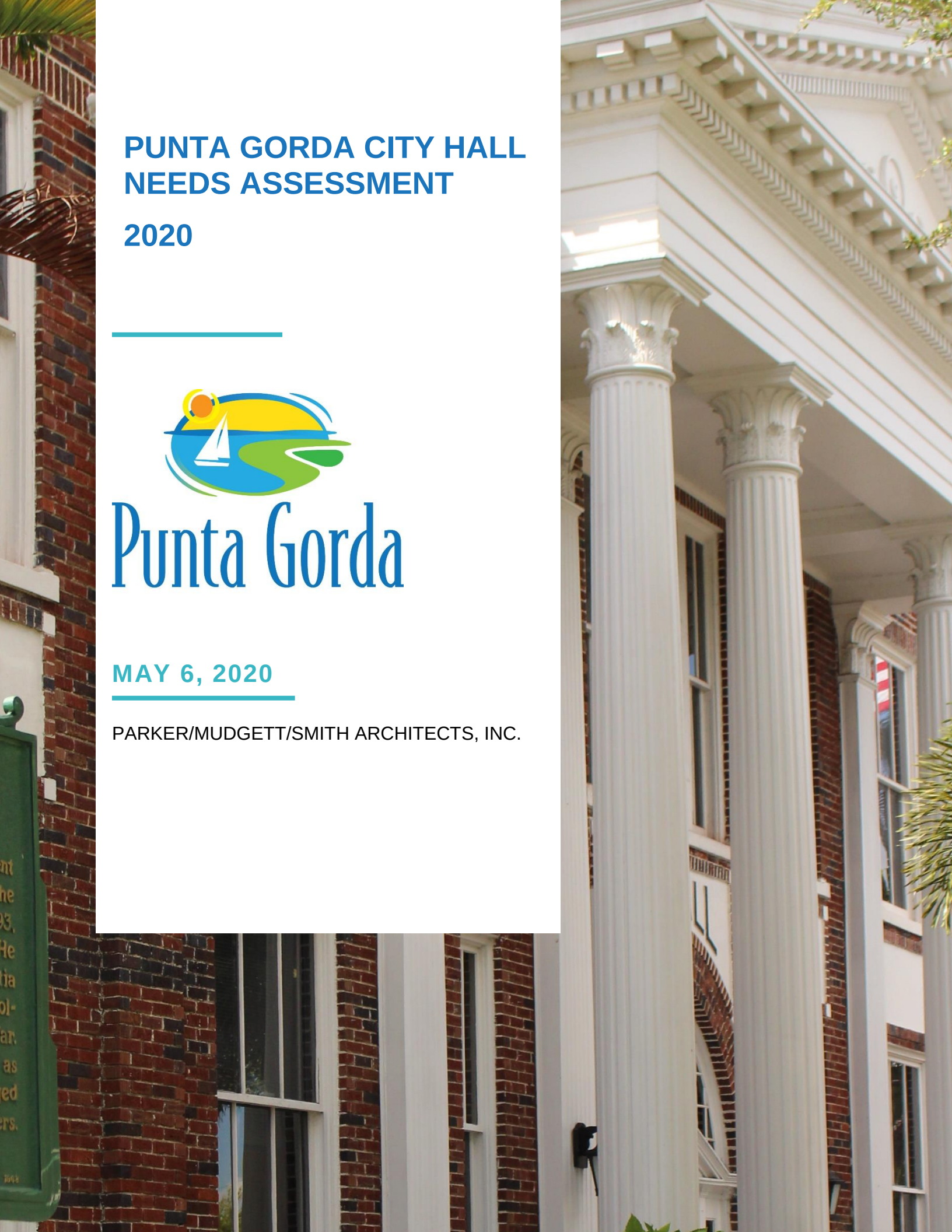
PUNTA GORDA CITY HALL NEEDS ASSESSMENT

2020

Punta Gorda

MAY 6, 2020

PARKER/MUDGETT/SMITH ARCHITECTS, INC.



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Introduction

The Punta Gorda City Hall was built in 1927 and has been in continuous use housing various city functions. It is located at 326 West Marion Avenue which is between Harvey Street and Cross Street [US 41 SB]. The primary building façade faces south. Through the efforts of local volunteer and governmental historic preservationists the building is on the National Register of Historic Places as a contributing structure to the Punta Gorda Residential District.

West Marian Avenue/Main Entrance to Historic City Hall

Historic preservation refers to actively saving and conserving buildings, structures, objects, and certain landscapes having historic significance or value in the built environment. At its fundamental level, historic preservation efforts has proved its value in Fort Myers as well as throughout Florida through obvious economic, social, cultural and environmental performance. Analysis by national and state entities is voluminous and readily available as proof of the positive impacts. The Florida Department of State, Division of Historic Resources (http://www.flheritage.com/preservation/) and the Florida Historical Commission developed an analysis of direct and multiplier effects from investment in historic preservation on an economic level and in a separate study, analyzed the contribution of historic preservation to the quality of life of Floridians.

There are historic preservation laws at the federal, state and local levels. In 1966, the National Historic Preservation Act, as amended, established federal policy for preserving cultural and historic resources. The Act contains several major components:

- It authorized the expansion and maintenance of the National Register of Historic Places (https://www.nps.gov/subjects/nationalregister/index.htm).
- It established a protective review process for federal agencies when licensing, regulating, or funding activities on historic properties found in the National Register.
- It requires federal agencies to locate, inventory, and nominate historic properties to the National Registry, be responsible for them, and to use them to the maximum extent possible.
- It authorized each state to establish a State Historic Preservation Office (SHPO) (https://www.nps.gov/subjects/nationalregister/state-historic-preservation-offices.htm).

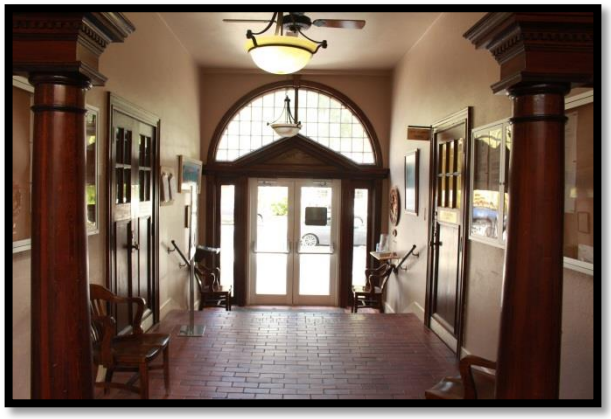
The following is a review of the building's current condition commissioned by the City of Punta Gorda, Florida. It also contains adequacy assessments of the various building components and their suitability for continued use. Items requiring attention in the short term are identified as well as those concerns requiring long term monitoring or maintenance programs. These actions are called out so as to provide a framework enabling the building to continue to function as a living historic landmark.

All work recommended in the previous section is carefully suggested so as to be in compliance with the tenets of historic preservation and the Recommendations of the U.S. Secretary of the Interior (https://www.nps.gov/tps/standards.htm). All components being replaced and/or repainted will maintain the appearance and character of the original building. Some materials will be the modern equivalent of the original, but will replicate the originals in color and texture.

Appendix A - Estimated Probable Costs, contain the short and long term work items. These values are based upon local data and information coupled with data obtained from local subcontractors and compiled by the Construction Manager. They are estimates for planning purposes and are calculated in October 2019 dollars. The appropriate escalation factor should be applied at the time of actual budgeting. These estimated probable costs list the actual materials and labor costs, as well as additional fee related to construction such as general conditions, bonds, contractors' insurance and fees, and a standard contingency. Architectural design and construction contract administration fees are not included in these figures. Firm bids based upon professionally prepared bid documents are required before actual costs may be established.

Executive Summary

Punta Gorda City Hall is a historically significant building and City icon. It is a living, functioning connection to the history and heritage of the City of Punta Gorda. Its value has been formalized by its inclusion as a contributing structure to the Punta Gorda National Register Historic District. In a City that places a high value on its rich history this building is simply worth saving.



Main Entrance Vestibule to Historic City Hall

Comprehensive surveys and analyses were conducted to that end. The surveys included interviews with all sitting City elected officials and department heads. Subjects covered the physical and functional aspects of the historic building, the garage conversion, and the 1978 addition. Concerns and deficiencies were identified. Recommendations addressing these items were established. Probable costs were estimated to address all items. The full detailed reports may be found in the appendices:

Appendix A: Estimate of Probable Cost

Appendix B: ADA Transition Plan Update – City Hall

Appendix C: Crime Prevention Through Environmental Design

Appendix D: Limited Asbestos Survey, Lead-Based Paint Survey, and Mold Assessment Report

Appendix E: Mechanical, Electrical, Plumbing (MEP) Report

Appendix F: Mortar and Portland Cement Plaster Analysis

Major concerns identified include:

1. Integrity of the building envelope:
    a. Moisture and thermal infiltration
    b. Deterioration to the building
2. Inadequacy of the mechanical and plumbing systems:
    a. Direct effect on indoor environmental quality
    b. Possible indirect effects on occupant health
3. Lack of accessibility:
    a. Provision of an accessible civic building
    b. Ensure full compliance with American with Disabilities Act (ADA) Standards

4. Lack of security:
    a. Enhance staff security
    b. Provide safe environment for the public

Survey findings identified specific recommendations addressing the concerns. The recommended action items include:

1. Major repair to the exterior masonry walls of the historic building
2. Replacement of the roof system
3. Replacement of the entire mechanical systems, all plumbing fixtures, and select electrical components
4. Provision of an elevator
5. Addressing of accessibility issues to meet current American with Disability Act (ADA) standards
6. Increase passive and active security measures
7. Reconfiguration of the Clerk's area on the Historic First Floor to increase functionality, safety, security, and efficiency

Appendix A - Estimate of Probable Costs addresses each recommended item identified in the surveys. It also grouped them into six (6) major categories. The estimate was done as a tool for preliminary planning and prioritization. All values cited in Appendix A and within this Executive Summary are in October 2019 dollars and do not include professional design fees, permitting fees, or other general ancillary costs. Values should be updated when an actual project is initiated. The categories and estimates are as follows:

Estimate of Probable Cost

Description	Cost of Work	Cost/SF	% of Total
Short Term Needs	$ 1,475,155	$ 164	45.87%
Long Term Needs	$ 281,569	$ 31	8.76%
Exterior Renovation	$ 943,096	$ 105	29.33%
ADA Upgrades*	$ 131,129	$ 41	4.08%
Tiered Security	$ 334,829	$ 37	10.41%
HVAC Upgrades	$ 50,000	$ 6	1.55%
Sub-Total Construction:	$ 3,215,777	$ 377	100.00%
Architectural Design & Engineering:	$ 482,367	Approximately 15% of Construction Cost	
Total Anticipated Cost:	**$ 3,698,144**		

***Cost does not include the required ADA rehabilitation of the 1978 addition restrooms

In further evaluating these costs it is important to distinguish between those costs associated with rehabilitating the historic 1926 City Hall building and the 1978 Addition which contains the Council Chambers and City Clerk's records area primarily. As seen in the table below approximately 1/3 of the total projected costs are associated with addressing existing deficiencies within the 1978 City Hall Addition.

Cost Consideration – Historic & Non-Historic

Description	Historic	Non- Historic Addition
Short Term Needs	$ 1,086,237	$ 388,918
Long Term Needs	$ 201,146	$ 80,423
Exterior Renovation	$ 769,701	$ 173,395
ADA Upgrades	$ 45,488	$ 85,641
Tiered Security	$ 225,539	$ 109,290
HVAC Upgrades	$ 25,000	$ 25,000
Sub-Total Cost of Work:	$ 2,353,111	$ 862,667
Architectural Design & Engineering:	$ 352,966	$ 129,400
Total Anticipated Cost:	$ 2,706,077	$ 992,067

***Cost does not include the required ADA rehabilitation of the 1978 addition restrooms

The City's ADA transition plan identifies the extensive rehabilitation necessary to make the 1978 addition rest room facilities accessible. Preliminary cost is estimated below.

ADA Rehabilitation of the 1978 Addition Restrooms Cost

Rehabilitation for ADA Compliance	$ 80,000
Civil Design & Construction (Water/Sewer)	$ 30,000
Architectural Design & Engineering	$ 12,000
Total Anticipated Cost:	**$ 122,000**

With this substantial cost in mind it became important to evaluate on a rudimentary level how this rehab cost of the non-historic 1978 addition compared to demolishing said structure and replacing it with a new addition. The table below illustrates this comparison on a total cost basis. At this highly preliminary planning stage the following assumptions are made regarding the costs associated with a new construction addition:

- $250 per square foot new construction cost
- Replacement addition would be approximately the same number of square feet as the current 1978 era addition

Rehabilitation Cost Alternative				
ADA Upgrades (1978 Addition)	$	862,667		N/A
Demolition		N/A	$	93,000
New Construction ($250.00 PSF)		N/A	$	1,100,000
Sub-Total Cost of Work:	$	862,667	$	1,193,000
Architectural Design & Engineering:	$	129,400	$	178,950
Civil Engineering:		N/A	$	40,000
ADA Rehabilitation of the 1978 Addition Restrooms	$	122,000		
Total Anticipated Cost:	**$**	**1,114,067**	**$**	**1,411,950**

Probable Cost Estimate Options				
	Option #1 Rehab Existing Historic Building & 1978 Addition		Option #2 Rehab Existing Historic Building & Construct New Addition	
Historic Cost	$	2,706,077	$	2,706,077
Non-Historic Cost		$ 1,114,067		N/A
New Construction Cost		N/A	$	1,411,950
Total Anticipated Cost:	**$**	**3,820,144**	**$**	**4,118,027**
Cost Difference $:	**$**	**(297,833)**		
Cost Difference %		**< 10%**		

As demonstrated by the tables above, the costs of the two options are comparable being less than ten percent (10%) of each other at this highly preliminary stage of planning cost estimates. However, there are other factors which must be considered including the known issues with capacity and functionality in regards to Council Chambers, associated public rest room facilities, and the second floor City Clerk's records storage. At present Council Chambers sees over normal capacity crowds on a fairly regular basis for City Council meetings and sometime Planning Commission depending on the topic, fully addressing ADA compliance issues with this room will likely further decrease the maximum capacity of this room. Additionally, the need for ADA compliance within the public restrooms which are likely to reduce the capacity of these already overburdened facilities during periods of peak usage. Finally, the current storage area for the official records of the City Clerk is inadequate for modern records

retention practices. This inadequacy is not so much in terms of total square footage as it is in terms of digital records retention practices and necessary paper record storage systems. The current issues with paper records storage is related to the carrying capacity of the existing structural systems. Due to the existing structure, the more dense paper filing and storage systems that are available today cannot be used, reducing the efficiency of the existing space.

All values cited in this section are in October 2019 dollars and professional architectural design and engineering services have been estimated at 15% of the construction cost. Values should be updated when an actual project is initiated.

Overview

The extended building is divided into separate areas for ease of understanding and planning. The defined areas are utilized during the report to organize descriptions of existing conditions, evaluations of the useful life of the various building components, recommendations for repair or modification, and estimates of probable cost.

The separate building areas are defined as listed and as graphically depicted below:

1) Historic: First/Ground Floor (Figure 1)
2) Historic: Second/Upper Floor (Figure 2)
3) Building Areas (Figure 3)
    - Historic: Garage Conversion
    - 1978 Addition: First Floor
    - 1978 Addition: Second Floor
    - 1978 Addition: High Bay/Council Chamber

