009.**

**RESPECTFULLY SUBMITTED,**

**OFFER,**

/s/ Electronic Signature  
**MICHAEL J. SULLIVAN**  
President, CEO

**ACCEPTANCE,**

/s/ \_\_\_\_\_  
Signature

Title: \_\_\_\_\_

NYE COUNTY P.O.# \_\_\_\_\_

**DATE:** \_\_\_\_\_

**pa/mjs**

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**Appendix F**

*Budgetary Estimate for Different Construction Types*

## NYE COUNTY AGENDA INFORMATION FORM

Action   
  Presentation   
  Presentation & Action

<b>Department:</b> County Manager		<b>Agenda Date:</b>	
<b>Category:</b> Regular Agenda Item		July 7, 2009	
<b>Contact:</b> Rick Osborne		<b>Phone:</b>	<b>Continued from meeting of:</b>
<b>Return to:</b>		<b>Location:</b>	<b>Phone:</b>
<p><b>Action requested:</b> (Include what, with whom, when, where, why, how much (\$) and terms)</p> <p>Discussion, deliberation and possible decision to determine the type of construction for the County Administrative Building at the Calvada Eye.</p>			
<p><b>Complete description of requested action:</b> (Include, if applicable, background, impact, long-term commitment, existing county policy, future goals, obtained by competitive bid, accountability measures)</p> <p>Charles Abbott Associates, Inc. conducted an informal budgetary estimate for three types of construction: steel, modular, and stick built.</p>			
<p>Any information provided after the agenda is published or during the meeting of the Commissioners will require you to provide 20 copies: one for each Commissioner, one for the Clerk, one for the District Attorney, one for the Public and two for the County Manager. Contracts or documents requiring signature must be submitted with three original copies.</p>			
<p><b>Expenditure Impact by FY(s):</b> (Provide detail on Financial Form)</p> <p style="text-align: right;"><input type="checkbox"/> No financial impact</p>			

**Routing & Approval (Sign & Date)**

1. Dept	Date	6.	Date
2.	Date	7. HR	Date
3.	Date	8. Legal	Date
4.	Date	9. Finance	Date
5.	Date	10. County Manager	Date

Place on Agenda

**Item #:** 20c

## AGENDA FINANCIAL FORM

Agenda Item No.: \_\_\_\_\_

1. Department Name: \_\_\_\_\_

2. Financial Contact Person: Pam Webster Direct Phone 751-7075

3. Personnel Contact Person \_\_\_\_\_ Direct Phone \_\_\_\_\_

4. Was the Budget Director consulted during the completion of this form (Y or N)? \_\_\_\_\_

5. Does this item require a budget adjustment to be made (Y or N)? \_\_\_\_\_

6. Account Number Data: (Complete for all revenue and expenditure lines and for all fiscal years that are impacted. Budgeted: Y=Yes, N=No, A=Absorbed in budget (state how under "Comments" section below.)

FY	Budgeted	Fund	Dept #	Function	Object	\$ Amount	
	Y	492					
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

7. Comments:

Completed by: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature

The Project Manager, CAA, solicited budgetary estimates to evaluate types of construction for the Administrative Building at the Calvada Eye. A committee met to review the results of the estimates. The recommendations of the committee are as follows:

**STICK BUILT                      \$98 - \$250 per square foot                      12 months construction duration**

The NRS requirements of a design build structure, would skew the cost to the \$200 per square foot range.

**\*MODULAR BUILDING   \$114 - \$120 per square foot                      6 months construction duration**

**STEEL BUILDING              \$156 - \$325 per square foot                      12 months construction duration**

**\*COMMITTEE RECOMMENDATION**

**Review Committee Members:**

Buster Shool                      Jack Lohman

Bill Browning                      Richard Johnson

Richard Osborne                      Bob Jones

Pam Webster