Report for:

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

Regarding: Project: 09-73100-11; 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)

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

EMLab P&K, LLC  EMLab ID: 738341, Page 1 of 3
### SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

<table>
<thead>
<tr>
<th>Location:</th>
<th>PCC-1A-01: Middle of room B</th>
<th>PCC-1A-02: Hall between restroom</th>
<th>PCC-1A-03: Middle of room A</th>
<th>PCC-1A-04: Main area in front of stage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments (see below)</td>
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<td>None</td>
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<td>Lab ID-Version†</td>
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<td>3268511-1</td>
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<td>27</td>
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</tr>
<tr>
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<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Ascosporites*</td>
<td>2</td>
<td>220</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aureobasidium</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Basidiosporites*</td>
<td>3</td>
<td>330</td>
<td>1</td>
<td>53</td>
</tr>
<tr>
<td>Bipolaris/Drechslera group</td>
<td>3</td>
<td>40</td>
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<tr>
<td>Botrytis</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chaetomium</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cladosporium</td>
<td>2</td>
<td>220</td>
<td>4</td>
<td>210</td>
</tr>
<tr>
<td>Curvularia</td>
<td>1</td>
<td>13</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Epicoccum</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fusarium</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Myrothecium</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nigrospora</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Other brown</td>
<td>5</td>
<td>67</td>
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<td>13</td>
</tr>
<tr>
<td>Other colorless</td>
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<td></td>
<td></td>
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<tr>
<td>Penicillium/Aspergillus types†</td>
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<td>560</td>
<td>18</td>
<td>960</td>
</tr>
<tr>
<td>Pithomyces</td>
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<td></td>
</tr>
<tr>
<td>Rusts*</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Smuts*, Periconia, Myxomycetes*</td>
<td>7</td>
<td>93</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stachybotrys</td>
<td>1</td>
<td>13</td>
<td>3</td>
<td>40</td>
</tr>
<tr>
<td>Stemphyllum</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Torula</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ulocladium</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zygomyceses</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Background debris (1-4+)††</td>
<td>4+</td>
<td>2+</td>
<td>2+</td>
<td>2+</td>
</tr>
<tr>
<td>Sample volume (liters)</td>
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<td>75</td>
<td>75</td>
<td>75</td>
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<tr>
<td><strong>TOTAL SPORES/m3</strong></td>
<td><strong>1,600</strong></td>
<td><strong>1,300</strong></td>
<td><strong>160</strong></td>
<td><strong>160</strong></td>
</tr>
</tbody>
</table>

### 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 "mustroom" 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 then 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.
### Spore Trap Report: Non-Viable Methodology

<table>
<thead>
<tr>
<th>Location:</th>
<th>PCC-OA-05: Outdoors in front of bldg</th>
<th>PCC-OA-06: Outdoors in back of bldg</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments (see below)</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Lab ID-Version‡</td>
<td>3268514-1</td>
<td>3268515-1</td>
</tr>
<tr>
<td>Alternaria</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arthrinium</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ascosporas*</td>
<td>5</td>
<td>3</td>
</tr>
<tr>
<td>Aureobasidium</td>
<td>270</td>
<td>160</td>
</tr>
<tr>
<td>Basidiosporas*</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Bipolaris/Drechslera group</td>
<td>210</td>
<td>160</td>
</tr>
<tr>
<td>Botrytis</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chaetomium</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cladosporium</td>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>Curvularia</td>
<td>110</td>
<td>210</td>
</tr>
<tr>
<td>Epicoccum</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fusarium</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Myrothecium</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nigrospora</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other brown</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other colorless</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Penicillium/Aspergillus types‡</td>
<td>5</td>
<td>9</td>
</tr>
<tr>
<td>Pithomyces</td>
<td>270</td>
<td>480</td>
</tr>
<tr>
<td>Rusts*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Smuts*, Periconia, Myxomycetes*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stachybotrys</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stemphyllum</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Torula</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ulocladium</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zygomycetes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Background debris (1-4+)††</td>
<td>3+</td>
<td>3+</td>
</tr>
<tr>
<td>Sample volume (liters)</td>
<td>75</td>
<td>75</td>
</tr>
</tbody>
</table>

**§ TOTAL SPORES/m3**

- PCC-OA-05: 850
- PCC-OA-06: 1,000

**Comments:**

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample.