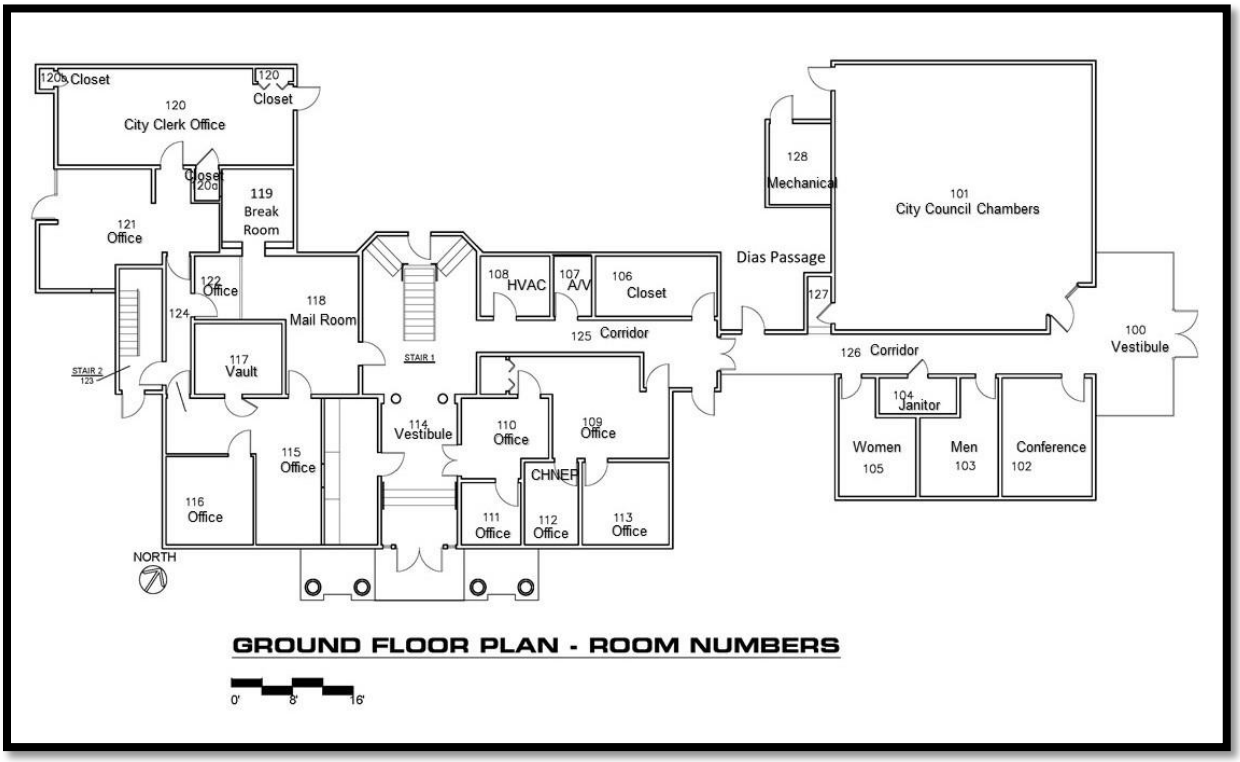


Figure 1 - Historic First/Ground Floor

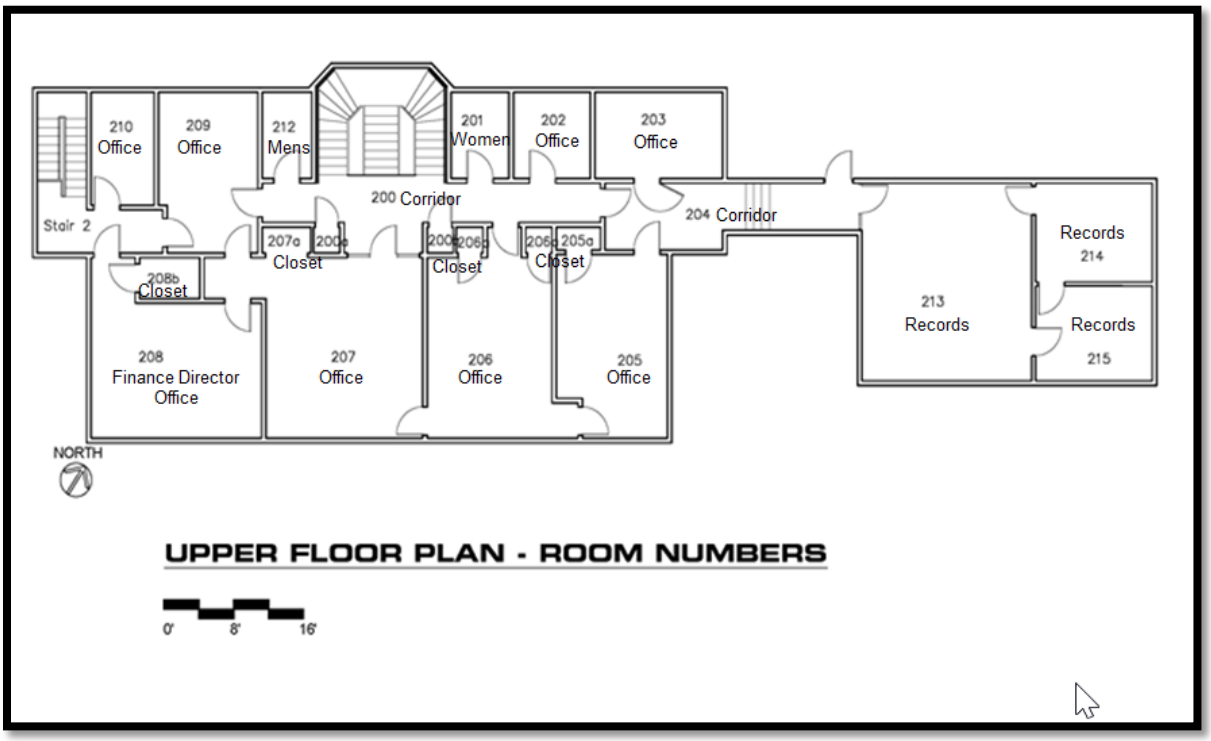


Figure 2 - Second/Upper Floor

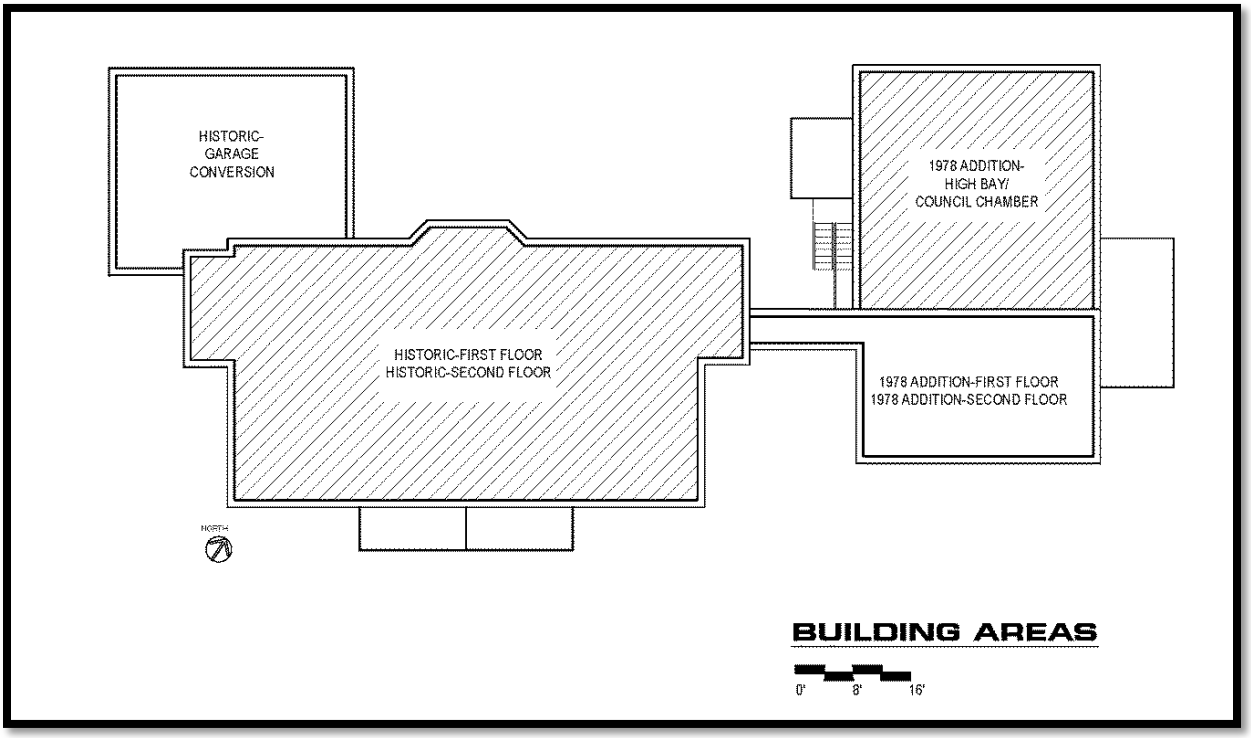


Figure 3 - Building Areas

Major Recommendations

There are five (5) categories that contain recommendations for major work. These areas are:

1) Clerk's Area in the Historic First/Ground Floor

The area currently occupied by the City Clerk (Rooms 115-124) is located within the west portion of the historic first floor, records (Rooms 213-215) occupy portions of the second floor, and the garage conversion. The operations grew around the existing vault whose relocation would be impractical and cost prohibitive. The operation meanders through the area accommodating space for the mail room (Room 118) on the first floor. The west façade of the garage conversion is a storefront system initially intended as an additional public entrance and continues to confuse members of the public despite being generally concealed by landscaping. There are no direct lines of sight connections between the main lobby/vestibule, (Room 114), and the occupied areas of the Clerk's offices. This condition makes security essentially nonexistent.

The largest scale recommendation of this report is the complete remodeling of this area. Interviews with staff indicate adequate area to provide all functions if it were arranged more functionally and efficiently. The recommendation includes open access and clear sight lines from the building's first floor main vestibule (Room 114), to a secure Clerk's lobby (Room 115). Directional signage and additional deliberately placed landscaping would eliminate a perceived public access point to the west storefront currently in an office (Room 121) within the City Clerk's office space.

2) Exterior Walls of Historic Portion

The exterior walls are the original masonry walls. Small sections of the exterior brickwork have had the grout repaired or replaced, technically referred to as repointing, over the years with varying degrees of aesthetic success. Many other sections on every surface are in need of repair. Samples of the mortar from select representative sections have been analyzed on a microscopic level in the laboratory. Descriptions of the appropriate grout mixtures for this historic location are included Appendix F - Mortar and Portland Cement Plaster Analysis.

The interior finish is painted plaster. There is no insulation or vapor barrier. Evidence of water intrusion is profound and prolific throughout the historic section. All exterior surfaces must be addressed. The recommendation is for complete repointing of the exterior brick surfaces with the proposed grout mixtures, removal of the existing plaster, and the provision of a new interior finish system to include painted drywall on galvanized metal channels on rigid insulation on a vapor barrier.

3) Elevator Proposed for the Historic First/Ground and Second/Upper Floors

The second floor is currently inaccessible based upon current American with Disabilities Act (ADA) Standards. Temporary accommodations have been provided by relocating the most common public functions to the historic first floor and establishing the policy that those staff needing to meet with members of the public unable to get to the historic second floor are to meet with them on first floor. Although not a necessarily troublesome procedure, it does open the possibility that sensitive documents will be transported through the building, that staff will be required to leave the security of their work areas, and that the City will be eventually be held legally liable for not providing a permanent accessible route to the second floor.

The recommendation to address the accessibility issue is the provision of an elevator within the existing footprint of the historic building. Such accommodations are acceptable to the Secretary of State in historic structures provided they are sensitive to the building, are as unobtrusive as possible, and adequately serve the intended purpose. These parameters are achievable if the elevator were installed in the areas currently occupied by the Council Chambers audio room (Rooms 107), HVAC closet (Room 108), and the HVAC closet (Room 201) on the second floor. A new vertical shaft, fire rated for two hours with the appropriate ceiling cap, would need to be provided. All work would be completed within the existing building envelope.

Accessibility to all portions of the Second Floor will need to include the replacement of the stairs in corridor (Room 204), which lead to storage rooms (Room 213, 214, and 215), with a ramp with a 1:12 slope. There is adequate corridor length for this accommodation including the landings required at each end. The ramp will provide complete accessibility throughout the entire facility.

4) American with Disabilities Act (ADA) Standards

The Americans with Disabilities Act prohibits discrimination and ensures equal opportunity for persons with disabilities in employment, State and local government services, public accommodations, commercial facilities, and transportation. The ADA mandates that entities having fifty (50) or more employees must perform a self-evaluation of all public facilities and the services offered by the entity to determine ADA compliance. Further, an ADA Transition Plan is required to be developed to address the removal of any accessibility barriers or ADA compliance issues discovered during the self- assessment process. The ADA Transition Plan establishes a list of improvements necessary to achieve full accessibility of the entitie's facilities and services. The Plan is to be worked over time based on available resources as established by the entity until all work is completed and full accessibility is reached.

According to the federal regulations, when these facilities are built or altered, they must comply with the ADA Standards for Accessible Design, which require the inclusion of accessible features, such as; accessible routes and connections, parking spaces, restroom facilities, spectator seating areas, and signage.

The City of Punta Gorda's ADA Transition Plan was completed and adopted in October 2017. Each year an annual update of the Transition Plan is completed and re-adopted (2018 Update & 2019 Update). For this report all items listed within the City Hall were reviewed, and subsequently noted as to whether or not they have been addressed in the interim. Additional items were included in the update as they were identified. Please refer to Appendix B – ADA Transition Plan Update – City Hall, Attachment 1.

The new elevator is a critical component of the provision of accessibility throughout the building. It was initially noted in the ADA Transition Plan - City Hall, dated October 4, 2017, Section 4.5 Accessible Routes, Option 3, appearing on page 10 of the report which can be viewed in Appendix B – ADA Transition Plan Update – City Hall. The cost estimate of the elevator is included in the ADA Improvements Estimate within Appendix A – Estimate of Probable Cost. All other remaining costs associated with in the ADA Transition Plan still need to be addressed.

5) HVAC System – Building Wide

The entire HVAC system was examined to determine its existing condition, remaining useful life, recommendations for repair or replacement. This system is directly related to the quality of the indoor environment and its effect on the occupants.

The specifics of the review are included in Appendix E – Mechanical, Electrical, Plumbing (MEP) Report. The analysis determined that the air distribution and control components of the Council Chambers in the 1978 addition, high bay/Council Chamber area appear to be in satisfactory condition. All other components of the entire HVAC system are, at best, in fair condition, many are at the end of their useful lives, and all should be considered for replacement. It is not recommended that the replacements wait until a given component fails which may cause uncomfortable, if not dangerous, conditions.

All replacements should consider the scope and timing of the remodeling of the Clerk's area.

Major Building Areas

There are similarities in the recommendations or work between and within building areas. These include security and accessibility items. Detailed lists are included in separate reports addressing these concerns. The reports are included in their entireties as appendices attached hereto.

Addressing the concerns of the exterior building envelope, including the roof system, is universal and critical to the well-being of the building and its occupants. All exterior walls and roof systems are recommended for replacement.

The replacement of the HVAC system is similarly important to occupant health. Recommendations are to replace the entire system. Probable costs for HVAC replacement in the Clerk's area remodel are included in the figure for that area. The probable cost of replacement of the HVAC system throughout the remainder of the building appears as its own line item in Appendix A – Estimate of Probable Cost.

Historic: First Floor

The short term work recommended for this section of the building is dominated by the remodeling of the Clerk's area (Rooms 115-124). Proposed changes will increase functionality and efficiency within the currently occupied area.

Of similar impact will be the provision of an elevator adjacent to the monumental stair. The elevator should fit within the confines of existing Rooms 107 (A/V), 108 (HVAC), and 201 (HVAC) and provide the access required to the second floor. Recommended items include a new interior storefront system in Room 125 (Corridor) for security. The provision of new door hardware, most complimenting the historic hardware, and the refinishing of the existing historic doors are also recommended for consideration. Long term items basically include replacement of finishes.

Historic: Garage Conversion

The short term work of remodeling of City Clerks offices (Rooms 119-121), completely consumes this section of the building. Proposed changes will increase functionality and efficiency within the currently occupied area. There are no long term items based upon the remodeling of the total area.

1978 Addition: First Floor

Recommendations include replacement of the doors and hardware of the men's restroom (Room 103) and women's restroom (Room 105). The doors are currently too narrow to meet ADA requirements. Other doors and hardware in this area are to be replaced due to age and to increase security. Long term items include replacement of the plumbing fixtures due to age and replacement of finishes.

1978 Addition: High Bay/Council Chamber

Accessibility requirements for members of the public addressing the dais are met through the provision of the adjustable height podium. However, there is no accessibility to the City Council dais itself; however, ramps are available upon request to access the dias. Major recommended items here include a more permanent accessible modification to the dais. These modifications will include work to the Council Chambers Passage (Room 127) that provides entry to City Council Chamber (Room 101) from behind the dais. The floor and door levels of Room 127 will need to be adjusted to accommodate the lower dais height. Long term items basically include replacement of a door and finishes.

Historic: Second Floor

Second floor is primarily occupied by the City Finance Department (Rooms 200-212) and City Clerks records (Rooms 213, 214, and 215) within the 1978 addition. It is recommended that these spaces remain as is with all remodeling taking place on the first floor. Work to doors and hardware for emergency egress and security purposes is recommended. The new elevator will occupy the second floor women's rest room (Room 201). The restroom in this area will not require remodeling if the ADA accessibility requirements are met in on the first floor restrooms (Rooms 103 and 105).

1978 Addition: Second Floor (Rooms 213-215)

The most significant work recommended for this area is the modification of the two stair risers. This is necessary to provide a remote second means of egress from the second floor. It also provides ADA accessibility to storage areas (Rooms 213-215). The ramp needs to include the appropriate landing area on each end, which may require modification to the south wall of the corridor. Work is also required to doors and hardware in this area. Long term items basically include replacement of finishes.

Existing Building Evaluation

1. Architectural Exterior

1.1. Roofing Systems

The building has several distinctive roof systems. The systems generally coincide with the history of the building's major remodeling and expansion projects. The historic brick walled portion was the original. This included both the 2-story office section and the 1-story NW portion originally built as a garage to house a fire truck. The roof system of the 1978 Addition contains the same components and system provided in three separate sections.

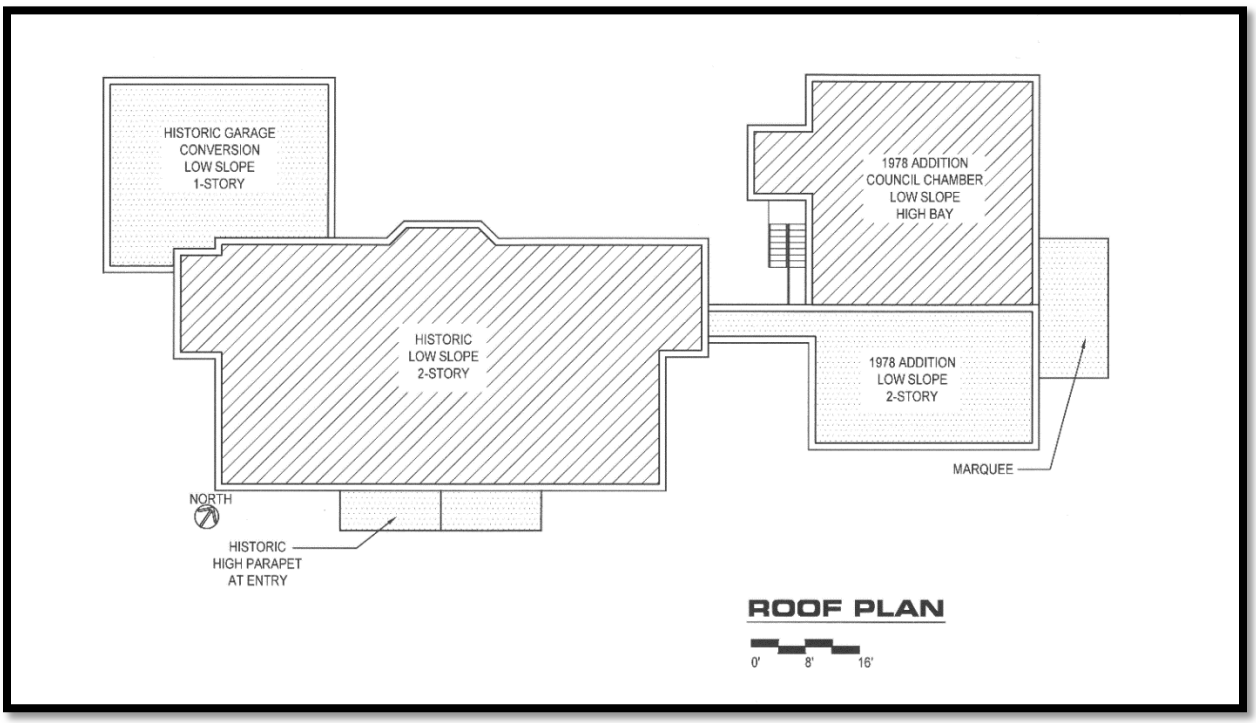


Figure 4 - Roof Plan

1.1.1. Low Slope 2-Story Historic Portion

1.1.1.1. Existing System Description

The roofing system on the original 2-story building portion was installed in 2005 with a 10-year warranty that expired on May 25, 2015. The system is no longer manufactured. It is comprised of a built-up system on a low slope (flat) roof. The observable portions of the deck were corrugated metal deck on a new steel structural

system. Parapets exist on the south, west, and east sides with through-wall scuppers leading to decorative collection boxes and downspouts. The system is applied to the inside face of the parapets. There is a painted metal cap flashing. The system slopes to the north (rear) of the building.

1.1.1.2. Current Condition Assessment

The built-up roofing system portions are in a deteriorated state. Dark stains are evidence of prolonged ponding that is indicative of inadequate roof slope. There has been some patching. Deformations of painted surfaces indicate water intrusion and deterioration at the fascia. Water intrusion is evident in many areas within the building in the form of paint and plaster bubbling and peeling from the walls as well as stained ceiling tiles and wall surfaces. This is strong evidence of leaks at the roof's perimeter.

Built Up Roof on 2-Story Historic Portion

1.1.1.3. Adequacy Assessment

The roofing system has deteriorated and is in need of replacement. Constant attention is currently required, particularly at vertical flashing and drip edges, to maintain a weather tight condition.

1.1.1.4. Suitability for Continued Use/Recommendation

The existing built up roofing systems on the original 2-story buildings need to be removed. After removal, the metal decking

should be examined to verify the metal deck is an acceptable component to the new roofing system. If not, the deck will need to be replaced as required so a complete warrantied system may be provided. The new low slope roofing system should be capable of providing slope and a 20-year warranty. Replacement of the roofing system is to include the replacement of the deteriorated fascia boards, metal cap flashing, scuppers, collection boxes, and all metal flashing.

1.1.2. Low Slope 1-Story Historic Portion

1.1.2.1. Existing System Description

The roofing system on the original 1-story building portion was installed during the remodeling of an open garage into the Clerk's Office in 1978. It comprised a built-up system on a low slope (flat) roof sloping toward the northeast. Parapets surround the flat portions with a roof drain in the northeast corner. A roofing foam system has been applied to all surfaces including the inside face and top of the parapets.

1.1.2.2. Current Condition Assessment

The foam roofing system is in a deteriorated state. Dark stains are evidence of prolonged ponding that is indicative of inadequate roof slope and drainage. There has been some patching at flashing near walls and windows. Water intrusion is evident in many areas within this area of the building in the form of stained ceiling tiles and wall surfaces. This is strong evidence of leaks particularly at the roof's perimeter.

Foam Covered Roof on 1-Story Historic Portion

Foam Covered Roof on 1-Story Historic Portion

Foam Covered Roof on 1-Story Historic Portion

1.1.2.3. Adequacy Assessment

The roofing system has deteriorated and is in need of replacement. Constant attention is required, particularly at vertical flashing and drip edges, to maintain a weather tight condition.

1.1.2.4. Suitability for Continued Use/Recommendation

The existing roofing systems on the original 1-story portion of the building need to be removed. After removal, the decking should be examined to verify the deck is an acceptable component to the new roofing system. If not, the deck will need to be replaced so a complete warrantied system may be provided. The new low slope roofing system should be capable of providing slope and a 20-year warranty. Replacement of the roofing system is to include the provision or replacement of the metal cap flashing, roof drains, downspouts, and all metal flashing adjacent to the vertical brick walls.

1.1.3. High Parapet at Main (South) Façade

1.1.3.1. Existing System Description

There is a high parapet section which forms the backdrop for the triangular decorative portion of the entrance [entablature] supported by the columns at the main entrance. This portion is an extension of the brick wall with decorative caps toward the sides and a brick cap in the center. The back has a painted stucco finish on the brick. It is supported from behind by steel structural angles installed at an angle of 45 degrees and fixed to the roof in pitch pans. This entire system was reconstructed in 2005 as part of the post Hurricane Charley repairs.

1.1.3.2. Current Condition Assessment

The exposed brick portion on the main facade is relatively small. Inspection indicates these portions to be in a condition similar to other faces of the building. No obvious large-scale spalling was observed. The stucco was cracking along joint lines and where different substrates would be expected. The lower portion of the wall near the roof system was protected by the system with flashing at the top and bottom. These locations were stained with some fasteners appear rusting. The angled steel elements are rusted.

Rear (North) Side of High Parapet

High Parapet Support System

1.1.3.3. Adequacy Assessment

The exposed brick portion appears solid. Further investigation relative to the condition of the mortar is recommended. The stucco at the rear (north) side of the high parapet is cracking. The anchorage in the compromised/cracked sections should be replaced.

