

Kansas Department of Health and Environment

Bureau of Environmental Remediation

Brownfields Redevelopment Program



Navarre Community Center Site

Background

The Dickinson County Navarre Lyons Club owns the former elementary school building in Navarre, and had a vision to redevelop the structure into a Community Center. The school building was originally constructed in 1928, with additions added in the mid-1950s.



The north side of the former school during the Phase I BTA.

Investigation and Redevelopment

Due to the potential for asbestos and other environmental concerns, the Lyons Club applied to the Brownfields program in November 2013. The Phase I Brownfields Targeted Assessment (BTA) identified known historical use of grain fumigants at the Navarre Coop site, adjacent to the east and upgradient. A Phase II BTA in February 2014 collected and analyzed soil, groundwater, and indoor air samples. Sample analysis showed no contaminants of concern in soil or indoor air above KDHE risk-based standards; however, groundwater samples identified carbon tetrachloride and nitrate contamination that could be attributed to the Navarre Coop site, which is currently being addressed through KDHE's State Cooperative Program. An asbestos survey identified asbestos-containing materials (ACMs).

On behalf of the project, the North Central Regional Planning Commission received a grant for \$299,998 from the Kansas Small Towns Environment Program through the Kansas Department of Commerce. It is anticipated that \$250,950 will be leveraged through

volunteer work and supplies. The architect for the renovation project is BG Consultants out of Manhattan, Kansas, and the Kansas Rural Water Association (KRWA) is providing construction oversight.

Redevelopment plans include removing the attached wood building to provide more parking space; installing new plumbing, electrical, lighting, flooring, and windows; and making the building accessible for Americans with disabilities. ACMs included external window caulk and glaze, and approximately 100 square feet of floor tile and associated mastic. Through funding provided by the Brownfields Cleanup Assistance Program, these ACMs were properly abated in January 2015. Afterwards, volunteer hours were spent to cover up the window openings after the caulk and glaze was abated. Renovations are planned for 2015.



Volunteers replacing window openings with plywood after the asbestos abatement.

For additional information about the project, visit the KRWA webpage at <http://www.krwa.net/projects/navarre.shtml>.

Benefits

- **An unused school building is renovated to create a much-needed community center.**
- **The project is funded through block grants, and volunteer hours and donations are used to fill funding gaps.**