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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

Comments:

Note: Graphical output may understate the importance of certain "marker" genera.
EMLab P&K, LLC
SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Comments:

Note: Graphical output may understate the importance of certain "marker" genera.
## MoldRANGE™: Extended Outdoor Comparison

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

<table>
<thead>
<tr>
<th>Fungi Identified</th>
<th>Outdoor data</th>
<th>Typical Outdoor Data by Date†</th>
<th>Typical Outdoor Data by Location‡</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Month: December</td>
<td>State: NV</td>
</tr>
<tr>
<td></td>
<td></td>
<td>spores/m³</td>
<td>low</td>
</tr>
<tr>
<td>Generally able to grow indoors*</td>
<td></td>
<td></td>
<td>-</td>
</tr>
<tr>
<td>Alternaria</td>
<td></td>
<td></td>
<td>7</td>
</tr>
<tr>
<td>Bipolaris/Drechslera group</td>
<td></td>
<td></td>
<td>7</td>
</tr>
<tr>
<td>Chaetomium</td>
<td></td>
<td></td>
<td>7</td>
</tr>
<tr>
<td>Cladosporium</td>
<td>110</td>
<td>20</td>
<td>290</td>
</tr>
<tr>
<td>Curvularia</td>
<td></td>
<td></td>
<td>7</td>
</tr>
<tr>
<td>Nigrospora</td>
<td></td>
<td></td>
<td>7</td>
</tr>
<tr>
<td>Penicillium/Aspergillus types</td>
<td>270</td>
<td>13</td>
<td>160</td>
</tr>
<tr>
<td>Stachybotrys</td>
<td></td>
<td></td>
<td>7</td>
</tr>
<tr>
<td>Torula</td>
<td></td>
<td></td>
<td>7</td>
</tr>
<tr>
<td>Seldom found growing indoors**</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ascosporals</td>
<td>270</td>
<td>13</td>
<td>110</td>
</tr>
<tr>
<td>Basidiomycetes</td>
<td>210</td>
<td>13</td>
<td>270</td>
</tr>
<tr>
<td>Rusts</td>
<td></td>
<td></td>
<td>7</td>
</tr>
<tr>
<td>Smuts, Periconia, Myxomycetes</td>
<td></td>
<td></td>
<td>7</td>
</tr>
</tbody>
</table>

$\text{\$ TOTAL SPORES/m³}$ 850

† 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 basidiomycete on an indoor 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.
**MoldRANGE™: Extended Outdoor Comparison**

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

<table>
<thead>
<tr>
<th>Fungi Identified</th>
<th>Outdoor data</th>
<th>Typical Outdoor Data by Date†</th>
<th>Typical Outdoor Data by Location‡</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Spores/m³</td>
<td>low</td>
<td>med</td>
</tr>
<tr>
<td>Generally able to grow indoors*</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alternaria</td>
<td>-</td>
<td>7</td>
<td>17</td>
</tr>
<tr>
<td>Bipolaris/Drechslera group</td>
<td>-</td>
<td>7</td>
<td>13</td>
</tr>
<tr>
<td>Chaetomium</td>
<td>-</td>
<td>7</td>
<td>13</td>
</tr>
<tr>
<td>Cladosporium</td>
<td>210</td>
<td>20</td>
<td>290</td>
</tr>
<tr>
<td>Curvularia</td>
<td>-</td>
<td>7</td>
<td>27</td>
</tr>
<tr>
<td>Nigrospora</td>
<td>-</td>
<td>7</td>
<td>13</td>
</tr>
<tr>
<td>Penicillium/Aspergillus types</td>
<td>480</td>
<td>13</td>
<td>160</td>
</tr>
<tr>
<td>Stachybotrys</td>
<td>-</td>
<td>7</td>
<td>13</td>
</tr>
<tr>
<td>Torula</td>
<td>-</td>
<td>7</td>
<td>13</td>
</tr>
<tr>
<td>Seldom found growing indoors**</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ascosporose</td>
<td>160</td>
<td>13</td>
<td>110</td>
</tr>
<tr>
<td>Basidiomycetes</td>
<td>160</td>
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<td>270</td>
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<tr>
<td>Rusts</td>
<td>-</td>
<td>7</td>
<td>13</td>
</tr>
<tr>
<td>Smuts, Periconia, Myxomycetes</td>
<td>-</td>
<td>7</td>
<td>27</td>
</tr>
</tbody>
</table>