1.1.3.4. Suitability for Continued Use/Recommendation

Mortar repair should follow the professional chemical recommendations describing the mortar mix and tuckpoint techniques. The stucco cracks should be repaired and all the stucco should be repainted. The structural steel elements should be replaced by either stainless steel angles or coated appropriately in consideration of their exposure. The vertical portion of the roofing system on the lower wall portion should be replaced integrally with the new roofing system to include all flashing and accessories.

1.1.4. Decorative Entrance Feature (Entablature)

1.1.4.1. Existing System Description

This is the classical portion of the south elevation above the columns on either side of the main entrance. The high parapet at the main entrance previously noted forms the backdrop of this architectural element. The horizontal portions appear to be painted wood and the decorative triangular portions [cornice and pediment] appear to contain both painted wood and plaster elements.

1.1.4.2. Current Condition Assessment

Telescopic inspection indicates this feature to be in fair condition including the paint finish. Deterioration of the wood substrate, blistering of the paint, and discoloration were observed. There is separation at wood joints and at the wood/brick connections. No growing organics were noted. Decay and paint failure were also observed at the base of a few of the columns.

Main Entrance Feature (Entablature)

Wood Joint and Connection to Brick

Paint Blister

1.1.4.3. Adequacy Assessment

Components of this section appear to be deteriorating beneath the paint layer. The degradation directly above the column bases is obvious. The decline will continue without proper remediation.

1.1.4.4. Suitability for Continued Use/Recommendation

The deteriorated portions of the entablature and columns should be repaired and repainted. It is expected that portions of the substrates will require replacement. After repair, all portions should be professionally cleaned using the appropriate methods and products. Prohibit pressure washing. After cleaning, all joints and connections should be resealed. The entire area should then be repainted including all portions of the columns, including the capitals and bases.

1.1.5. 1978 Addition Low Slope 2-Story (connection only)

1.1.5.1. Existing System Description

The roofing system of the 1978 Addition 2-story section is a built-up roofing system on a deck sloped to the north. Low parapets exist on the east, south, and west sides. The roofing is applied to the inside face, upper portion, and cap of the parapets. A painted metal gutter runs the low north side distributing rainwater into a downspout on the east end of the gutter. The entire system has been covered with a urethane foam system.

1.1.5.2. Current Condition Assessment

The built-up roofing system is covered by a foam coating system encompassing the parapet and cap portions. Dark stains are evidence of prolonged ponding that is indicative of inadequate roof slope. Other dark areas indicate the elimination of the top layers and discoloration due to water staining. The surface is very uneven.

1.1.5.3. Adequacy Assessment

The roofing system has deteriorated and in need of replacement. Constant attention is required to maintain a weather tight condition.

Low Slope Roof at Connection

1.1.5.4. Suitability for Continued Use/Recommendation

The existing built up roofing system on the 1978 Addition Low Slope 2-story (connection) needs to be removed. After removal, the decking should be examined and replaced as required to meet the warranty and slope requirements of the new system. Replacement of the roofing system is to include the replacement of all metal flashing, scuppers, collection boxes, and all metal flashing adjacent to the vertical brick walls of the historic building.

1.1.6. 1978 Addition Low Slope 2-Story and High Bay

1.1.6.1. Existing System Description

The roofing system of the 1978 Addition is composed of low slope systems on multiple levels. The low slope systems are built-up roofing systems on decks at two levels sloped to the north with separate system at the marquee (above the Council Chambers lobby). Parapets exist on the east, south, and west sides. A stucco on concrete block partition of approximately six (6) feet in height separates the 2-story section on the south from the high bay section on the north which houses the Council Chamber (Room 101). The roofing is flashed to the inside face of the parapets and is flashed to the wall separating the two levels. The upper portion of the parapets and cap are painted stucco. A painted metal gutter runs the low north side distributing rainwater into two downspouts; one on each end of the gutter. The roofing system and flashing is coated with a foam coating system.

1.1.6.2. Current Condition Assessment

The foam on the roofing system portions is in a deteriorated state. Dark stains are evidence of prolonged ponding that is indicative of

an uneven roof surface and an inadequate roof slope. Water intrusion is evident in the 2-story area within the building in the form of stained and sagging ceiling tiles in the record storage (Room 113, 214, and 215).

1.1.6.3. Adequacy Assessment

The roofing systems on both sloped portions have deteriorated and are in need of replacement. Constant attention is required to maintain a weather tight condition.

Low Slope Roof at Addition High Bay Portion

Low Slope at Addition 2-Story Portion

1.1.6.4. Suitability for Continued Use/Recommendation

The existing roofing systems on both roof levels need to be removed. After removal, the decking should be examined and replaced as required to meet the warranty and slope requirements of the new system. Replacement of the roofing system is to include the replacement of the metal cap flashing, scuppers, collection boxes, and all metal flashing.

1.1.7. Standing Seam Metal Panel System

1.1.7.1. Existing System Description

There is a standing seam metal panel system over the sloped structural frame portions on the building's north side. These portions exist at the covered patios. The flashing to the brick walls is surface mounted and covered in mastic. The mastic is stained and deteriorating due to exposure.

1.1.7.2. Current Condition Assessment

The standing seam metal portions above the covered patio areas are deteriorated. Dark stains and green mold, indicative of

continuous ponding, are present. Several components are bent, most likely from foot traffic. The integrity of the connections is questionable. There are voids in the surface mounted flashing in several locations where the roof meets the adjacent brick wall.

1.1.7.3. Adequacy Assessment

The entire system has deteriorated beyond repair. The metal components are misshapen, unsightly, and of dubious structural integrity. The sealant applied at the flashing at the vertical brick faces has been repaired, replaced, or reapplied on top of the existing sealant throughout.

North Side Standing Seam Metal Roof

North Side Standing Seam Metal Roof

1.1.7.4. Suitability for Continued Use/Recommendation

The existing standing seam metal roof systems need to be removed. The replacement should be by powder coated aluminum cover systems. The replacements may be adjacent to the vertical brick walls, and even physically connected to them for complete weather protection, but should be structurally independent. It should aesthetically complement the building's character and dignity with subtle lines and color choice. This new system will

involve new concrete footings for the new aluminum columns. The new systems should have integral water collection and transmission systems providing discharge hard piped to underground drainage systems on the building's north side.

1.2. Molding

1.2.1.1. Existing System Description

The building has decorative molding on its three prominent sides; east, south, and west. The molding is painted wood and includes a small section of metal roofing that is flashed to the brick wall below the parapet cap. Access to these elements is very challenging. There is no access to the interior of this feature.

1.2.1.2. Current Condition Assessment

The metal roofing is discolored and contributing to the staining of the painted fascia. Telescopic investigations indicate the flashing at the brick wall is deteriorating. There are areas of blistered paint as well as joint gaps and apparent wood rot.

Molding at Historic Portion

Molding at Historic Portion

1.2.1.3. Adequacy Assessment

The roofing portion and flashing have deteriorated and become discolored. The fascia portions appear generally solid however there are blisters and peeling observed in the paint finish. These imperfections in the paint indicate deterioration of the substrate.

1.2.1.4. Suitability for Continued Use/Recommendation

The existing metal roof system portion needs to be removed and replaced with a light-colored metal panel roof system. The color should mimic the light color of the original. Upon removal of the existing, all supporting elements and deck are to be replaced as required to provide a solid substrate for the panels and paint finish. Replacement flashing should be integral to the system. The existing wood fascia substrate should be inspected and cleaned. All compromised components should be replaced and repainted.

1.3. Walls

The building has four distinctive exterior wall types. The original 1927 structure, the 1978 remodeling that enclosed the garage on the north side, the expansion forming the east wing, and the center, built in 1978 as part of the expansion, that connects the east and west portions. The systems coincide with the history of the building's major remodeling and expansion projects.

1.3.1. Historic 2-Story Portion

1.3.1.1. Existing System Description

Walls of the original building are solid brick masonry. There is a fine vertical scoring to the faces of the bricks, indicating they were wire cut, on the east, south, and west sides. The bricks on the north (rear) are utility bricks of the same size and color as the other walls. There are areas on the south face which have a distinctly different mortar color and texture. There are painted stucco surfaces between first and second floor windows. Although there is an inaccessible crawl space below the first floor, the walls sit on a subterranean foundation.

1.3.1.2. Current Condition Assessment

The walls of the original building contain many locations where the grout has cracked or is missing. Many of the voids between the bricks penetrate to at least the center of the wall. Conditioned air may be felt escaping through some of the voids indicating

continuous openings from interior to exterior. There are several areas where areas of grout have been replaced. The replacement grout is whiter than the original and installed with poorly constructed flush joints as opposed to the concave joints of the original.

Historic “Garage” Wall

Historic Southwest Corner

Historic Wall Close-up

Historic Wall Repair/Repointing

Corner of Historic North Wall

1.3.1.3. Adequacy Assessment

The walls are in a deteriorating condition. The brick itself has cracked off at several corners. The main concern is the condition of the grout, which in many cases is failing or non-existent. The deteriorated areas of all walls should be identified for tuckpointing and other repair as necessary. Please refer to the grout survey, analysis, and recommendations appearing elsewhere within this report.

1.3.1.4. Suitability for Continued Use/Recommendation

After repair of the bricks and mortar, through tuckpointing and/or replacement, the exterior walls should perform well and only require routine maintenance moving forward. Repair of the original walls must conform to the intent of the historic preservation requirements as outlined by the U.S. Secretary of the Interior. These requirements are taken into consideration in the aforementioned grout recommendations.

1.3.2. Remodel Enclosing the North Historic Portion Constructed as Part of the 1978 Expansion

1.3.2.1. Existing System Description

These walls are solid brick masonry. The bricks on the north (rear) are utility bricks of the same size and color as the other wire cut brick walls. There are areas on the south face which have a distinctly different mortar color and texture. The walls were constructed during the expansion on the east and west ends of the garage to enclose the space. The east wall is face brick on concrete block. This brick matches the utility brick in color, texture, and size. Although there is a crawl space below the first floor, the walls sit on a subterranean foundation.

1.3.2.2. Current Condition Assessment

The brick walls contain locations where the grout has cracked or is missing. Many of the voids between the bricks penetrate to at least the center of the wall. There are some areas where areas of grout have been replaced. The replacement grout has a different color than the original and installed with poorly constructed flush joints as opposed to the concave joints of the original.

Wall Enclosing “Garage” on North Side

1.3.2.3. Adequacy Assessment

The brick walls are in a deteriorating condition. Even with the much newer brick the main concern is the condition of the grout. In many cases it is failing or non-existent. The deteriorated areas of all walls should be identified for tuckpointing and other repair as necessary. Please refer to the grout survey, analysis, and recommendations appearing elsewhere within this report.

1.3.2.4. Suitability for Continued Use/Recommendation

After repair of the bricks and mortar, through tuckpointing and/or replacement, the exterior walls should perform well and only require routine maintenance moving forward.

Repair of the original walls as well as the 1978 remodeling walls must take into account the intent of the historic preservation requirements as outlined by the U.S. Secretary of the Interior. These requirements are taken into consideration in the aforementioned grout recommendations.

1.3.3. Masonry and Stucco Walls of the 1978 Addition and Connection – North Wall of the Connection, North and Northwest Wall of the Addition

1.3.3.1. Existing System Description

The walls of the expansion are painted stucco on concrete block on the north and west. These walls are adjacent to the exterior egress stair and ramp. The soffit of the marquee at the main entry to the east is painted stucco.

1.3.3.2. Current Condition Assessment

The stucco walls of the expansion appear in good condition. No cracks or voids were noted. The current paint layer is intact.

Northwest Wall of 1978 Addition

1.3.3.3. Adequacy Assessment

Wall systems and finishes are essentially solid.

1.3.3.4. Suitability for Continued Use/Recommendation

These walls are very suitable for continued use. No specific actions are required and only standard maintenance is recommended.

1.3.4. Face Brick Wall of the East Portion of the 1978 Addition – South, East, and Southwest Walls

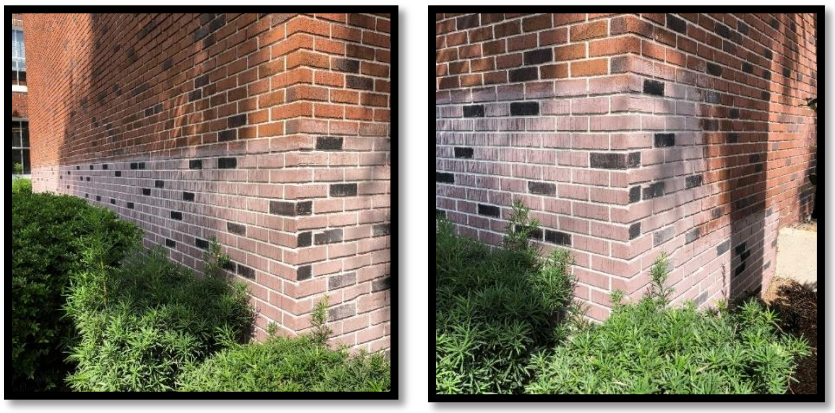
1.3.4.1. Existing System Description

The southeast walls of the expansion are face brick on concrete block. The face brick is identical in size and similar in color palette to the historic brick. The texture replicates the wire cut of the original, but is less coarse. The brick extends to below finished grade.

1.3.4.2. Current Condition Assessment

The integrity of the walls of the expansion appear in good condition. No cracks or voids in either brick or grout/stucco surfaces were noted. However, there is a serious discoloration of the brick on the south wall from finished grade to approximately 4’-0” above finished grade (AFG). This discoloration wraps the southeast and

southwest corners. The top of the discoloration contains what appears to be a brush or wiping pattern which leads one to believe it to be the unfortunate result of some type of chemical treatment, cleaning, or coating.



Southeast Corner of 1978 Addition

1.3.4.3. Adequacy Assessment

Wall systems and finishes are essentially solid and weathertight. The discoloration is very visible and will be more noticeable as the landscaping is reduced for security purposes.

1.3.4.4. Suitability for Continued Use/Recommendation

These walls are very suitable for continued use from a weathertight perspective but require attention from an aesthetic perspective. The physical connection of these walls to the historic structure warrants addressing the discoloration. Unfortunately, the discoloration appears to be is the result of the removal of color, similar to a “bleaching” effect as opposed to a coating which may be successfully removed. In order to remove the discoloration, removal and replacement of the discolored bricks will be required. The work would include removal of all materials down to the vapor barrier, repair of the vapor barrier, and provision of a wall system to include metal lath, mortar, and face brick.

1.3.5. Walls of the Center Portion/Connection Constructed During the 1978 Addition

1.3.5.1. Existing System Description

The south wall of the center section connecting original and expansion is an aluminum window wall system with fixed frame windows and a ribbed metal panel head.

1.3.5.2. Current Condition Assessment

The south wall of the center section connecting original and expansion is in good condition. There were no voids detected between the metal components. The glass and glazing are intact.

West End of Window Wall at Historic Portion

Window Wall at Connection

1.3.5.3. Adequacy Assessment

The south wall of the center section connecting original and expansion is adequate in its current state. No deterioration was noted in the metal framing. The glass and glazing have been maintained.

1.3.5.4. Suitability for Continued Use/Recommendation

The glazing of the south wall should be regularly checked for water intrusion and receive routine maintenance and painting. The frames and metal panels in the south walls should be monitored for voids, but there are no specific areas of concern. The glazing components on the south wall should be checked regularly and replaced when cracks, discoloration, or leaks are observed. In the meantime, no work is required.

1.4. Fenestrations

The building has four window types. The predominant type is the wood-framed, double hung windows on all sides of the original building. The second type is the small, aluminum, horizontally oriented awning windows on the west wall of the Records Storage room on the second floor. The third type is the aluminum storefront system on the west wall of the original garage space forming the exterior wall of the current Clerk's area. The fourth type is the aluminum storefront system at the east wall of the expansion at the lobby to the Council Chamber.

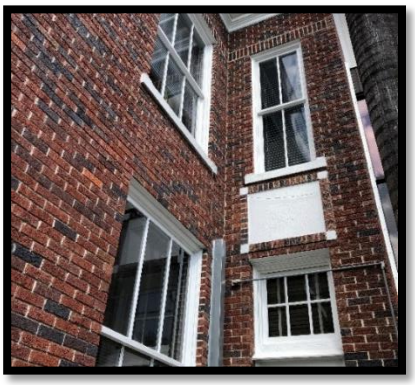
1.4.1. Original Wood Frames

1.4.1.1. Existing System Description

Windows are the original wood units. All are painted, double hung with wood mullions and muntins and clear glass. There are no stamps on the glass indicating its type, possible age, or origin reminiscent of more recent standards. The sills are painted masonry with depressions sloped away from the building.

1.4.1.2. Current Condition Assessment

Window units are non-operational as they are painted shut on the interior and exterior. Even exposed counterweight cords are painted to match the window frames. Mullions and muntins appear intact and are painted to match the frames. Several window frames have missing mechanical components such as screws or thumb locks. Glass is intact but its strength is questionable. Glazing has been replaced over the years and appears intact.



Wood Windows at Historic Portion

Wood Windows at North Wall of Historic Portion

Wood Window at Historic Portion

Cast Masonry Window Sill at Historic Portion

1.4.1.3. Adequacy Assessment

Window frames are currently non-operational but intact. The missing mechanical components do not affect the adequacy of the units as a component of the building envelope. Glass is adequate for weather protection. Storm protection is provided for these opening by a complete system of removable shutters.

1.4.1.4. Suitability for Continued Use/Recommendation

All window frames are adequate for continued use.
Glazing is adequate but should be continuously checked for hardening and/or cracking. It should be immediately replaced when either of these conditions is detected. Glass is adequate for continued use. Storm shutters should remain readily available and installed for protection for all applicable events.

1.4.2. Second Floor Windows of the 1978 Addition

1.4.2.1. Existing System Description

There is a series of five, aluminum, horizontally oriented awning windows on the west wall of the second floor Records Storage room. The frames are 48” wide x 16” high. The units are located 6’-8” Above Finished Floor (AFF) and extend to the acoustic lay-in (ALI) ceiling.

1.4.2.2. Current Condition Assessment

The units appear in good condition. There are no visible deficiencies on the glass, glazing, or aluminum frames. There is no window treatment or tinting at this location.

High Windows at Records Storage

1.4.2.3. Adequacy Assessment

The units are in good condition. All components appear operable. Consideration should be given to the use of the space as storage of records and other important documents.

1.4.2.4. Suitability for Continued Use/Recommendation

The units are expected to be viable for many years to come. Glazing should be checked for drying or cracking and replaced when these conditions are present. The currently available shutter system provides storm protection. Protection from the effects of sunlight on the space's valuable contents should be considered. Tinted film may be applied but should be considered temporary. The glass itself may be replaced with a tinted type to eliminate or minimize the sunlight effects particularly Ultraviolet (UV) and infrared (IR) portions of the light spectrum which generally cause the most damage. Total replacement of the windows with impact resistance systems is recommended. This would permanently address the protection of the contents from sunlight and the difficulty of access to the exterior for the timely installation of the shutters.

1.5. Doors

The building has a mixture of door types. The door types coincide with the history of the building and its remodeling and expansion projects.

1.5.1. Historic Portion – Main Entry Storefront

1.5.1.1. Existing System Description

The front entrance to the original building is an aluminum storefront system. The current front entry to the original building is white. Interviews with staff indicate this replacement to have taken place

immediately before the Hurricane Charley event in 2004 or during its reconstruction in 2005. There are no stamps on the glass indicating any level of impact resistance. Codes in place at the time of its installation would have required tempered glass. The hardware on the entry door is 1 ½ pair butt hinges, panic bar devices and closers on the interior, and pull handles on the exterior.

1.5.1.2. Current Condition Assessment

Door and frame components are intact. The finishes are intact. Glass and glazing are intact. All hardware is operational.

West Marion Avenue/Main Entry to Historic Portion

1.5.1.3. Adequacy Assessment

All doors are intact and functioning. Hardware is currently functioning. Glass and glazing are adequate due to the provision of storm shutters when required.

1.5.1.4. Suitability for Continued Use/Recommendation

The entry system is adequate for continued use with standard maintenance

1.5.2. Historic Portion – Wood / Full Lite

1.5.2.1. Existing System Description

The original doors and frames are painted wood. The doors are paneled with full lites that are divided by wood mullions and

muntins. Most are still in place. Several doors are painted shut. There are no stamps on the glass indicating any level of impact resistance or if it is tempered based upon current standards. The hardware is 1 ½ pair butt hinges and a door knob/keyed dead bolt that are of a design typical of buildings of this era. It is uncertain if these are the original exterior hardware sets.

1.5.2.2. Current Condition Assessment

Door and frame components are intact. The paint coating is intact. The original SE and SW doors in the original City Hall are painted shut and non-functioning. Window light units have mullions and muntins that are intact. Glass is intact but its strength is unknown. Glazing appears intact.