§ TOTAL SPORES/m³: 1,000

† 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.

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Las Vegas, NV 89119-4429

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) (1130005)

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

<table>
<thead>
<tr>
<th>Background Debris and/or Description</th>
<th>Miscellaneous Spores Present*</th>
<th>MOLD GROWTH: Molds seen with underlying mycelial and/or sporulating structures†</th>
<th>Other Comments††</th>
<th>General Impression</th>
</tr>
</thead>
</table>
| Lab ID-Version‡: 3268509-1: Tape sample PCC-T-07: Restroom hall behind basecove, under water damaged beam | Moderate | Very few | 4+ *Stachybotrys* species (spores, hyphae, conidiophores)  
2+ Colorless spores typical of *Penicillium/Aspergillus* (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".*
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.
Appendix C
Limited Asbestos Consulting Services Report
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:

<table>
<thead>
<tr>
<th>Sample ID</th>
<th>Sampling Location and Materials Sampled</th>
<th>Laboratory Results</th>
</tr>
</thead>
<tbody>
<tr>
<td>PCCW-01</td>
<td>Wall Across From the Women's Restroom:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Layer 1: White Drywall</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Layer 2: White Joint Compound</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Layer 3: Tape</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Layer 4: White Non-Fibrous Material with Paint</td>
<td>Layer 1: ND</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Layer 2: ND</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Layer 3: ND</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Layer 4: ND</td>
</tr>
<tr>
<td>Sample ID</td>
<td>Sampling Location and Materials Sampled</td>
<td>Lab Results</td>
</tr>
<tr>
<td>-----------</td>
<td>----------------------------------------</td>
<td>-------------</td>
</tr>
<tr>
<td>PWW-02</td>
<td>Wall Across From the Men's Restroom:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Layer 1: White Drywall</td>
<td>Layer 1: ND</td>
</tr>
<tr>
<td></td>
<td>Layer 4: White Non-Fibrous Material with Paint</td>
<td>Layer 2: ND</td>
</tr>
<tr>
<td>PWW-03</td>
<td>Wall Top of the Arch:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Layer 1: White Drywall</td>
<td>Layer 1: ND</td>
</tr>
<tr>
<td></td>
<td>Layer 4: White Non-Fibrous Material with Paint</td>
<td>Layer 2: ND</td>
</tr>
<tr>
<td>PWW-04</td>
<td>Room A:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2'x4' Beige Ceiling Tiles with Paint</td>
<td>ND</td>
</tr>
<tr>
<td>PWW-05</td>
<td>Room B:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2'x4' Beige Ceiling Tiles with Paint</td>
<td>ND</td>
</tr>
<tr>
<td>PWW-06</td>
<td>Room A:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2'x4' Beige Ceiling Tiles with Paint</td>
<td>ND</td>
</tr>
<tr>
<td>PWW-07</td>
<td>Lower Roof Over Room B:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Layer 1: Black Roofing Tar and Felt</td>
<td>Layer 1: ND</td>
</tr>
<tr>
<td></td>
<td>Layer 2: Black Roofing Tar and Felt</td>
<td>Layer 2: ND</td>
</tr>
<tr>
<td></td>
<td>Layer 3: Silver Paint</td>
<td>Layer 3: ND</td>
</tr>
<tr>
<td>PWW-08</td>
<td>Lower Roof Over Room A:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Layer 1: Black Roofing Tar and Felt</td>
<td>Layer 1: ND</td>
</tr>
<tr>
<td></td>
<td>Layer 2: Black Roofing Tar and Felt</td>
<td>Layer 2: ND</td>
</tr>
<tr>
<td></td>
<td>Layer 3: Silver Paint</td>
<td>Layer 3: ND</td>
</tr>
<tr>
<td>PWW-09</td>
<td>Lower Roof Over Room Restroom Hall:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Layer 1: Black Roofing Tar and Felt</td>
<td>Layer 1: ND</td>
</tr>
<tr>
<td></td>
<td>Layer 2: Black Roofing Tar and Felt</td>
<td>Layer 2: ND</td>
</tr>
<tr>
<td></td>
<td>Layer 3: Silver Paint</td>
<td>Layer 3: ND</td>
</tr>
</tbody>
</table>

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

[Signature]

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
# Material Data

## Chain of Custody Form

**Converse Consultants**

**731 Pilot Road Las Vegas, Nevada 89119**

**Converse Inspector:** Steven Havens

**Converse Contact:** Steven Havens

**Converse Phone Number:** (702) 498-1479

**Project Name:** Patrump Community Center

**Project Location:** UN 3911

**Project Number:** 09-73109-11

**Analysis Type:** Asbestos Bulk (PLM)

**Date Sampled:** 12-29-2010

**Sampled Material:**

<table>
<thead>
<tr>
<th>Lab #</th>
<th>Sample #</th>
<th>Material Description</th>
<th>Sample Location</th>
<th>Sample Notes</th>
<th>Asbestos %</th>
</tr>
</thead>
<tbody>
<tr>
<td>PCC-W-01</td>
<td>Dayuna, Dorm Condo</td>
<td>Wall Texture</td>
<td>Residence Hall Access From Women's Restroom</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCC-W-02</td>
<td></td>
<td></td>
<td>Residence Hall Access From Men's Restroom</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCC-W-03</td>
<td></td>
<td></td>
<td>Residence Hall Top Of The Local Area Room</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCC-CT-04</td>
<td></td>
<td>2' x 4' Ceiling Tile</td>
<td>Room B</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCC-CT-05</td>
<td></td>
<td>2' x 4' Ceiling Tile</td>
<td>Room A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCC-CT-06</td>
<td></td>
<td>2' x 4' Ceiling Tile</td>
<td>Room A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCC-RM-01</td>
<td></td>
<td>Roofing Material</td>
<td>Lower Roof Over Room B</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Material

<table>
<thead>
<tr>
<th>Material</th>
<th>Condition</th>
<th>Units</th>
<th>Asbestos %</th>
</tr>
</thead>
<tbody>
<tr>
<td>PPI - Pipe Fitting Insulation</td>
<td>FT - Floor Tile</td>
<td>LT - Linear Foot</td>
<td>Asbestos Asbestos</td>
</tr>
<tr>
<td>PPI - Pipe Part Insulation</td>
<td>FTM - Floor Tile Mastic</td>
<td>WP - Wall Plaster</td>
<td>Asbestos Asbestos</td>
</tr>
<tr>
<td>PEI - Pipe Elbow Insulation</td>
<td>SF - Sheeting Flooring</td>
<td>DP - Drywall</td>
<td>Asbestos Asbestos</td>
</tr>
<tr>
<td>PEI - Pipe Insulation</td>
<td>FWM - Floor Mastic</td>
<td>DP - Drywall</td>
<td>Asbestos Asbestos</td>
</tr>
<tr>
<td>TSI - Thermal System Insulation</td>
<td>CBA - Cove Base &amp; Mastic</td>
<td>SM - Sheathing Material</td>
<td>Asbestos Asbestos</td>
</tr>
<tr>
<td>PP - Fire Proofing</td>
<td>AT - Acoustic Ceiling Tile</td>
<td>H - Insulation Material</td>
<td>Asbestos Asbestos</td>
</tr>
<tr>
<td>DI - Duct Insulation</td>
<td>BA - Spray Acoustic</td>
<td>X - Miscellaneous Material</td>
<td>Asbestos Asbestos</td>
</tr>
<tr>
<td>BI - Boiler Insulation</td>
<td>WT - Wall Texture</td>
<td>N - Equipment</td>
<td>Asbestos Asbestos</td>
</tr>
</tbody>
</table>