Wood Door at Historic Portion

1.5.2.3. Adequacy Assessment

All doors are intact but not functioning. Hardware does not function due to the doors being sealed. Glass and glazing are adequate due to the provision of storm shutters should the need arise.

1.5.2.4. Suitability for Continued Use/Recommendation

Doors must be made operational for continued use. Emergency egress doors should be fitted with panic devices and closers. The

original southwest door should be made operational and fitted with hardware as an out-swinging emergency egress door. This door must swing outward and needs modification accordingly.

1.5.3. Historic Portion – Garage West / Storefront

1.5.3.1. Existing System Description

The entrance to the City Clerk's (Room 120) office facing Harvey Street is an aluminum storefront system. The system is dark bronze anodized. The installation is part of the 1978 remodel/addition project. There are no stamps on the glass indicating it is tempered based upon current standards. Codes in place at the time would have required tempered glass. The hardware is 1 ½ pair butt hinges, an interior lever, and an exterior pull handle.

1.5.3.2. Current Condition Assessment

Door and frame components are intact. Glass and glazing are intact. The door and hardware function properly.

City Clerk's Office West Lobby Entrance

1.5.3.3. Adequacy Assessment

The door is intact and functioning. Hardware is currently functioning but not acceptable for emergency egress. Glass and glazing are adequate due to the provision of storm shutters should the need arise.

1.5.3.4. Suitability for Continued Use/Recommendation

Door must be made operational as an emergency egress. Emergency egress doors should be fitted with panic devices and closers. Occupants may seem vulnerable from a security standpoint due to the large amount of glass at this entry. However,

an amount of concealment is provided by the highly reflective nature of the glass. Additionally, there is an advantage provided by the high level of surveillance of the exterior by the occupants.

1.5.4. Historic Portion – Garage East / Hollow Metal

1.5.4.1. Existing System Description

The entrance to the City Clerk office (Room 120) facing east is part of the 1978 remodel that enclosed the original garage. The opening includes a transom enclosed by a solid wood panel. The door is a solid painted hollow metal door. The hardware is 1 ½ pair butt hinges and a door knob/lockset of modern design.

Rear (Northeast) Door to City Clerk Office

1.5.4.2. Current Condition Assessment

Door and frame components are intact. The paint coating is intact. The existing door knob and lock are functional.

1.5.4.3. Adequacy Assessment

The door is intact and functioning. Hardware is currently functioning but not ADA compliant. Please refer to Appendix E-ADA Transition Plan Update – City Hall for accessibility recommendations.

1.5.4.4. Suitability for Continued Use/Recommendation

The door is adequate for continued use. The door knob should be replaced with a lever handle sensitive to designs of that era. Color and finish should match as closely as possible. Railings meeting the requirements of the Americans With Disabilities Act (ADA) should be added.

1.5.5. 1978 Addition – City Council Chamber Vestibule / Storefront

1.5.5.1. Existing System Description

The east entry vestibule (Room 100) of the addition is a dark bronze anodized aluminum storefront system. The hardware has panic devices and closers on the interior and pull handles on the exterior. The door has also been retrofitted with automatic opening devices to enhance the usability of those with and without disabilities.

1.5.5.2. Current Condition Assessment

The storefront door system is intact and meets current standards for accessibility and emergency egress. The hardware is operational.

Main (East) Chamber Entrance

1.5.5.3. Adequacy Assessment

All doors are intact and functioning. Hardware is currently functioning.

1.5.5.4. Suitability for Continued Use/Recommendation

Glass and glazing appear intact. Interviews with staff have indicated this system to be impact resistant, thereby eliminating the need for shutters. Standard maintenance should be continued. The glazing components should be checked for voids, cracks, or signs of drying. The frames should be examined for weakness at joints and where glazing components are secured within the frames.

1.5.6. 1978 Addition – Hollow Metal

1.5.6.1. Existing System Description

New doors and frames are painted hollow metal. Door 101B, which is the exterior door in the northwest corner of City Council Chambers (Room 101), and Door 204B, which is the emergency egress door on the north side of Room 204 on the second floor, have lever handles. The door to mechanicals (Room 128) has a standard knob. All have latch sets.

1.5.6.2. Current Condition Assessment

The hollow metal doors and frames are intact, although the paint is fading and chalking. The hardware is operational.

Rear (Northwest) Chamber and M/E Room Doors

1.5.6.3. Adequacy Assessment

All doors are intact and functioning. Hardware is currently functioning but not compatible with the function of Doors 101B and 204B.

1.5.6.4. Suitability for Continued Use/Recommendation

Doors 101B and 204B must be made operational as emergency egress doors. Emergency egress doors must be fitted with panic devices and closers. Standard maintenance should be continued. The doors and frames should be regularly checked to ensure proper operation without binding. The emergency egress hardware should be regularly examined by a qualified technician to ensure proper functioning.

2. Architectural Interior

2.1. Ceilings

The building has a mixture of ceiling types. The original ceilings in the historic portion were painted plaster. Some still exist. Most ceilings in the historic portion are painted drywall or acoustic lay-in ceiling systems with aluminum grid systems. Lay-in ceiling systems are provided throughout the expansion.

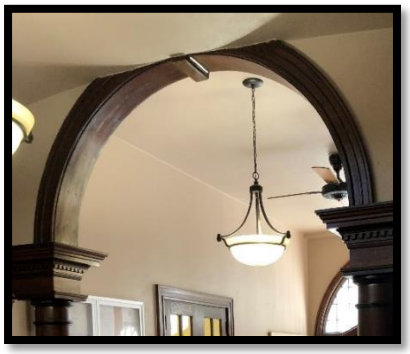
2.1.1. Historic Portion – original Plaster

2.1.1.1. Existing System Description

Ceilings in the first floor main entry and rear stair areas are original plaster.

2.1.1.2. Current Condition Assessment

The existing condition of the ceilings in the first floor main entry corridor and the rear stair are good. There are no visible cracks or paint failures.



Historic Plaster Ceiling

2.1.1.3. Adequacy Assessment

These two sections of original plaster ceilings are in good condition. No staining or deterioration is observed.

2.1.1.4. Suitability for Continued Use/Recommendation

These ceilings should continue to perform well with continued standard maintenance.

2.1.2. Historic Portion – New Drywall

2.1.2.1. Existing System Description

Portions of the ceilings on the north side atrium area have been lowered to accommodate the mechanical and electrical systems added later. Second floor ceilings in occupied spaces, the corridor, and the restrooms are painted drywall. The decorative dark wood arches in the main entry reach the ceiling.

2.1.2.2. Current Condition Assessment

The existing condition of the new drywall ceiling built below the first-floor ceiling between the dark wood arch and the atrium to accommodate mechanical and electrical systems is good. The new drywall ceilings on the second floor were replaced in 2005. The existing condition of the exposed areas of this drywall layer are generally good. However, there is evidence that the portions of the drywall layer forming the top of the plenum above the lay-in ceiling system are poor. Water intrusion has damaged portions of the ceiling currently in the plenum and the acoustic lay-in ceiling below.

Water intrusion Lay-in Ceiling

2.1.2.3. Adequacy Assessment

Many sections, particularly at the perimeter walls, are water damaged and continue to absorb penetrating water. In these cases, the voids are at the wall/roof connection. These conditions will continue to deteriorate until repaired.

2.1.2.4. Suitability for Continued Use

All interior work should take place only after all the roof, wall, and plumbing leaks are identified and addressed. At that point, the damaged or discolored sections of the drywall ceilings should be replaced and refinished. This includes the portions of the office ceilings adjacent to the perimeter walls and the restroom drywall ceilings within the plenum above the acoustic lay-in ceilings. All lay-in ceiling panels should be replaced.

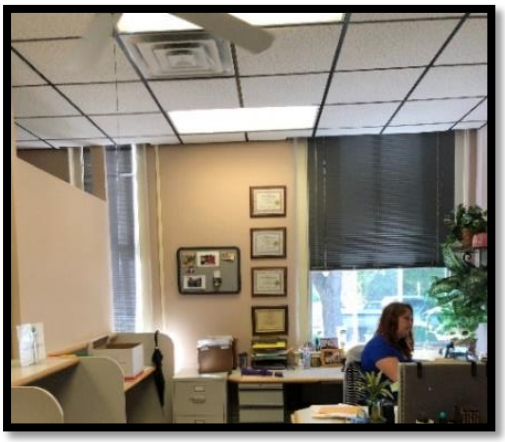
2.1.3. Historic Portion – Acoustic Lay-In System

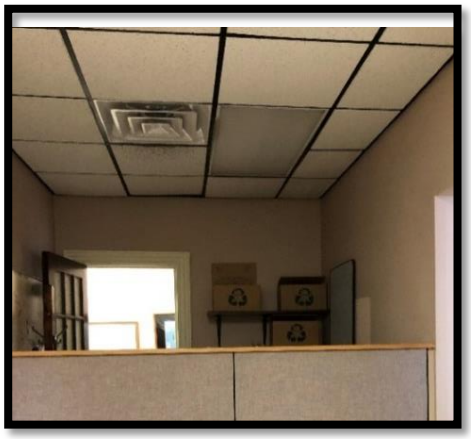
2.1.3.1. Existing System Description

Ceilings in most first floor occupied spaces off the corridor, including the storage spaces associated with the office on the second floor, are 2 x 2 acoustic lay-in tile in an aluminum grid. The grid is generally 16”-18” below the original plaster ceiling on the first floor and the drywall ceiling on the second floor. There is no acoustic ceiling covering most portions of the 2005 drywall ceilings. Both plaster and drywall conditions exist at the top of the created plenum.

2.1.3.2. Current Condition Assessment

The existing condition of the acoustic lay-in ceilings in historic portions is poor. Water intrusion has damaged many areas of the acoustic lay-in system. Other areas are stained from previous water intrusion, age or documented infestations.





Acoustic Lay-In (ALI) Ceiling in Historic Portion

Acoustic Lay-In (ALI) Ceiling in Historic Portion

2.1.3.3. Adequacy Assessment

The acoustic lay-in ceiling throughout the historic portions are not adequate. All tiles show age. Many sections of the aluminum grid are water damaged.

2.1.3.4. Suitability for Continued Use/Recommendation

If replacement of the acoustic systems is a possible consideration, then there would be cables (phone/data) as well as AC vent considerations to be included. However, with the level of reconstruction required for the City Clerk office area a lot could be done to limit systems clutter and provide a more historic character for the publically useable/viewable areas.

All interior work should take place after all the roof, wall, and plumbing leaks are identified and addressed. At that point, all acoustic lay-in components should be replaced. All acoustic lay-in tiles should be replaced with 5/8" mineral fiber 2 x 2 acoustic tiles. All aluminum grid sections should be replaced.

2.1.4. 1978 Addition and Connection – Acoustic Lay-in System

2.1.4.1. Existing System Description

Ceilings are 2 x 2 acoustic lay-in in an aluminum grid with the exception of the utility spaces with simply the exposed structure above.

2.1.4.2. Current Condition Assessment

The existing condition of City Council Chambers (Room 101) and conference room (Room 102) are good due to these areas being recently refreshed. All other first and second floor acoustic lay-in ceiling systems show staining, age, and water damage.

Typical condition of Acoustic Lay-In (ALI) Ceilings in the 1978 Addition

Acoustic Lay-In (ALI) Ceiling in Addition and Connection

Acoustic Lay-In (ALI) Ceiling in the recently refreshed Conference Room and Council Chamber

2.1.4.3. Adequacy Assessment

The acoustic lay-in ceiling systems of City Council Chambers (Room 101) and conference room (Room 102) are adequate.

2.1.4.4. Suitability for Continued Use/Recommendation

All acoustic lay-in tiles with the exception of City Council Chambers and conference should be replaced with 5/8” mineral fiber 2 x 2 acoustic tiles and all aluminum grid sections. This replacement work should be conducted after any roof work is complete and concurrent with or after all mechanical, electrical, and plumbing

work in the plenum which will require the removal of the ceiling systems for access.

2.2. Compatibility with Historic Preservation

The 1978 Addition and Connection are not historic but must remain complementary to the historic portions. The existing acoustic lay-in and painted drywall systems are sensitive to the historic portions. Their continued design approach is recommended.

Acoustic Lay-In (ALI) Ceiling in Restrooms

2.3. Walls

The building has several distinctive interior wall types. The systems generally coincide with the history of the building's major remodeling and expansion projects. However, there are variations within these areas.

2.3.1. Historic Portion – New Stud Walls

2.3.1.1. Existing System Description

Any and all existing "new" partition walls within the City Clerks area (Room 115) are disposable. This area's non–historic features are complete gut, reconfigure, and replace. Walls built to accommodate remodeled spaces outside the City Clerk's area are painted drywall on metal studs. Some terminate below the ceiling and others extend to the plaster ceilings.

2.3.1.2. Current Condition Assessment

All these interior walls are in very good condition.

2.3.1.3. Adequacy Assessment

These walls are in good condition and show no unusual wear

2.3.1.4. Suitability for Continued Use/Recommendation

Some walls in the Clerk's area are recommended to be removed in the remodel for better optimal utilization and comply with the ADA. The other walls outside the City Clerk's area may remain in use with standard maintenance. All walls should be painted upon completion of the mechanical, electrical, and/or plumbing repairs.

2.3.2. Historic Portion – Interior Face of Perimeter Walls

2.3.2.1. Existing System Description

These walls are comprised of painted plaster on metal lath on the brick portion forming the bearing wall.

2.3.2.2. Current Condition Assessment

The interior faces of the exterior walls of the original building portion show serious water intrusion in several locations. In some cases, the evidence indicates plumbing connections are the water source. In most cases, the intrusion is through the face of the exterior wall or at the wall/roof connection. There is no evidence of any form of vapor barrier or insulation.

Interior Face of Perimeter Wall at Stair

Interior Face of Perimeter Wall at Second Floor Men's Room

Interior Face of Perimeter Wall at Stair

Interior Face of Perimeter Wall at Office

2.3.2.3. Adequacy Assessment

The walls are in a deteriorating condition particularly evident on the interior faces of the exterior walls. Serious damage has occurred to the finish and substrate of these walls. Damage was noted at windows, wall/roof connections, and plumbing components. The damage has been slowed by repairs to water intrusion from the exterior at these locations, but it continues. Please refer to the Appendix D – Limited Asbestos Survey, Led-Based Paint Survey, and Mold Assessment Report.

2.3.2.4. Suitability for Continued Use

All interior work should take place after all the roof, wall, and plumbing leaks are identified and addressed. The interior faces of the exterior walls need to be removed and replaced with an interior system of painted 5/8" drywall on galvanized metal hat channels on rigid insulation on a vapor barrier applied to the inside face of the brick wall. The painted wood base should duplicate the profile of the original. All walls should be painted upon completion of the repairs. Repair of the original walls, particularly in the public portions of the spaces, must conform to the intent of the historic preservation requirements as outlined by the U.S. Secretary of the Interior.

2.3.3. Historic Portion – Interior Masonry

2.3.3.1. Existing System Description

Original interior masonry walls of the historic building are painted plaster, on expanded metal lath, on solid masonry. The walls appear at the first floor lobby, vault, and interior wall of the portion

of the Clerk's space that was originally the garage. The base is painted wood and appears to be original.

2.3.3.2. Current Condition Assessment

These interior walls are in good condition. They do not show evidence of being subjected to water infiltration or exposure. The paint surfaces are intact.

2.3.3.3. Adequacy Assessment

These walls are in good condition. The suggested remodeling has left them in place.

Interior Masonry Wall At Historic Vestibule

2.3.3.4. Suitability for Continued Use/Recommendation

All interior work should take place after all the roof, wall, and plumbing leaks are identified and addressed. All walls should be painted upon completion of all remodeling and repairs. Any repair of the original walls, particularly in the public portions of the spaces, must conform to the intent of the historic preservation Standards as published by the U.S. Secretary of the Interior, Treatment of Historic Properties.

2.3.4. Historic Portion – Interior Plaster Walls

2.3.4.1. Existing System Description

Original walls of the historic building are painted plaster, on expanded metal lath, on 2 x 2 wood studs. The base is painted wood and appears to be original.

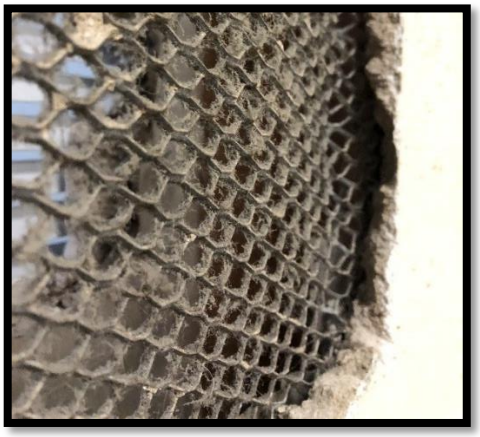
2.3.4.2. Current Condition Assessment

These interior walls are in very condition. There have been some modifications completed in the form of new doors or grills installed in the original walls.

2.3.4.3. Adequacy Assessment

The walls are in good condition. There is no evidence of water damage to these interior walls.

Historic Interior Plaster Wall Opening



Historic Interior Plaster Wall Opening Showing Lath

2.3.4.4. Suitability for Continued Use

All interior work should take place after all the roof, wall, and plumbing leaks are identified and addressed. All walls should be painted upon completion of all remodeling or mechanical, electrical, and/or plumbing repairs. Repair of the original walls, particularly in the public portions of the spaces, must conform to the intent of the historic preservation Standards as published by the U.S. Secretary of the Interior, Treatment of Historic Properties.

2.3.5. Walls of the East Portion of the 1978 Addition

2.3.5.1. Existing System Description

Walls in the expansion are painted drywall. The exception is the walls of first floor rest rooms (Room 103 & 105) of the expansion which are 4 x 4 ceramic tiles. Base is clear finished wood in City Council Chambers & Conference Rooms (101 & 102), 4” ceramic tile of the expansion, and painted wood in all other locations.

2.3.5.2. Current Condition Assessment

The interior walls of the expansion are in good condition. No indications of water damage are evident.

Council Chamber Walls

Chamber Conference Room Walls

Restroom Walls

2.3.5.3. Adequacy Assessment

Wall systems and finishes are essentially solid and repairable.

2.3.5.4. Suitability for Continued Use/Recommendation

These walls are very suitable for continued use. No specific actions are required and only standard maintenance is recommended.

2.3.6. Walls of the Center Portion / Connection Constructed During the 1978 Addition

2.3.6.1. Existing System Description

Walls in the expansion and north side of the center connection are painted drywall. The south walls of the connection are a dark bronze aluminum storefront system spanning both floors vertically.

2.3.6.2. Current Condition Assessment

The walls of the center section connecting original and expansion are in good condition. No cracks were noted in the stucco. Similarly, there were no voids detected between the metal components of the south side.

Window Wall of Connection

2.3.6.3. Adequacy Assessment

The wall systems and finishes are essentially solid.

2.3.6.4. Suitability for Continued Use/Recommendation

The interior faces of the north walls should be regularly checked for water intrusion and receive routine maintenance and painting. The frames and metal panels in the south walls should be monitored for voids, but there are no specific areas of concern. The glazing components on the south wall should be checked regularly and replaced when cracks, discoloration, or leaks are observed. In the meantime, no work is required.

2.4. Flooring

All first floor systems have a masonry substrate. The historic building has a crawl space below the first floor, but is masonry nonetheless. The second floor of the historic building has a wood substrate, but the finish systems are similar to those elsewhere in the building.

2.4.1. Historic Portion – First Floor Brick

2.4.1.1. Existing System Description

The main entrance enters the building at finished grade to a small foyer. Three risers ascend to the main first-story level. The monumental wooden stair provides access to the second-story. A pair of stair runs wrap around the back of the monumental stair providing access to the north (rear) door. The floor finish in the main entry and atrium area is brick. The dark red color matches the exterior brick. There is no evidence of any form of vapor barrier within any of the floor systems in this portion.

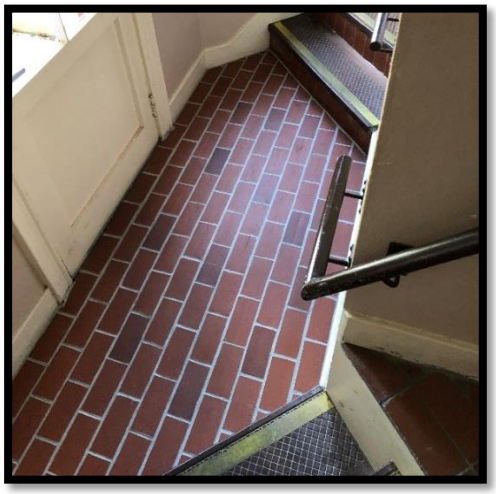
2.4.1.2. Current Condition Assessment

The brick floors within the vestibule (Room 114) of the original building are in good condition. There are no loose bricks or missing grout.