- **Condition:**
  - G: Good (No maintenance is required currently) <10%
  - D: Damaged (Some repair needed) 10% - <50%
  - SD: Significantly Damaged (Repair or replace ASAP) 50% - <90%
  - U: Unrepaired (Repair ASAP) >90%

- **Units:**
  - LF: Linear Foot
  - SF: Square Foot
  - CF: Cubic Foot

- **Asbestos %:**
  - A: Asbestos Asbestos
  - C: Ceramic Asbestos
  - Ch: Chrysotile Asbestos
  - RD: Non-Asbestos
  - Assumed ACM: No Samples Taken

**Reinplaced By:** [Signature]

**Date Replaced:** 02/16/2010

**Date of Test:** 02/16/2010

**Date Received:** 02/16/2010

**Date Returned:** 02/16/2010

**Date Signed:** 03/02/2010

**Date of Return:** 03/02/2010
**MATERIAL DATA**
**CHAIN OF CUSTODY FORM**

**Converse Consultants**
731 Pilot Road Las Vegas, Nevada 89119

**Converse Inspectors:**
Steven Havens

**Project Name:**
Pahrump Community Center

**Project Location:**
Unit 3911

**Analysis Type:**
Asbestos Bulk (PLM)

**Email:**
Lvhavens@gmail.com

**Converse Contact:**
Steven Havens

**Converse Phone Number:**
(702) 448-1479

**Date Sampled:**
12-29-2010

**Turnaround Time:** RUSH

**LAB #** | **SAMPLE #** | **MATERIAL DESCRIPTION** | **SAMPLE LOCATION** | **Sample Notes** | **ASBESTOS %**
---|---|---|---|---|---
PCC-Rm.08 | Roofing Material | Lower Roof over Room A |  |  |  |
PCC-Rm.59 | Roofing Material | Lower Roof over the Rec Hall |  |  |  |

**MATERIAL**

- PFI - Pipe Fitting Insulation
- FPI - Pipe Pull Insulation
- PTM - Pipe Tie Material
- RPI - Pipe Riser Insulation
- RTM - Thermal Rama Insulation
- BM - Block Insulation
- AT - Acoustic Ceiling Tile
- SA - Spray Acoustics

**CONDITION**

- G - Good (No maintenance is required currently) <10%
- D - Damaged (Some repair needed)
- SD - Significantly Damaged (Repair or replace ASAP)
- A - Annosite Asbestos
- Ch - Chrysotile Asbestos
- ND - No Asbestos Detected
- Assumed ACH - No Samples Taken

**UNITS**

- LP - Linear Feet
- SF - Square Feet
- CF - Cubic Feet

**Date/Time:**
12/29/2010

**Received By:**
FedEx

**Receiving Date:**
12/30/2010

**Receiving Time:**
09:30 AM

**Receiving Date:**
12/30/2010

**Receiving Time:**
09:30 AM

**Receiving Date:**
12/30/2010

**Receiving Time:**
09:30 AM
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 0126+))

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 MclQ L-IMMD
### ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116

<table>
<thead>
<tr>
<th>Total Samples Submitted:</th>
<th>9</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Samples Analysed:</td>
<td>9</td>
</tr>
<tr>
<td>Total Samples with Layer Asbestos Content &gt; 1%:</td>
<td>0</td>
</tr>
</tbody>
</table>

#### Location: PCC-W-01, Drywall, wall texture, joint compound, restroom, hall across from women's restroom

<table>
<thead>
<tr>
<th>Sample Layers</th>
<th>Asbestos Content</th>
</tr>
</thead>
<tbody>
<tr>
<td>White Drywall</td>
<td>ND</td>
</tr>
<tr>
<td>White Joint Compound</td>
<td>ND</td>
</tr>
<tr>
<td>Tape</td>
<td>ND</td>
</tr>
<tr>
<td>White Non-Fibrous Material with Paint</td>
<td>ND</td>
</tr>
<tr>
<td>Composite Non-Asbestos Fibrous Content:</td>
<td>20% Cellulose, 2% Glass Fibers</td>
</tr>
<tr>
<td>Sample Composite Homogeneity:</td>
<td>Good</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Sample Layers</th>
<th>Asbestos Content</th>
</tr>
</thead>
<tbody>
<tr>
<td>White Drywall</td>
<td>ND</td>
</tr>
<tr>
<td>White Non-Fibrous Material with Paint</td>
<td>ND</td>
</tr>
<tr>
<td>Composite Non-Asbestos Fibrous Content:</td>
<td>2% Glass Fibers</td>
</tr>
<tr>
<td>Sample Composite Homogeneity:</td>
<td>Good</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Sample Layers</th>
<th>Asbestos Content</th>
</tr>
</thead>
<tbody>
<tr>
<td>White Drywall</td>
<td>ND</td>
</tr>
<tr>
<td>White Non-Fibrous Material with Paint</td>
<td>ND</td>
</tr>
<tr>
<td>Composite Non-Asbestos Fibrous Content:</td>
<td>2% Glass Fibers</td>
</tr>
<tr>
<td>Sample Composite Homogeneity:</td>
<td>Good</td>
</tr>
</tbody>
</table>

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, LLC
ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116

**Location: PCC-CT-04, 2'x4' ceiling tile, room B**

<table>
<thead>
<tr>
<th>Sample Layers</th>
<th>Asbestos Content</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beige Ceiling Tile with Paint</td>
<td>ND</td>
</tr>
<tr>
<td><strong>Composite Non-Asbestos Fibrous Content:</strong></td>
<td>45% Cellulose 45% Glass Fibers</td>
</tr>
<tr>
<td><strong>Sample Composite Homogeneity:</strong></td>
<td>Good</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Sample Layers</th>
<th>Asbestos Content</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beige Ceiling Tile with Paint</td>
<td>ND</td>
</tr>
<tr>
<td><strong>Composite Non-Asbestos Fibrous Content:</strong></td>
<td>45% Cellulose 45% Glass Fibers</td>
</tr>
<tr>
<td><strong>Sample Composite Homogeneity:</strong></td>
<td>Good</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Sample Layers</th>
<th>Asbestos Content</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beige Ceiling Tile with Paint</td>
<td>ND</td>
</tr>
<tr>
<td><strong>Composite Non-Asbestos Fibrous Content:</strong></td>
<td>45% Cellulose 45% Glass Fibers</td>
</tr>
<tr>
<td><strong>Sample Composite Homogeneity:</strong></td>
<td>Good</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Sample Layers</th>
<th>Asbestos Content</th>
</tr>
</thead>
<tbody>
<tr>
<td>Black Roofing Tar and Felt</td>
<td>ND</td>
</tr>
<tr>
<td>Black Roofing Tar and Felt</td>
<td>ND</td>
</tr>
<tr>
<td>Silver Paint</td>
<td>ND</td>
</tr>
<tr>
<td><strong>Composite Non-Asbestos Fibrous Content:</strong></td>
<td>45% Glass Fibers</td>
</tr>
<tr>
<td><strong>Sample Composite Homogeneity:</strong></td>
<td>Good</td>
</tr>
</tbody>
</table>

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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