Brick Floor

Brick Floor – Centennial Inset

Brick Floor



Brick Floor – Rear (North) Lobby Entrance

2.4.1.3. Adequacy Assessment

The brick floor systems are adequate. The suggested remodel of the Clerk's area enables the brick flooring to remain.

2.4.1.4. Suitability for Continued Use/Recommendation

The brick should be maintained. Maintenance of the flooring, particularly in the public brick portions, must conform to the intent of the historic preservation requirements as outlined by the U.S. Secretary of the Interior.

2.4.2. Historic Portion – First and Second Floor Carpet

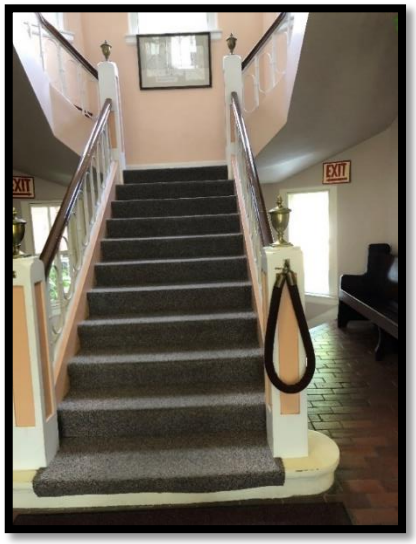
2.4.2.1. Existing System Description

The corridors and occupied spaces are carpet. There is no evidence of any form of vapor barrier at any of the carpet systems.

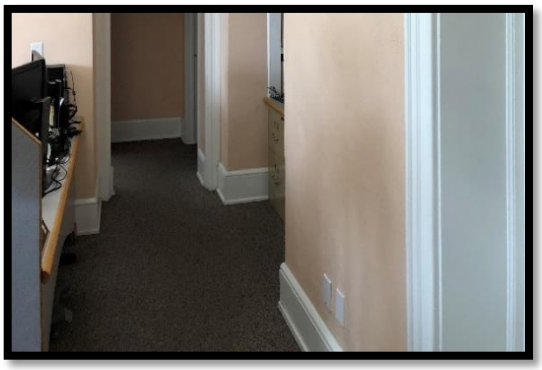
2.4.2.2. Current Condition Assessment

The monumental stair treads are showing wear. The carpet throughout all office areas is in fair condition, but showing wear.

Carpet in City Clerk Area



Carpet on Historic Lobby Monumental Stair



Carpet on Second-Story Historic Portion

2.4.2.3. Adequacy Assessment

The carpet area, including the monumental stair, is in the final stages of its useful life.

2.4.2.4. Suitability for Continued Use/Recommendation

The carpet throughout the facility should be replaced. The new system should include commercial grade padding and a vapor barrier.

2.4.3. Historic Portion – First Floor Vinyl Composition Tile (VCT)

2.4.3.1. Existing System Description

City Clerk break room (Room 119) and vault (Room 117) are VCT. There is no evidence of any form of vapor barrier within any of the VCT floor systems in this portion.

2.4.3.2. Current Condition Assessment

The VCT in the breakroom and vault are showing wear. Some curling and cracking are evident.

Vinyl Composition Tile (VCT) in Vault

Vinyl Composition Tile (VCT) in Break Room

2.4.3.3. Adequacy Assessment

The VCT in breakroom and vault are in poor condition. They appear past their useful lives.

2.4.3.4. Suitability for Continued Use/Recommendation

The VCT in City Clerk break room (Room 119) and vault (Room 117) should be removed and replaced. The new system should include a moisture barrier. Repair of the original flooring, particularly in the public portions of the spaces, must conform to the intent of the historic preservation requirements as outlined by the U.S. Secretary of the Interior.

2.4.4. Historic Portion – First Floor Sheet Vinyl

2.4.4.1. Existing System Description

The corridor is sheet vinyl with vinyl base

2.4.4.2. Current Condition Assessment

The system is in very poor condition. Deterioration is evident at the edges, corners, and fields.

Sheet Vinyl in Historic Portion

2.4.4.3. Adequacy Assessment

The sheet vinyl floor systems are failing. Cracks and seam separation are visible.

2.4.4.4. Suitability for Continued Use/Recommendation

The sheet vinyl systems in the main vestibule (Rooms 101), and corridors (Room 125 and 126) should be replaced, including the vinyl base.

2.4.5. 1978 Addition – First Floor Carpet

2.4.5.1. Existing System Description

The floor in City Council Chambers (Room 101) is carpet, including the steps and the raised platform itself. The meeting room off the corridor is carpet.

2.4.5.2. Current Condition Assessment

The carpet in City Council Chambers including the steps and dais, is in good condition.

Carpet in Council Chambers

Carpet on Stair and Passage to Chamber Dais

2.4.5.3. Adequacy Assessment

Floor systems are essentially solid and repairable.

2.4.5.4. Suitability for Continued Use/Recommendation

The carpet throughout the facility should be maintained.

2.4.6. 1978 Addition – First Floor Sheet Vinyl

2.4.6.1. Existing System Description

The addition vestibule (Room 100) and corridor (Room 126) are sheet vinyl with vinyl base

2.4.6.2. Current Condition Assessment

The systems are showing age. Deterioration is evident at the edges and corners, as opposed to the fields.

Sheet Vinyl in Chamber Lobby

Sheet Vinyl in Connection and Chamber Lobby

2.4.6.3. Adequacy Assessment

The sheet vinyl floor systems are failing. Cracks and seam separation are visible.

2.4.6.4. Suitability for Continued Use/Recommendation

The sheet vinyl systems in the vestibule (Room 100) and corridor (Room 126) should be replaced, including the vinyl base.

2.4.7. 1978 addition – First Floor Ceramic Tile

2.4.7.1. Existing System Description

The men's and women's rest room (Rooms 103 and Room 105) floors finishes are 1 x 1 ceramic tile.

2.4.7.2. Current Condition Assessment

The ceramic tile in the first floor are in good condition.

Ceramic Tile in Restroom

2.4.7.3. Adequacy Assessment

Ceramic tile floor systems and finishes are essentially solid and repairable.

2.4.7.4. Suitability for Continued Use/Recommendation

The ceramic tile floor systems should be maintained until modifications are undertaken to correct ADA compliance concerns. At the time of remodeling the entire floor system should be replaced.

2.5. Doors

2.5.1. Historic Portion – Historic Doors

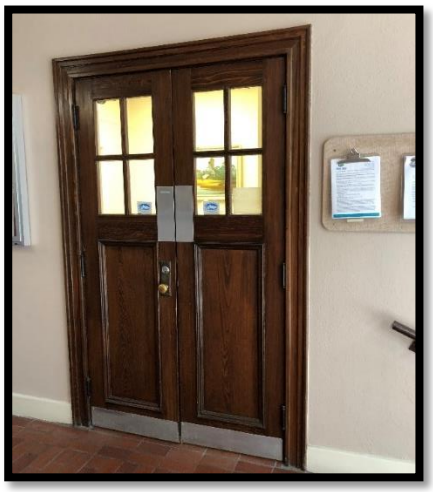
2.5.1.1. Existing System Description

All interior historic doors are wood with the exception of the steel vault door (Room 117) in the City Clerk area. The interior doors within the Vestibule (Room 114) are dark stained solid wood. Interior doors, both two-panel and half lite, with operating transom panels appear to be original painted wood doors. Interior paneled wood doors, both solid and full lite, appear to be original painted wood doors. All these original doors have historic metal knob hardware and separately keyed deadbolts.

2.5.1.2. Current Condition Assessment

The historic doors, both dark stained wood and painted, are in good condition. Some of the historic hardware does not lock and supplemental locks have been installed for security.

Stained Wood Door at Historic Lobby



Stained Wood Doors at Historic Lobby

Painted Wood Door

2.5.1.3. Adequacy Assessment

The historic doors, both dark wood and painted, are adequate. The metal knob hardware throughout the facility is not ADA compliant. Several emergency egress doors do not have emergency egress [panic] hardware. The requirements and recommendations for modifications are addressed in Appendix A - ADA Transition Plan and Update – City Hall.

ADA Non-Compliant Metal Knob Hardware

2.5.1.4. Suitability for Continued Use/Recommendation

All historic doors are in good condition and may be kept in continued use. Hardware on accessible routes should be replaced with ADA compliant hardware sensitive to the historic character, color, and finish of the original. All emergency egress doors should

be equipped with emergency egress [panic] hardware. Color and finish of the new hardware is to match the original as closely as possible. Once replacement is completed all the doors and their hardware should be regularly inspected for deterioration and damage. This continued attention and preventive maintenance should enable the existing components to remain successfully in operation.

2.5.2. Historic Portion – Non-Historic Wood

2.5.2.1. Existing System Description

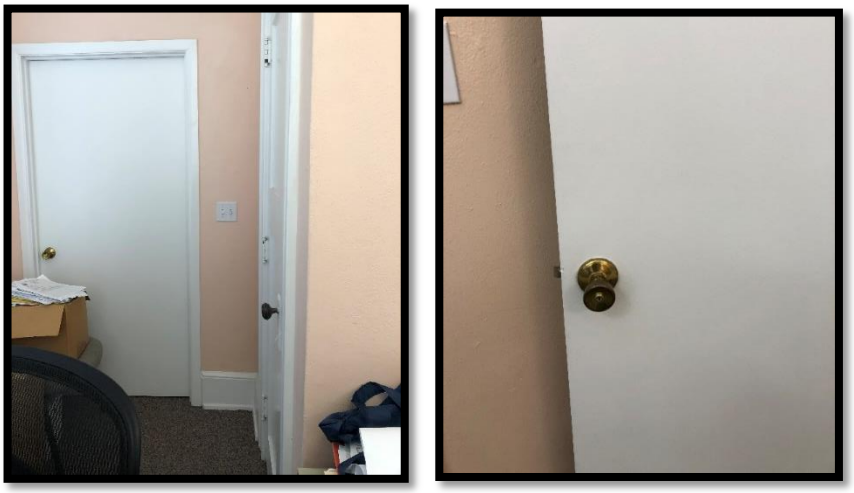
All other interior doors are wood. Interior wood doors are flush and are either stained or painted. The solitary stained hollow wood door is in the northwest corner of the Clerk's area. The painted doors are throughout the second floor. These non-historic doors have metal knob latch set hardware

2.5.2.2. Current Condition Assessment

The new wood doors with standard latch sets are in operable condition. The hardware on the restroom doors is in operable condition, but not ADA compliant.

2.5.2.3. Adequacy Assessment/Recommendation

The new painted wood doors in the historic portion are inconsistent with the design and appearance of the historic doors and do not provide the necessary security. The requirements and recommendations for modifications are addressed in Appendix E - ADA Transition Plan Update – City Hall. The metal knob hardware throughout the facility is not ADA compliant.



Non-Historic Painted Wood Door & Non-Compliant Hardware

2.5.2.4. Suitability for Continued Use/Recommendation

The painted wood doors and the hardware thereon in the original building should be replaced with solid wood doors sensitive to the design of the original doors. All emergency egress doors should be equipped with emergency egress [panic] hardware. The color and finish of the new hardware is to match the original as closely as possible. Once replacement is completed all the doors and their hardware should be regularly inspected for deterioration and damage. This continued attention and preventive maintenance should enable the components to remain successfully in operation.

2.5.3. 1978 Addition Solid Wood Doors

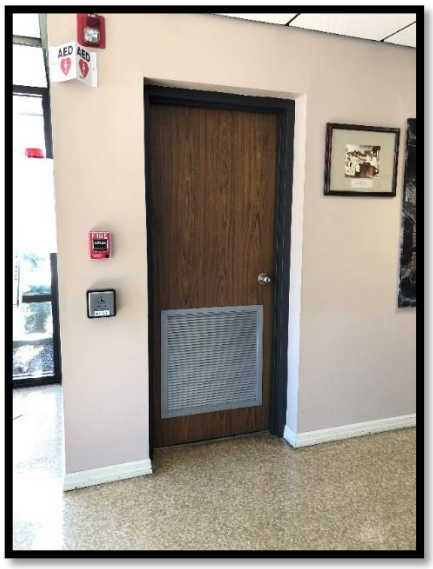
2.5.3.1. Existing System Description

The interior wood doors to the conference room (Room 102), restrooms (Room 103 and 105), janitor closet (Room 104), and dais passage room (Room 127) are plastic laminate covered to look like stained wood with solid wood cores. These doors are cased by hollow metal frames and painted. The janitor closet door has lever lock set hardware. The restrooms have push plates, pull handles, and closers. The door to the conference room (Room 102) has a standard latch set and grille in the lower portion.

2.5.3.2. Current Condition Assessment

The wood door at janitor closet (Room 104) has a standard lockset and is in operable condition. It is not ADA compliant. The hardware on the restroom doors is in operable condition. The door and frame at the conference room (Room 102) shows signs of wear. The hardware is operational but does not provide adequate security.

Solid Wood Door at Addition



2.5.3.3. Adequacy Assessment

The door at the janitor closet (Room 104) does not have ADA compliant hardware and is deteriorated. The restroom doors (Rooms 103 and 105) are undersized and not ADA compliant. The door at the conference room (Room 102) is intact and functioning. The hardware is not ADA compliant or does not provide a proper level of security. The metal grille is intact.

2.5.3.4. Suitability for Continued Use/Recommendation

The hardware at the janitor closet should be replaced with an ADA compliant system. The hollow metal frame at the janitor's closet

should be repainted. The hardware at the restrooms should be replaced with ADA compliant systems. The door at the conference room should be replaced. The hardware should be replaced with an ADA compliant lockset. The requirements and recommendations for modifications are addressed in Appendix B - ADA Transition Plan Update.

Standard maintenance should be continued. Once repair is completed all the doors and their hardware should be regularly inspected for deterioration and damage. This continued attention and preventive maintenance should enable the existing components to remain successfully in operation.

2.5.4. 1978 Addition -Interior Storefront Systems

2.5.4.1. Existing System Description

The doors to City Council Chambers (Room 101) are storefront with emergency egress hardware and closers. The system is dark bronze matching the adjacent exterior door system. The storefront system on the first level located within the connection and the system on the second floor record storage (Room 213) each have a lever handle, closer, and deadbolt lock capable of being locked to prevent access after-hours.

2.5.4.2. Current Condition Assessment

The storefront doors at City Council Chambers and record room storage have emergency egress [panic] hardware. The doors at the first and second floors have lever handles, closers, and deadbolt locks.

Interior Aluminum Storefront System at Records Storage (Room 213)

Interior Aluminum Storefront System at Chamber (Room 101)

Interior Aluminum Storefront System
at Records Storage (Room 213)

Interior Aluminum Storefront System
Connection (Between Room 125 & 126)

2.5.4.3. Adequacy Assessment

The storefront doors themselves are adequate.

2.5.4.4. Suitability for Continued Use/Recommendation

City Council Chambers (Room 101) storefront door has been provided with automatic door openers for easy access for those with and without disabilities. All emergency egress doors should be equipped with emergency egress [panic] hardware. The storefront system at record room storage (Room 213) should be replaced with a solid wood door and hollow metal frame. The hardware should provide adequate security for the protection of the records contained therein. All the doors and their hardware should be regularly inspected for deterioration and damage. This continued attention and preventive maintenance should enable the existing components remain successfully in operation.

2.6. Historic Lobby and Atrium Woodwork

2.6.1. Historic Portion

The main vestibule entrance (Room 114) and other public spaces contain iconic woodwork in the form of columns, arch, and trim. These features are critical to the character of the historic building.

2.6.1.1. Existing System Description

Original, iconic woodwork appears in the following locations: Inside face of the main entry door and transom frame decorative arch between entry Vestibule one column, one decorative pilaster,

and one architrave spanning the two vertical elements (decorative horizontal element above the column capital) on each side of the arch handrails of the monumental stair

2.6.1.2. Current Condition Assessment

Elements are well kept with the exception of the westernmost column which is adjacent to the water fountain which has evidence of surface water damage.

Historic Stained Woodwork at Vestibule

Historic Stained Woodwork at Vestibule

Historic Stained Woodwork at Monumental Stair

2.6.1.3. Adequacy Assessment

Elements are solid with superficial imperfections.

2.6.1.4. Suitability for Continued Use/Recommendation

All elements are suitable and should continue to be maintained as a highlighted design element of the spaces. Column adjacent to the water fountain should be repaired and refinished to match the other elements.

2.7. Compatibility with Historic Preservation

All work recommended in the previous section is carefully suggested so as to be in compliance with the tenets of historic preservation and the Recommendations of the U.S. Secretary of the Interior. All components being replaced and/or repainted will maintain the appearance and character of the original building. Some materials will be the modern equivalent of the original, but will replicate the originals in color and texture.

Conclusion and Recommendations

The existing structure is in fair condition. While no major structural issues were noted, significant maintenance related issues were observed that need to be addressed to prevent further deterioration of the structure. Formal, written maintenance records are suggested to continuously document efforts to sustain the facility and aid in the planning and execution of preventive maintenance programs:

Major concerns identified include:

1. Integrity of the building envelope:
    a. Moisture and thermal infiltration
    b. Deterioration to the building

2. Inadequacy of the mechanical and plumbing systems:
    a. Direct effect on Indoor Environmental Quality
    b. Indirect effects on occupant health possible

3. Lack of accessibility:
    a. Provision of an accessible civic building
    b. Ensure full compliance with ADA Standards

4. Lack of security:
    a. Enhance staff security
    b. Provide safe environment for the public

Survey findings identified specific recommendations addressing the concerns. The recommended action items include:

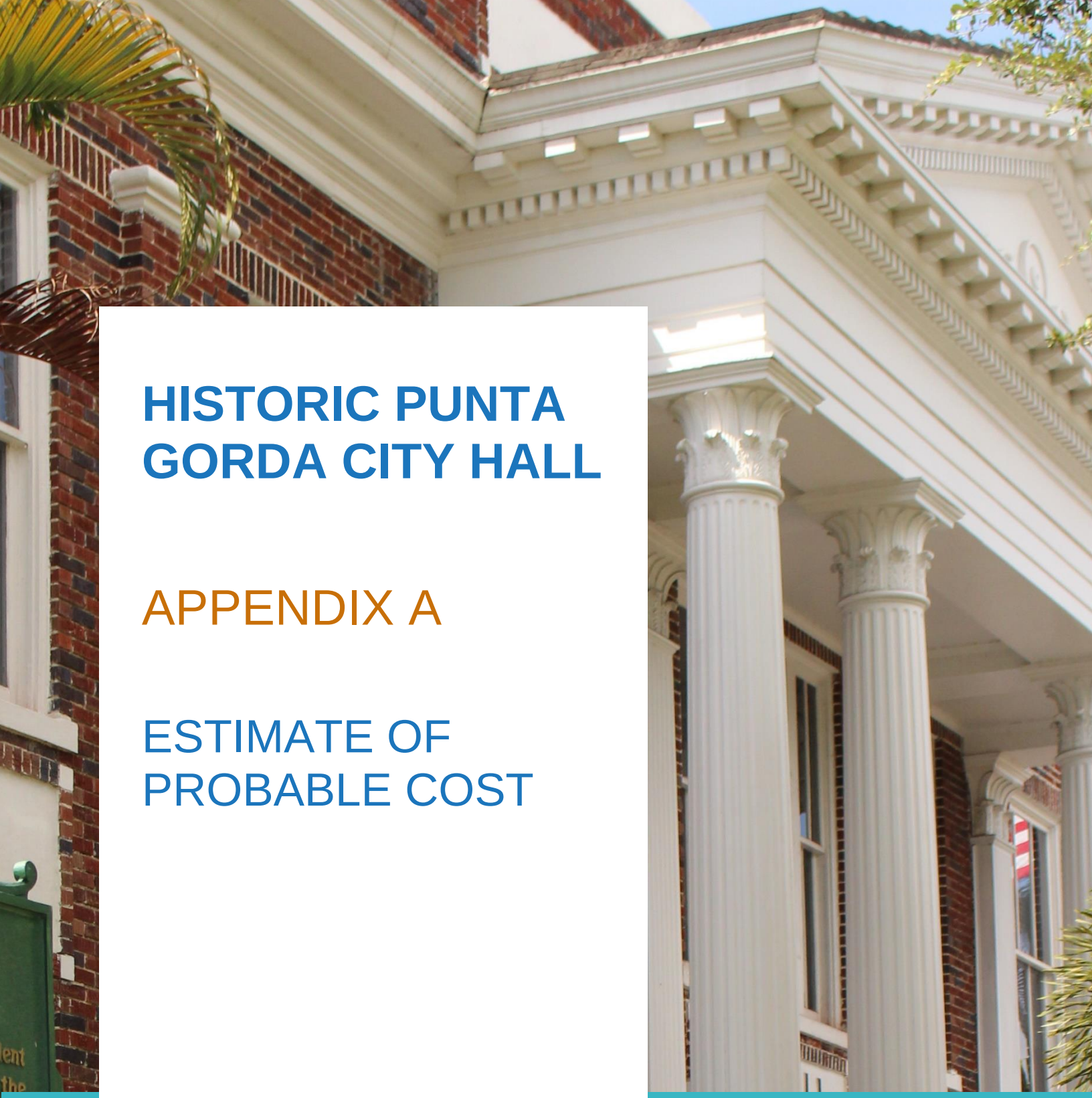
1. Major repair to the exterior masonry walls of the historic building
2. Replacement of the roof system
3. Replacement of the entire mechanical systems, all plumbing fixtures, and select electrical components
4. Provision of an elevator
5. Addressing of accessibility issues to meet current ADA Standards
6. Increase passive and active security measures
7. Reconfiguration of the Clerk's area on the Historic First Floor to increase functionality, safety, security, and efficiency

Punta Gorda City Hall is a historically significant building and City icon. It is a living, functioning connection to the history and heritage of the City of Punta Gorda. Its value has been formalized by its inclusion as a contributing structure to the Punta Gorda National Register Historic District. In a City that places a high value on its rich history this building is simply worth saving.

Limitations of Report

The purpose of this report is to document the observations and good faith opinions of the inspector from a visual inspection of the structure. The intent of this report is to express the inspector's perceived impressions of those reasonably visual items on the day of inspection. No representation or comment is made concerning any latent defects that were not reasonably visible at the time of inspection. The right is reserved to continue our analysis and amend or modify our opinion as new information and data become available.

This report is solely for the use of the City of Punta Gorda.



HISTORIC PUNTA GORDA CITY HALL

APPENDIX A

ESTIMATE OF PROBABLE COST

Completed November 20, 2019
By WCG Wright Construction Group

PARKER/MUDGETT/SMITH ARCHITECTS, INC.

Estimate of Probable Cost

Introduction

This report has been prepared to establish estimates of general costs associated with the various sections of the Needs Assessment. They are professionally prepared in October 2019 dollars and are intended as a planning tool. Professional architectural design and engineering services have been estimated at less than fifteen percent (15%) of the probable construction cost. Exact costs are only possible after the appropriate design and bidding documents have been prepared and priced by Florida licensed contractors or construction managers.

Estimate of Probable Cost

Description	Cost of Work	Cost/SF	% of Total
Short Term Needs	$ 1,475,155	$ 164	45.87%
Long Term Needs	$ 281,569	$ 31	8.76%
Exterior Renovation	$ 943,096	$ 105	29.33%
ADA Upgrades*	$ 131,129	$ 41	4.08%
Tiered Security	$ 334,829	$ 37	10.41%
HVAC Upgrades	$ 50,000	$ 6	1.55%
Sub-Total Construction:	$ 3,215,777	$ 377	100.00%
Architectural Design & Engineering:	$ 482,367	Approximately 15% of Construction Cost	
Total Anticipated Cost:	**$ 3,698,144**		

Cost Consideration – Historic & Non-Historic

Description	**Historic**	**Non- Historic Addition**
Short Term Needs	$ 1,086,237	$ 388,918
Long Term Needs	$ 201,146	$ 80,423
Exterior Renovation	$ 769,701	$ 173,395
ADA Upgrades*	$ 45,488	$ 85,641
Tiered Security	$ 225,539	$ 109,290
HVAC Upgrades	$ 25,000	$ 25,000
Sub-Total Cost of Work:	$ 2,353,111	$ 862,667
Architectural Design & Engineering:	$ 352,966	$ 129,400
Total Anticipated Cost:	**$ 2,706,077**	**$ 992,067**

***Cost does not include the required ADA rehabilitation of the 1978 addition restrooms see table below

ADA Rehabilitation of the 1978 Addition Restrooms Cost

Rehabilitation for ADA Compliance	$	80,000
Civil Design & Construction (Water/Sewer)	$	30,000
Architectural Design & Engineering	$	12,000
Total Anticipated Cost:	**$**	**122,000**

Rehabilitation Cost Alternative

ADA Upgrades (1978 Addition)	$	862,667		N/A
Demolition		N/A	$	93,000
New Construction ($250.00 PSF)		N/A	$	1,100,000
Sub-Total Cost of Work:	$	862,667	$	1,193,000
Architectural Design & Engineering:	$	129,400	$	178,950
Civil Engineering:		N/A	$	40,000
ADA Rehabilitation of the 1978 Addition Restrooms	$	122,000		
Total Anticipated Cost:	**$**	**1,114,067**	**$**	**1,411,950**

Probable Cost Estimate Options

	Option #1 Rehab Existing Historic Building & 1978 Addition		Option #2 Rehab Existing Historic Building & Construct New Addition	
Historic Cost	$	2,706,077	$	2,706,077
Non-Historic Cost	$	1,114,067		N/A
New Construction Cost		N/A	$	1,411,950
Total Anticipated Cost:	**$**	**3,820,144**	**$**	**4,118,027**
Cost Difference $:	**$**	**(297,833)**		
Cost Difference %		**< 10%**		

Short Term Needs

Short Term Needs are those items identified as having an immediate impact on the protection of the building from weather, water, and deterioration. The building will continue to decline as these items remain unaddressed. Building degeneration also affects the quality of the interior in terms of the wellbeing of the inhabitants.

Long Term Needs

The items considered Long Term Needs are those not required immediately for the preservation of the building or Indoor Environmental Quality. These are items that have been identified as needing attention but may be addressed further into the future. They should be addressed within the next five (5) years, but still as early as possible. They should not be considered as long-term maintenance issues to be addressed sometime in the "future".

Exterior Renovations

These items address the building's exterior envelope. They include the building's roofs, exterior walls, doors, and windows. These items are vital to the integrity and longevity of the building. They are critical enough to be provided special attention and a separate category.

It has been determined through close inspection that the roof systems should be replaced.

The exterior wall systems are of a design appropriate and acceptable a century ago but are ineffective, inefficient, detrimental, and declining today. This represents major work that must be undertaken as quickly as possible.

ADA Improvements

The "City of Punta Gorda, ADA Transition Plan Final Report" was prepared by Tindale Oliver and adopted by the City of Punta Gorda on October 4, 2017. The improvement items included in the ADA Transition Plan Update – Appendix B are exclusive of those items listed in within the original Tindale Oliver. Items not included in the in the 2017 report but identified during the needs analysis have been incorporated into the final needs analysis report and are being addressed independent of the overall Needs Assessment.

The primary concern is accessible access to and throughout the second floor. The permanent and acceptable solution is the provision of an elevator. Other means by which services may be provided in technically inaccessible buildings include relocating public services to accessible levels or providing staff to retrieve requested information from

inaccessible locations and delivering them to accessible levels. These provisions may provide the same services, but are considered temporary accommodations until permanent means are provided.

Seemingly incongruous modifications to historic places are allowable when providing ADA accessibility. They must, however, be done in careful consideration of the character and function of the building and should be as unobtrusive as possible. In the case of the Historic Punta Gorda City Hall, it is possible to provide accessibility with an elevator installed completely within the building envelope. The elevator would not affect the exterior appearance or the character and general appearance of the Vestibule.

Security Improvements

The items in this section address the safety and security of the building and its occupants; both visitors and staff. The individual items correspond to the "Crime Prevention through Environmental Design (CPTED) Safety and Security Report" included Appendix C. The items provide various levels of security from the public rights-of-way to the individual departments in the building's interior. Each Tier, or level, increases the security of the facility.