<table>
<thead>
<tr>
<th>Sample Layers</th>
<th>Asbestos Content</th>
</tr>
</thead>
<tbody>
<tr>
<td>Black Roofing Tar and Felt</td>
<td>ND</td>
</tr>
<tr>
<td>Black Roofing Tar and Felt</td>
<td>ND</td>
</tr>
<tr>
<td>Silver Paint</td>
<td>ND</td>
</tr>
<tr>
<td><strong>Composite Non-Asbestos Fibrous Content</strong>: 45% Glass Fibers</td>
<td></td>
</tr>
<tr>
<td><strong>Sample Composite Homogeneity</strong>: Good</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Sample Layers</th>
<th>Asbestos Content</th>
</tr>
</thead>
<tbody>
<tr>
<td>Black Roofing Tar and Felt</td>
<td>ND</td>
</tr>
<tr>
<td>Black Roofing Tar and Felt</td>
<td>ND</td>
</tr>
<tr>
<td>Silver Paint</td>
<td>ND</td>
</tr>
<tr>
<td><strong>Composite Non-Asbestos Fibrous Content</strong>: 45% Glass Fibers</td>
<td></td>
</tr>
<tr>
<td><strong>Sample Composite Homogeneity</strong>: Good</td>
<td></td>
</tr>
</tbody>
</table>

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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‡ 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".
Appendix D
Energy Audit
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
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,

Randy Nolan, Energy Auditor
Valley Electric Association
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/heat 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 airflow 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 pane 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
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.,

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, CEO
Voice: 775.751.3773
Cell: 702.209.3817
Fax: 775.751.3778

Client: Commissioners, Nye County, Nevada
Site: Calvada Eye, 2151 East Calvada 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 rescinds 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
American Society of Testing Materials (ASTM)
Asphalt Institute, Manual Series No 1, Thickness Design
Nye County: Construction Code 15.16.17.XXX
Site use: County Government Administrative Building
Location: APN: 42-071-03; 2151 East Calvada Boulevard North, Pahrump, Nevada 89048
Acres: Approximate: ± 2.71 acres with ingress – egress roadways
Total Project Acreage: ±29.0 Acres
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 Management
- 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.

2.1 Preliminary Professional Services

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

2.3.a. Work Plan, Phase I, Plans and Design Professional Services Submissions
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
   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 ft² Modular Administrative Building, Consulting Architect 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.
BID No: NC 09-026-R1
5.2 Nye County P.O. Number must be published before start of work.
5.3 Nye County will be responsible for procuring 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;
6.2 Special Inspections.
All Special Inspections: ICC Special Inspections. ACI Special Inspections, Asphalt Institute Design and Testing. ASTM Field and Laboratory Testing
6.3 State of Nevada Licensed General Contractor;
6.3.a. General Class A-12, Roadway grading and Utility trenching.
6.3.b. General Class B-2 Residential-Commercial Building Contractor.
6.4 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

BID No: NC 09-026-R1
Appendix F

Budgetary Estimate for Different Construction Types
**NYE COUNTY AGENDA INFORMATION FORM**

**Department:** County Manager  
**Category:** Regular Agenda Item  
**Contact:** Rick Osborne  
**Agenda Date:** July 7, 2009

**Action requested:** (Include what, with whom, when, where, why, how much ($) and terms)

Discussion, deliberation and possible decision to determine the type of construction for the County Administrative Building at the Calvada Eye.

**Complete description of requested action:** (Include, if applicable, background, impact, long-term commitment, existing county policy, future goals, obtained by competitive bid, accountability measures)

Charles Abbott Associates, Inc. conducted an informal budgetary estimate for three types of construction: steel, modular, and stick built.

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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.

**Expenditure Impact by FY(s):** (Provide detail on Financial Form)

- **No financial impact**

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

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**Place on Agenda**: Date

**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.)

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7. Comments:

Completed by: _____________________________ Signature

Date: _____________________________
Nye County Administration Building – Calvada Eye

July 7, 2009

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