Referenced Floor Plans

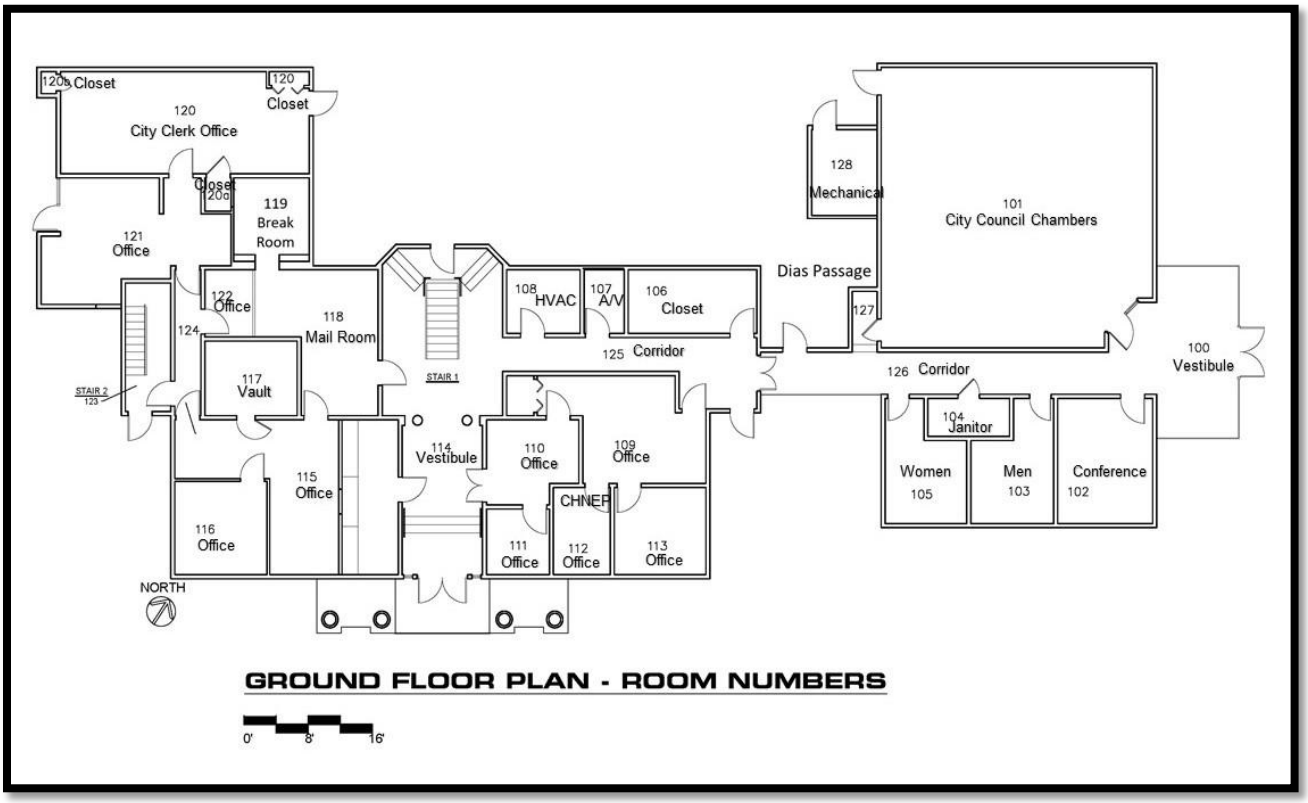


Figure 1 - Historic First/Ground Floor

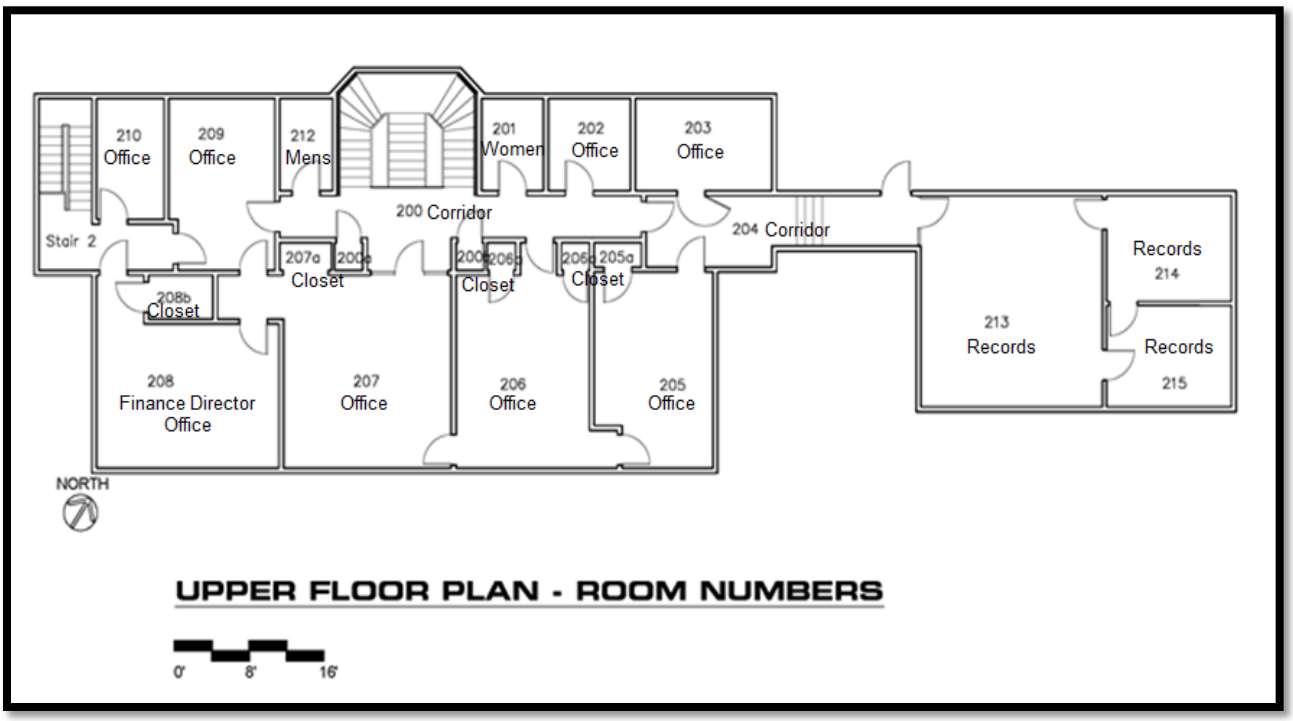


Figure 2 - Second/Upper Floor

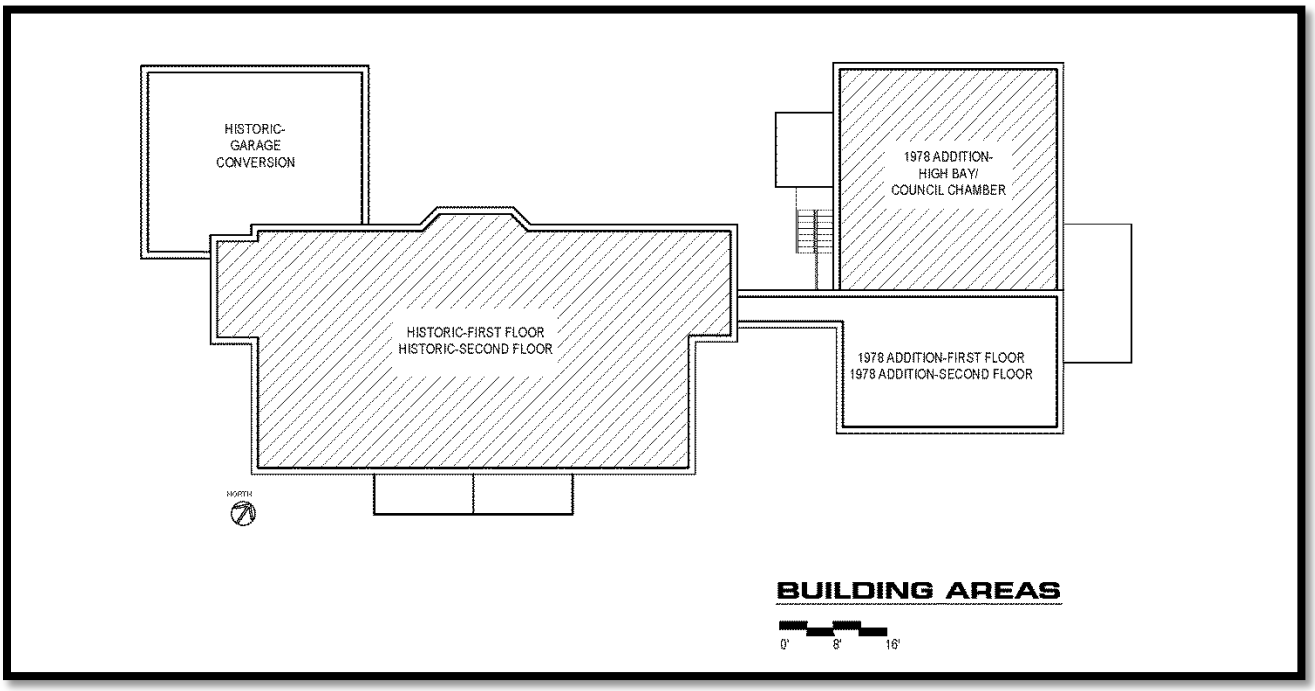


Figure 3 - Building Areas

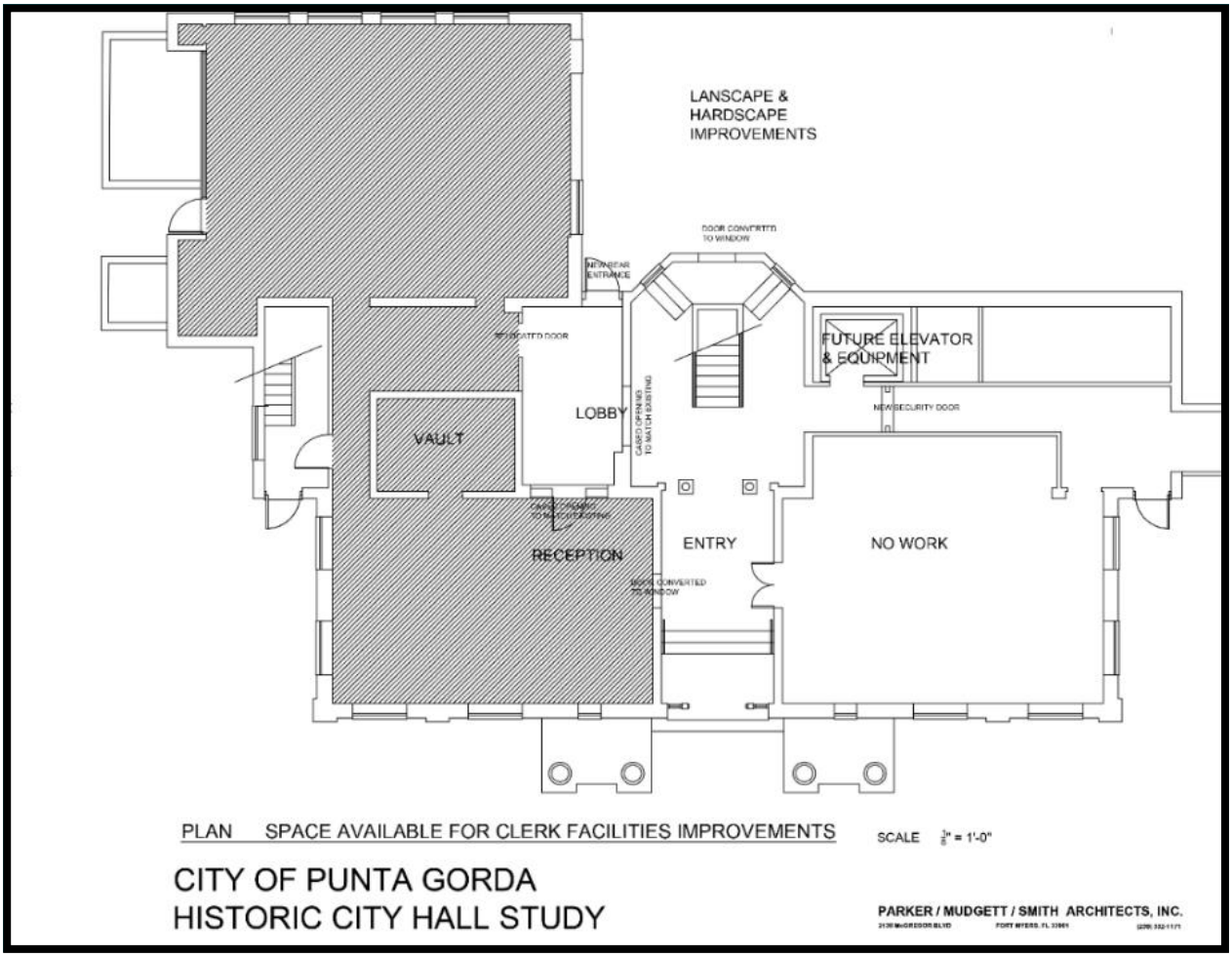


Figure 4 – Space Available for City Clerk Facilities Improvements

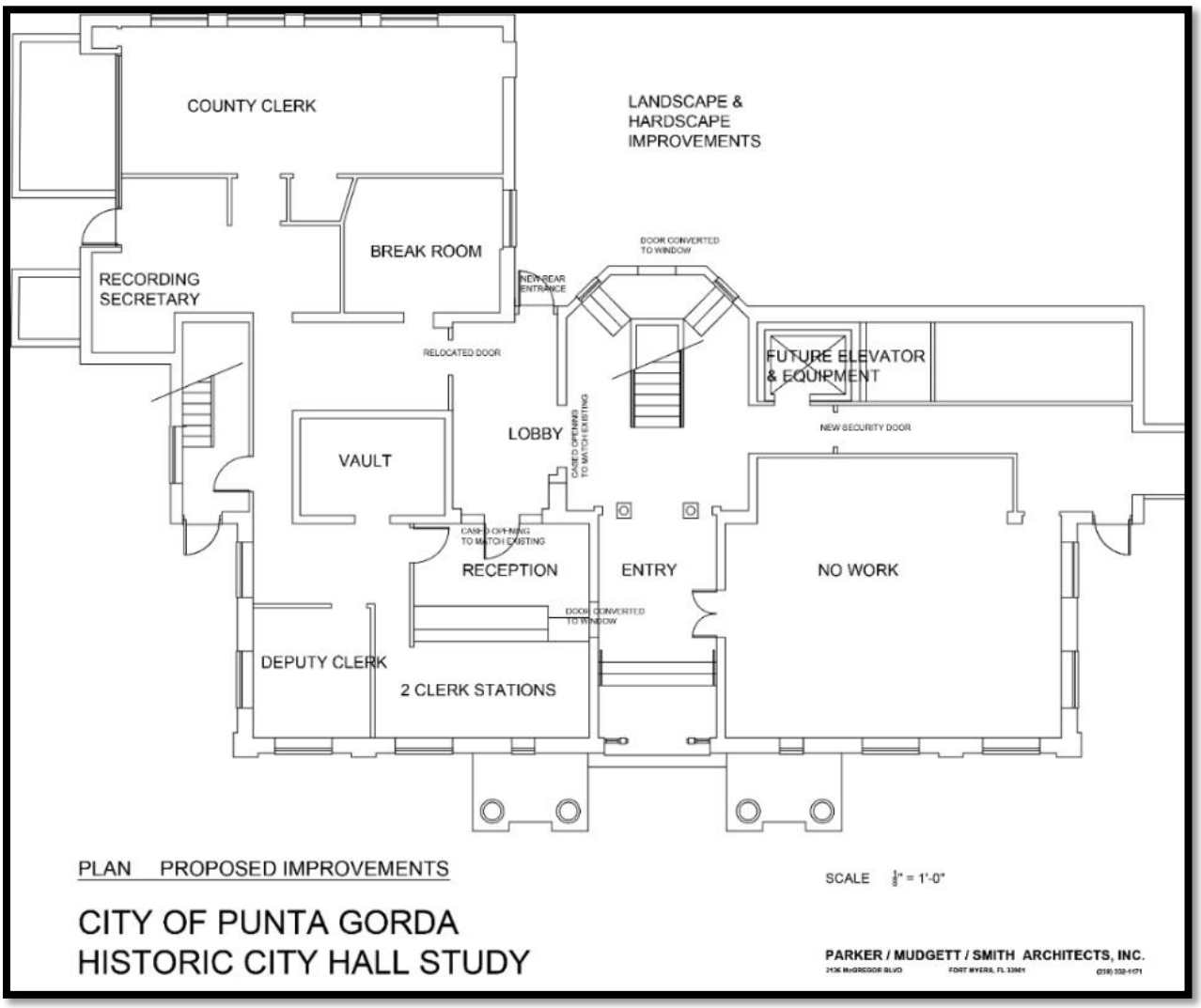
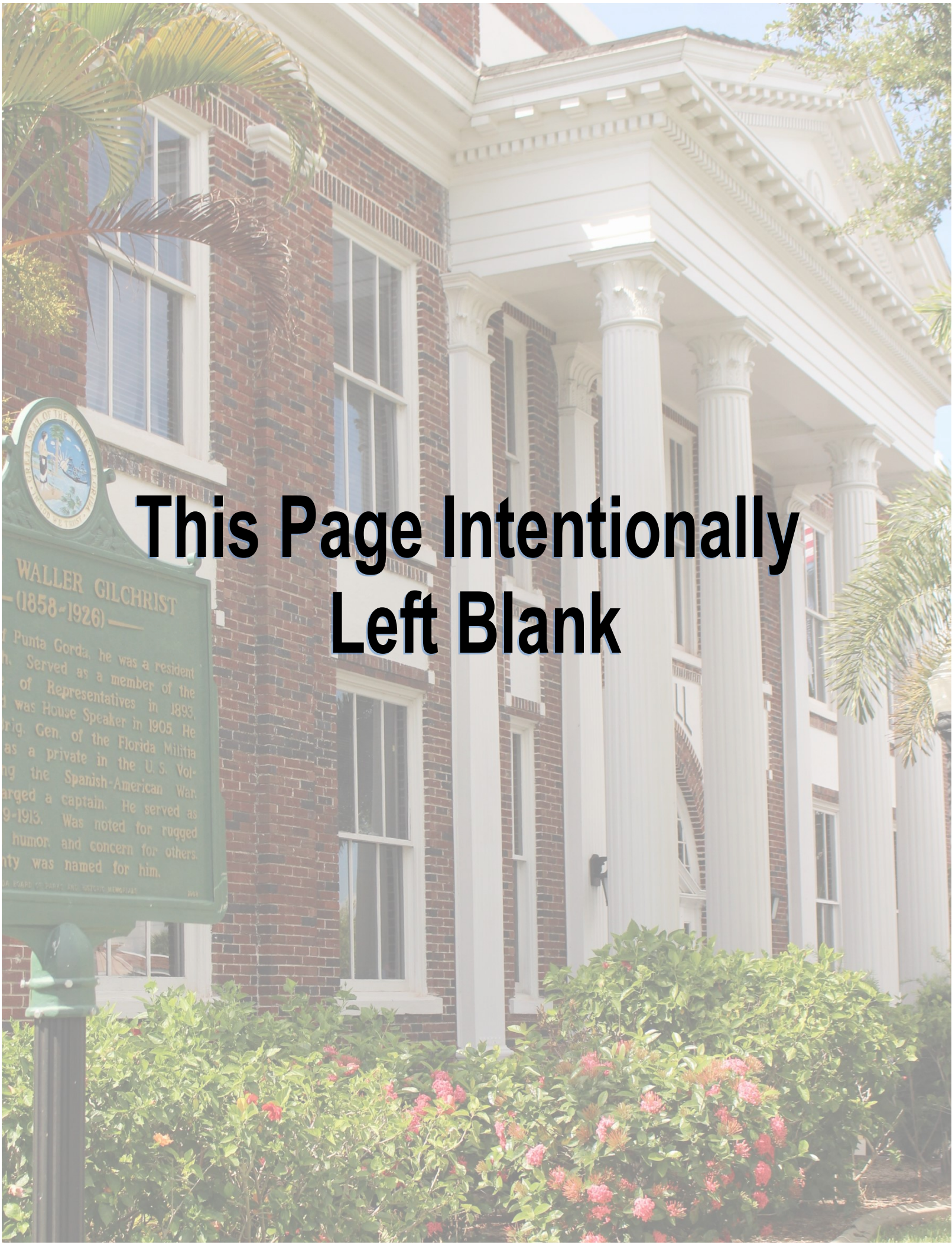


Figure 5 – Proposed Improvements



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Project: Punta Gorda City Hall Renovation Project
Address: 126 Harvey Street Punta Gorda FL, 33950
Date: 11/20/2019

Estimate Type: Conceptual Estimate Short Term Work
Estimator: Scott Robbins

Unit Key	
EA	Each
LF	Linear Foot
LOT	Lump Sum Total
MD	Man Day (8 Hours)
MH	Man Hours
SF	Square Foot
SQ	Square Area
TONS	Material Weight

PROJECT SF BY FLOOR	
1ST FLOOR	5,543
2ND FLOOR	3,470
TOTAL SF	**9,013**

Estimate #1 Short Term Needs:

Item Description:	Quantity:	Unit:	Unit Price:	Total Cost:	Cost/SF:	% of Total:
Room 114 Vestibule / Lobby - Historic:						
Remove Existing Storefront	16	MH	$ 52.00	$ 832	$ 0.09	
Remove Perimeter Plaster Walls	20	MH	$ 52.00	$ 1,040	$ 0.12	
Remove & Re-Install Window Moldings/Trim	24	MH	$ 65.00	$ 1,560	$ 0.17	
Repaint Wood Base	150	LF	$ 5.00	$ 750	$ 0.08	
Roll On Vapor Barrier	360	SF	$ 3.00	$ 1,080	$ 0.12	
New Furred Drywall/Plaster Perimeter Wall	30	LF	$ 150.00	$ 4,500	$ 0.50	
Repaint Walls	1500	SF	$ 1.50	$ 2,250	$ 0.25	
Refinish Doors/Frames (Same Finish)	5	EA	$ 650.00	$ 3,250	$ 0.36	
Refinish Woodwork/Repair Woodwork	5	MD	$ 1,200.00	$ 6,000	$ 0.67	
New Storefront Door System	80	SF	$ 135.00	$ 10,800	$ 1.20	
Refinish Rails Rear Elevation Stair	1	LOT	$ 450.00	$ 450	$ 0.05	
Repair/Replace Door Hardware	5	EA	$ 1,500.00	$ 7,500	$ 0.83	
Repaint Plaster Ceiling	525	SF	$ 2.50	$ 1,313	$ 0.15	
Subtotal Room 114 Vestibule / Lobby - Historic:				**$ 41,325**	**$ 4.20**	**2.80%**
Rooms 115, 116, 118-124 - Historic:						
SF Allowance For Fit Out	1800	SF	$ 250.00	$ 450,000	$ 49.93	
New Emergency Egress Hdwre Rm. 123	1	EA	$ 2,500.00	$ 2,500	$ 0.28	
New Door/Egress Hardware	1	EA	$ 2,500.00	$ 2,500	$ 0.28	
Paint Door & Frame	1	EA	$ 350.00	$ 350	$ 0.04	
Subtotal Rooms 115, 116, 118-124 - Historic:				**$ 455,350**	**$ 50.52**	**30.87%**
Room 111 - Office (CHNEP) - Historic						
Demolish Perimeter Wall	8	MH	$ 52.00	$ 416	$ 0.05	
Remove Hardware	2	MH	$ 52.00	$ 104	$ 0.01	
Salvage Re-Install Woodwork	16	MH	$ 65.00	$ 1,040	$ 0.12	
New Roll On Vapor Barrier	96	SF	$ 6.00	$ 576	$ 0.06	
New Plaster Chase Wall	9	LF	$ 150.00	$ 1,350	$ 0.15	
Paint Walls	384	SF	$ 1.50	$ 576	$ 0.06	
Paint Windows & Trim	1	LS	$ 850.00	$ 850	$ 0.09	
New Hardware -	1	EA	$ 1,500.00	$ 1,500	$ 0.17	
Note: Historic Hardware To Remain						
Subtotal Room 111 - Office (CHNEP) - Historic				**$ 6,412**	**$ 0.71**	**0.43%**
Room 110 - Office (CHNEP) - Historic						
Remove Hardware	2	MH	$ 52	$ 104	$ 0.01	
New Hardware -	1	EA	$ 1,500	$ 1,500	$ 0.17	
Note: Historic Hardware To Remain						
Subtotal Room 110 - Office (CHNEP) - Historic				**$ 1,604**	**$ 0.18**	**0.11%**
Room 125 Corridor - Historic:						
New Storefront System	60	SF	$ 135	$ 8,100	$ 0.90	
Subtotal Room 125 Corridor - Historic:				**$ 8,100**	**$ 0.90**	**0.55%**

Room 108 HVAC - New Elevator Room Location:						
New 1 Stop Elevator: (No Machine Room)	1	EA	$ 90,000	$ 90,000	$ 9.99	
Demolish Walls/Doors	39	MH	$ 52	$ 2,045	$ 0.23	
Demolish Plaster Ceilings	8	MH	$ 52	$ 394	$ 0.04	
Shoring	1	LOT	$ 8,000	$ 8,000	$ 0.89	
Temporary Barricades	125	LF	$ 30	$ 3,750	$ 0.42	
Sawcutting	2	MD	$ 1,750	$ 3,500	$ 0.39	
Excavation	1	LS	$ 3,000	$ 3,000	$ 0.33	
Concrete Pit	1	EA	$ 7,500	$ 7,500	$ 0.83	
Waterproofing	1	LOT	$ 2,500	$ 2,500	$ 0.28	
Vapor Barrier - Exterior Wall	288	SF	$ 3	$ 864	$ 0.10	
Metal Fabrications	5	TONS	$ 6,500	$ 32,500	$ 3.61	
Masonry Block	2000	SF	$ 14	$ 28,000	$ 3.11	
Drywall Furring	180	LF	$ 75	$ 13,500	$ 1.50	
Painting	3	MD	$ 925	$ 2,775	$ 0.31	
Elevator Sump Pump	1	EA	$ 3,800	$ 3,800	$ 0.42	
Pit Ladder	1	EA	$ 3,500	$ 3,500	$ 0.39	
Sump Pump Grating	1	EA	$ 1,500	$ 1,500	$ 0.17	
Electrical/Fire Alarm	1	LOT	$ 35,000	$ 35,000	$ 3.88	
Subtotal Room 108 HVAC - New Elevator Room Location				**$ 242,128**	**$ 26.86**	**16.41%**
Room 107 - Audio/Video - Historic:						
New Elevator Machine Room	***Not Required***					
Remove Perimeter Wall	8	MH	$ 52	$ 416	$ 0.05	
Remove Hardware	2	MH	$ 52	$ 104	$ 0.01	
Remove/Reinstall Woodwork	8	MH	$ 65	$ 520	$ 0.06	
Vapor Barrier - Exterior Wall	60	SF	$ 3	$ 180	$ 0.02	
New Plaster Chase Wall	7	LF	$ 150	$ 1,050	$ 0.12	
Paint Walls	312	SF	$ 2	$ 468	$ 0.05	
Paint Windows & Trim	1	LS	$ 850	$ 850	$ 0.09	
New Hardware -	1	EA	$ 1,500	$ 1,500	$ 0.17	
Note: Historic Hardware To Remain						
Subtotal Room 107 - Audio/Video - Historic:				**$ 5,088**	**$ 0.56**	**0.34%**
Room 106 - Closet (CHNEP) - Historic:						
Remove Perimeter Wall	11	MH	$ 52	$ 555	$ 0.06	
Remove Hardware	2	MH	$ 52	$ 104	$ 0.01	
Remove/Reinstall Woodwork	16	MH	$ 65	$ 1,040	$ 0.12	
Vapor Barrier - Exterior Wall	192	SF	$ 6	$ 1,152	$ 0.13	
New Plaster Chase Wall	16	LF	$ 150	$ 2,400	$ 0.27	
Paint Walls	564	SF	$ 2	$ 846	$ 0.09	
Paint Windows & Trim	1	LS	$ 850	$ 850	$ 0.09	
New Hardware -	1	EA	$ 1,500	$ 1,500	$ 0.17	
Note: Historic Hardware To Remain						
Subtotal Room 106 - Closet (CHNEP) - Historic:				**$ 8,447**	**$ 0.94**	**0.57%**
Room 109 - Office (CHNEP) - Historic:						
Remove Perimeter Wall	6	MH	$ 52	$ 312	$ 0.03	
Remove Hardware	2	MH	$ 52	$ 104	$ 0.01	
Remove/Reinstall Woodwork	16	MH	$ 65	$ 1,040	$ 0.12	
Vapor Barrier - Exterior Wall	108	SF	$ 3	$ 324	$ 0.04	
New Plaster Chase Wall	9	LF	$ 150	$ 1,350	$ 0.15	
Paint Walls	816	SF	$ 2	$ 1,224	$ 0.14	
Paint Windows & Trim	1	LS	$ 850	$ 850	$ 0.09	
New Hardware -	1	EA	$ 1,500	$ 1,500	$ 0.17	
Note: Historic Hardware To Remain						
Subtotal Room 109 - Office (CHNEP) - Historic:				**$ 6,704**	**$ 0.74**	**0.45%**

Room 113 - Office (CHNEP) - Historic:						
Remove Perimeter Wall	15	MH	$ 52	$ 763	$ 0.08	
Remove Hardware	2	MH	$ 52	$ 104	$ 0.01	
Remove/Reinstall Woodwork	24	MH	$ 65	$ 1,560	$ 0.17	
Vapor Barrier - Exterior Wall	264	SF	$ 3	$ 792	$ 0.09	
New Plaster Chase Wall	22	LF	$ 150	$ 3,300	$ 0.37	
Paint Walls	528	SF	$ 2	$ 792	$ 0.09	
Paint Windows & Trim	1	LS	$ 850	$ 850	$ 0.09	
New Hardware -	1	EA	$ 1,500	$ 1,500	$ 0.17	
Note: Historic Hardware To Remain						
Subtotal Room 113 - Office (CHNEP) - Historic:				**$ 9,661**	**$ 1.07**	**0.65%**
Room 112 Office (CHNEP):						
Remove Perimeter Wall	5	MH	$ 52	$ 277	$ 0.03	
Remove/Reinstall Woodwork	12	MH	$ 65	$ 780	$ 0.09	
Vapor Barrier - Exterior Wall	96	SF	$ 3	$ 288	$ 0.03	
New Plaster Chase Wall	8	LF	$ 150	$ 1,200	$ 0.13	
Paint Walls	432	SF	$ 2	$ 648	$ 0.07	
Paint Windows & Trim	1	LS	$ 850	$ 850	$ 0.09	
New Hardware -	1	EA	$ 1,500	$ 1,500	$ 0.17	
Note: Historic Hardware To Remain						
Subtotal Room 112 Office (CHNEP):				**$ 5,543**	**$ 0.62**	**0.38%**
Room 127 - Chamber Passage - 1978 Addition:						
Remove Existing Door & Hardware	4	MH	$ 52	$ 208	$ 0.02	
Replace Door & Hardware	1	EA	$ 1,500	$ 1,500	$ 0.17	
Paint Door & Frame	1	EA	$ 350	$ 350	$ 0.04	
Subtotal Room 127 - Chamber Passage - 1978 Addition:				**$ 2,058**	**$ 0.23**	**0.14%**
Room 101 - City Council Chambers - 1978 Addition:						
Demolish Dais Platform	350	SF	$ 10	$ 3,500	$ 0.39	
Demolish Dais Entry Door & Frame	1	EA	$ 250	$ 250	$ 0.03	
Cut Patch & Reframe To Lower Dais Entry	1	EA	1540	$ 1,540	$ 0.17	
New Door Frame & Hdwre Dais Entry	1	EA	1495	$ 1,495	$ 0.17	
New Hardware (Northwest Egress Door)	1	EA	$ 2,500	$ 2,500	$ 0.28	
Electrical Disconnect For Dais Desk	1	LOT	$ 1,500	$ 1,500	$ 0.17	
Remove & Store Dais Desk	40	MH	$ 65	$ 2,600	$ 0.29	
Framing & Sheathing For New Dais & Ramp	428	SF	$ 35	$ 14,980	$ 1.66	
New Wood Base	55	LF	$ 55	$ 3,025	$ 0.34	
Reinstallation of Dais Desk (Ballistic in ADA#)	1	LOT	$ 4,850	$ 4,850	$ 0.54	
Misc. Painting	1	MD	$ 850	$ 850	$ 0.09	
Flooring Corridor 128	20	SF	$ 12	$ 240	$ 0.03	
Base Corridor 128	16	LF	$ 6	$ 96	$ 0.01	
Wall Mtd Railing	13	LF	$ 65	$ 845	$ 0.09	
Ramp Mtd Railing	13	LF	$ 110	$ 1,430	$ 0.16	
Subtotal Room 101 - City Council Chambers - 1978 Addition:				**$ 39,701**	**$ 4.40**	**2.69%**
Room 102- Conference - 1978 Addition:						
Remove Existing Hardware	2	MH	$ 52	$ 104	$ 0.01	
Replace Door Hardware	1	EA	$ 900	$ 900	$ 0.10	
Subtotal Room 102- Conference - 1978 Addition:				**$ 1,004**	**$ 0.11**	**0.07%**
Room 103 - Men's Room - 1978 Addition:						
Remove Existing Door & Hardware	**NIC**					
Replace Door & Hardware	**NIC**					
Paint Door & Frame	**NIC**					

Subtotal Room 103 - Men's Room - 1978 Addition:				**$ -**	**$ -**	**0.00%**
Room 105 - Women's Room - 1978 Addition:						
Remove Existing Door & Hardware	NIC					
Replace Door & Hardware	NIC					
Paint Door & Frame	NIC					
Subtotal Room 105 - Women's Room - 1978 Addition:				**$ -**	**$ -**	**0.00%**
Room 200 - 2nd Floor Corridor - Historic:						
Demolish Perimeter Wall @ Stairs	11	MH	$ 52	$ 589	$ 0.07	
Remove/Reinstall Woodwork	24	MH	$ 65	$ 1,560	$ 0.17	
Vapor Barrier Perimeter Wall @ Stairs	204	SF	$ 3	$ 612	$ 0.07	
New Plaster Chase Wall	17	LF	$ 200	$ 3,400	$ 0.38	
Repair Wall Substrate	40	MH	$ 150	$ 6,000	$ 0.67	
Paint Windows & Trim	3	LS	$ 850	$ 2,550	$ 0.28	
Paint Corridor Walls	1296	SF	$ 2	$ 1,944	$ 0.22	
Subtotal Room 200 - 2nd Floor Corridor - Historic:				**$ 16,655**	**$ 1.85**	**1.13%**
Room 200 - 2nd Floor Corridor - Historic:						
Remove Perimeter Wall	12	MH	$ 52	$ 624	$ 0.07	
Remove Door Hardware	2	MH	$ 52	$ 104	$ 0.01	
Remove/Reinstall Woodwork	16	MH	$ 65	$ 1,040	$ 0.12	
Vapor Barrier - Exterior Wall	216	SF	$ 3	$ 648	$ 0.07	
New Plaster Chase Wall	18	LF	$ 150	$ 2,700	$ 0.30	
Paint Walls	1068	SF	$ 2	$ 1,602	$ 0.18	
Paint Windows & Trim	1	LS	$ 850	$ 850	$ 0.09	
New Hardware -	1	EA	$ 1,500	$ 1,500	$ 0.17	
Note: Historic Hardware To Remain						
SubtotalRoom 200 - 2nd Floor Corridor - Historic:				**$ 9,068**	**$ 1.01**	**0.61%**
Room 219 - Office (Finance) - Historic:						
Remove Perimeter Wall	13	MH	$ 52	$ 693	$ 0.08	
Remove/Reinstall Woodwork	24	MH	$ 65	$ 1,560	$ 0.17	
Vapor Barrier - Exterior Wall	240	SF	$ 3	$ 720	$ 0.08	
New Plaster Chase Wall	20	LF	$ 150	$ 3,000	$ 0.33	
Paint Walls	924	SF	$ 2	$ 1,386	$ 0.15	
Paint Windows & Trim	1	LS	$ 850	$ 850	$ 0.09	
Remove Existing Door & Hardware	2	MH	$ 52	$ 104	$ 0.01	
Replace Door & Hardware	1	EA	$ 2,000	$ 2,000	$ 0.22	
Paint Door & Frame	1	EA	$ 350	$ 350	$ 0.04	
Subtotal Room 219 - Office (Finance) - Historic:				**$ 10,663**	**$ 1.18**	**0.72%**
Stair 2 - Finance - Historic:						
Remove Perimeter Wall	19	MH	$ 52	$ 1,005	$ 0.11	
Remove/Reinstall Woodwork/Railings	32	MH	$ 65	$ 2,080	$ 0.23	
Vapor Barrier - Exterior Wall	348	SF	$ 3	$ 1,044	$ 0.12	
New Plaster Chase Wall	22	LF	$ 150	$ 3,300	$ 0.37	
Paint Walls	840	SF	$ 2	$ 1,260	$ 0.14	
Paint Windows & Trim	2	LS	$ 850	$ 1,700	$ 0.19	
Remove Existing Door & Hardware	2	MH	$ 52	$ 104	$ 0.01	
Replace W/ Door & Panic Hardware	1	EA	$ 2,950	$ 2,950	$ 0.33	
Paint Door & Frame	1	EA	$ 350	$ 350	$ 0.04	
Subtotal Stair 2 - Finance - Historic:				**$ 13,793**	**$ 1.53**	**0.94%**
Room 210 - Office (Finance) - Historic:						
Remove Perimeter Wall	11	MH	$ 52	$ 589	$ 0.07	
Remove/Reinstall Woodwork	16	MH	$ 65	$ 1,040	$ 0.12	

Vapor Barrier - Exterior Wall	204	SF	$ 3	$ 612	$ 0.07	
New Plaster Chase Wall	17	LF	$ 150	$ 2,550	$ 0.28	
Paint Walls	480	SF	$ 2	$ 720	$ 0.08	
Paint Windows & Trim	1	LS	$ 850	$ 850	$ 0.09	
Remove Existing Door & Hardware	2	MH	$ 52	$ 104	$ 0.01	
Replace Door & Hardware	1	EA	$ 1,395	$ 1,395	$ 0.15	
Paint Door & Frame	1	EA	$ 350	$ 350	$ 0.04	
Subtotal Room 210 - Office (Finance) - Historic:				**$ 8,210**	**$ 0.91**	**0.56%**
Room 209 - Office (Finance) - Historic:						
Remove Perimeter Wall	8	MH	$ 52	$ 416	$ 0.05	
Remove/Reinstall Woodwork	16	MH	$ 65	$ 1,040	$ 0.12	
Vapor Barrier - Exterior Wall	144	SF	$ 3	$ 432	$ 0.05	
New Plaster Chase Wall	12	LF	$ 150	$ 1,800	$ 0.20	
Paint Walls	684	SF	$ 2	$ 1,026	$ 0.11	
Paint Windows & Trim	1	LS	$ 850	$ 850	$ 0.09	
Remove Existing Door & Hardware	2	MH	$ 65	$ 130	$ 0.01	
Replace W/ Door & Panic Hardware	1	EA	$ 2,950	$ 2,950	$ 0.33	
Paint Door & Frame	1	EA	$ 350	$ 350	$ 0.04	
Subtotal Room 209 - Office (Finance) - Historic:				**$ 8,994**	**$ 1.00**	**0.61%**
Room 212 - Men's Restroom - Historic:						
Demolish Water Stained Partitions	12	MH	$ 52	$ 624	$ 0.07	
Remove/Reinstall Woodwork	16	MH	$ 65	$ 1,040	$ 0.12	
Remove & Re-Install Toilet Partitions	8	MH	$ 65	$ 520	$ 0.06	
Remove & Reinstall Toilet Accessories	8	MH	$ 65	$ 520	$ 0.06	
Vapor Barrier - Exterior Wall	72	SF	$ 3	$ 216	$ 0.02	
New Chase Walls	15	LF	$ 150	$ 2,250	$ 0.25	
Paint Walls	384	SF	$ 2	$ 576	$ 0.06	
Paint Windows & Trim	1	LS	$ 850	$ 850	$ 0.09	
Paint Plaster Ceilings	52	SF	$ 3	$ 130	$ 0.01	
Subtotal Room 212 - Men's Restroom - Historic:				**$ 6,726**	**$ 0.75**	**0.46%**
Room 203 - Office (Finance) - Historic:						
Remove Perimeter Wall	16	MH	$ 52	$ 832	$ 0.09	
Remove/Reinstall Woodwork	24	MH	$ 65	$ 1,560	$ 0.17	
Vapor Barrier - Exterior Wall	288	SF	$ 3	$ 864	$ 0.10	
New Plaster Chase Wall	24	LF	$ 150	$ 3,600	$ 0.40	
Paint Walls	600	SF	$ 2	$ 900	$ 0.10	
Paint Windows & Trim	1	LS	$ 850	$ 850	$ 0.09	
Remove Existing Door & Hardware	2	MH	$ 52	$ 104	$ 0.01	
Replace Door & Hardware	1	EA	$ 1,800	$ 1,800	$ 0.20	
Paint Door & Frame	1	EA	$ 350	$ 350	$ 0.04	
Subtotal Room 203 - Office (Finance) - Historic:				**$ 10,860**	**$ 1.20**	**0.74%**
Room 204 Corridor - Historic:						
Remove Perimeter Wall	6	MH	$ 52	$ 312	$ 0.03	
Remove Door Hardware	2	MH	$ 52	$ 104	$ 0.01	
Remove/Reinstall Woodwork	8	MH	$ 65	$ 520	$ 0.06	
Vapor Barrier - Exterior Wall	96	SF	$ 3	$ 288	$ 0.03	
New Plaster Chase Wall	8	LF	$ 150	$ 1,200	$ 0.13	
Paint Walls	876	SF	$ 2	$ 1,314	$ 0.15	
Paint Windows & Trim	1	LS	$ 850	$ 850	$ 0.09	
New Hardware -	1	EA	$ 900	$ 900	$ 0.10	
Note: Historic Hardware To Remain						
Subtotal Room 204 Corridor - Historic:				**$ 5,488**	**$ 0.57**	**0.37%**

Room 204 Corridor - Historic:						
Remove Perimeter Wall	19	MH	$ 52	$ 1,005	$ 0.11	
Remove Existing Door & Hardware	2	MH	$ 52	$ 104	$ 0.01	
Remove/Reinstall Woodwork	24	MH	$ 65	$ 1,560	$ 0.17	
Remove Door Hardware	2	MH	$ 65	$ 130	$ 0.01	
Vapor Barrier - Exterior Wall	348	SF	$ 3	$ 1,044	$ 0.12	
New Plaster Chase Wall	29	LF	$ 150	$ 4,350	$ 0.48	
Paint Walls	780	SF	$ 2	$ 1,170	$ 0.13	
Paint Windows & Trim	1	LS	$ 850	$ 850	$ 0.09	
Replace Door & Hardware	1	EA	$ 2,950	$ 2,950	$ 0.33	
Salvage Historic Hdware & Install @ New Dr.	4	MH	$ 65	$ 260	$ 0.03	
Paint Door & Frame	1	EA	$ 350	$ 350	$ 0.04	
Subtotal Room 204 Corridor - Historic:				**$ 13,773**	**$ 1.53**	**0.93%**
Room 207 - Office (Finance) - Historic:						
Remove Perimeter Wall	11	MH	$ 52	$ 589	$ 0.07	
Remove Existing Door & Hardware	2	MH	$ 52	$ 104	$ 0.01	
Remove/Reinstall Woodwork	16	MH	$ 65	$ 1,040	$ 0.12	
Vapor Barrier - Exterior Wall	204	SF	$ 3	$ 612	$ 0.07	
New Plaster Chase Wall	17	LF	$ 150	$ 2,550	$ 0.28	
Paint Walls	972	SF	$ 2	$ 1,458	$ 0.16	
Paint Windows & Trim	1	LS	$ 850	$ 850	$ 0.09	
Replace Door & Hardware	1	EA	$ 1,395	$ 1,395	$ 0.15	
Salvage Historic Hdware & Install @ New Dr.	4	MH	$ 65	$ 260	$ 0.03	
Paint Door & Frame	1	EA	$ 350	$ 350	$ 0.04	
Subtotal Room 207 - Office (Finance) - Historic:				**$ 9,208**	**$ 1.02**	**0.62%**
Room 213 - Records - 1978 Addition:						
Remove Existing Door & Hardware	4	MH	$ 65	$ 260	$ 0.03	
Replace Door & Hardware	1	EA	$ 4,500	$ 4,500	$ 0.50	
Replace Windows 48" X 16" Impact Rated	5	EA	$ 3,580	$ 17,900	$ 1.99	
Subtotal Room 213 - Records - 1978 Addition:				**$ 22,660**	**$ 2.51**	**1.54%**
Room 215 - Records - 1978 Addition:						
Repair Hardware	1	ALL	$ 1,500	$ 1,500	$ 0.17	
SubtotalRoom 215 - Records - 1978 Addition:				**$ 1,500**	**$ 0.17**	**0.10%**
ALLOWANCES:						
SUBTOTAL SHORT TERM NEEDS:				**$ 970,724**	**$ 107.29**	**65.80%**
GENERAL CONDITIONS				**$ 242,876**	**$ 26.95**	**16.46%**
ESTIMATING CONTINGENCY	**10.00%**			**$ 97,072**	**$ 10.77**	**6.58%**
PERMIT FEES				**EXCLUDED**		
GENERAL LIABILITY INSURANCE	**0.75%**			**$ 9,830**	**$ 1.09**	**0.67%**
BUILDER'S RISK INSURANCE	**0.80%**			**$ 10,564**	**$ 1.17**	**0.72%**
PAYMENT & PERFORMANCE BOND	**0.75%**			**$ 9,983**	**$ 1.11**	**0.68%**
CONSTRUCTION MANAGERS FEE	**10.0%**			**$ 134,105**	**$ 14.88**	**9.09%**
TOTAL SHORT TERM NEED PROJECT TOTAL:				**$ 1,475,155**	**$ 163**	**100.00%**

Project: Punta Gorda City Hall Renovation Project
Address: 126 Harvey Street Punta Gorda FL, 33950
Date: 11/20/2019
Estimate Type: Conceptual Estimate Long Term Work
Estimator: Scott Robbins

Unit Key	
EA	Each
LF	Linear Foot
LOT	Lump Sum Total
MD	Man Day (8 Hours)
MH	Man Hours
SF	Square Foot
SQ	Square Area
TONS	Material Weight

PROJECT SF BY FLOOR	
1ST FLOOR	3,773
2ND FLOOR	3,454
TOTAL SF	**7,227**

Estimate #2 Long Term Needs:

Item Description:	Quantity:	Unit:	Unit Price:	Total Cost:	Cost/SF:	% of Total:
Room 114 Vestibule/Lobby - Historic:						
No Work (See Short Term Estimate)						
Rooms 115, 116, 118-124 - Historic:						
No Work (See Short Term Estimate)						
Room 117 - Vault - Historic:						
Remove Existing Floor Finish	5	MH	$ 52	$ 247	$ 0.03	
Install New Vinyl Flooring	104	SF	$ 8	$ 832	$ 0.12	
Repaint Base	41	LF	$ 5	$ 205	$ 0.03	
Paint Plaster Ceiling	104	SF	$ 2	$ 208	$ 0.03	
Repaint Walls	504	SF	$ 2	$ 756	$ 0.10	
Subtotal Room 117 - Vault - Historic:				**$ 2,248**	**$ 0.31**	**0.80%**
Room 111 - Office (CHNEP) - Historic:						
Remove Existing Carpet	3	MH	$ 52	$ 150	$ 0.02	
Replace Carpet Allow $40 PSY	8	SY	$ 40	$ 336	$ 0.05	
Repaint Base	32	LF	$ 5	$ 160	$ 0.02	
Paint Plaster Ceiling	76	SF	$ 3	$ 189	$ 0.03	
Paint Door & Frame	1	EA	$ 350	$ 350	$ 0.05	
Subtotal Room 111 - Office (CHNEP) - Historic:				**$ 1,185**	**$ 0.16**	**0.42%**
Room 110 - Office (CHNEP) - Historic:						
Remove Existing Carpet	5	MH	$ 52	$ 266	$ 0.04	
Replace Carpet Allow $40 PSY	15	SY	$ 40	$ 597	$ 0.08	
Repaint Base	44	LF	$ 5	$ 220	$ 0.03	
Paint Walls	528	SF	$ 2	$ 792	$ 0.11	
Paint Plaster Ceilings	134	SF	$ 3	$ 336	$ 0.05	
Paint Door & Frame	1	EA	$ 350	$ 350	$ 0.05	
Subtotal Room 110 - Office (CHNEP) - Historic:				**$ 2,562**	**$ 0.35**	**0.91%**
Room 124 Closet (CHNEP Office) - Historic:						
Remove VCT	1	MH	$ 52	$ 52	$ 0.01	
Install New Vinyl Floor Tile	15	SF	$ 8	$ 120	$ 0.02	
Repaint Base	16	LF	$ 5	$ 80	$ 0.01	
Paint Ceiling	15	SF	$ 3	$ 38	$ 0.01	
Paint Walls	192	SF	$ 2	$ 288	$ 0.04	
Paint Doors & Frame	2	EA	$ 350	$ 700	$ 0.10	
Subtotal Room 124 Closet (CHNEP Office) - Historic:				**$ 1,278**	**$ 0.18**	**0.45%**
Room 125 - Corridor - Historic:						
Remove Vinyl Floor	10	MH	$ 52	$ 502	$ 0.07	
Install New Vinyl Floor Tile	217	SF	$ 8	$ 1,738	$ 0.24	
Paint Walls	924	SF	$ 2	$ 1,386	$ 0.19	
Paint Plaster Ceilings	170	SF	$ 3	$ 425	$ 0.06	

Paint Wood Base	77	LF	$ 5	$ 385	$ 0.05	
Subtotal Room 125 - Corridor - Historic:				**$ 4,436**	**$ 0.61**	**1.58%**
Room 108 - HVAC - Historic:						
No Work (See Short Term Estimate)						
Room 107 - Audio Video - Historic:						
Remove Existing VCT	2	MH	$ 52	$ 105	$ 0.01	
Replace Vinyl Flooring	46	SF	$ 8	$ 365	$ 0.05	
Repaint Base	25	LF	$ 5	$ 125	$ 0.02	
Paint Plaster Ceiling	46	SF	$ 3	$ 114	$ 0.02	
Paint Door & Frame	1	EA	$ 350	$ 350	$ 0.05	
Subtotal Room 107 - Audio Video - Historic:				**$ 1,059**	**$ 0.15**	**0.38%**
Room 106 Closet - Historic:						
Remove Existing Carpet	6	MH	$ 52	$ 295	$ 0.04	
Replace Carpet Allow $40 PSY	17	SY	$ 40	$ 661	$ 0.09	
Repaint Base	47	LF	$ 5	$ 235	$ 0.03	
Paint Plaster Ceiling	149	SF	$ 3	$ 372	$ 0.05	
Paint Door & Frame	1	EA	$ 350	$ 350	$ 0.05	
Subtotal Room 106 Closet - Historic:				**$ 1,913**	**$ 0.26**	**0.68%**
Room 109 - Office (CHNEP) - Historic:						
Remove Existing Carpet	10	MH	$ 52	$ 511	$ 0.07	
Replace Carpet Allow $40 PSY	29	SY	$ 40	$ 1,147	$ 0.16	
Repaint Base	70	LF	$ 5	$ 350	$ 0.05	
Repaint Plaster Ceiling	258	SF	$ 3	$ 645	$ 0.09	
Paint Door & Frame	1	EA	$ 350	$ 350	$ 0.05	
Subtotal Room 109 - Office (CHNEP) - Historic:				**$ 3,003**	**$ 0.42**	**1.07%**
Room 109 - Office (CHNEP) - Historic:						
Remove Existing Carpet	6	MH	$ 52	$ 288	$ 0.04	
Replace Carpet Allow $40 PSY	15	SY	$ 40	$ 618	$ 0.09	
Repaint Base	70	LF	$ 5	$ 350	$ 0.05	
Repaint Plaster Ceiling	145.2	SF	$ 3	$ 363	$ 0.05	
Paint Door & Frame	1	EA	$ 350	$ 350	$ 0.05	
Subtotal Room 109 - Office (CHNEP) - Historic:				**$ 1,969**	**$ 0.27**	**0.70%**
Room 112 - Office (CHNEP) - Historic:						
Remove Existing Carpet	3	MH	$ 52	$ 178	$ 0.02	
Replace Carpet Allow $40 PSY	10	SY	$ 40	$ 400	$ 0.06	
Repaint Base	35	LF	$ 5	$ 175	$ 0.02	
Repaint Plaster Ceiling	90	SF	$ 3	$ 225	$ 0.03	
Paint Door & Frame	1	EA	$ 350	$ 350	$ 0.05	
Subtotal Room 112 - Office (CHNEP) - Historic:				**$ 1,328**	**$ 0.18**	**0.47%**
Room 126 - Corridor - 1978 Addition:						
Remove Vinyl Flooring	15	MH	$ 52	$ 799	$ 0.11	
Remove Existing Base	2	MH	$ 52	$ 104	$ 0.01	
Replace Vinyl Flooring	345.6	SF	$ 8	$ 2,765	$ 0.38	
Paint Walls	1296	SF	$ 2	$ 1,944	$ 0.27	
Replace Base	108	LF	$ 5	$ 540	$ 0.07	
Subtotal Room 126 - Corridor - 1978 Addition:				**$ 6,152**	**$ 0.85**	**2.18%**
Room 127 Chamber Passage - Historic:						
No Work (See Short Term Estimate)						

Room 128 Mechanical - 1978 Addition:						
Paint New Door & Existing Frame	1	EA	$ 350	$ 350	$ 0.05	
Remove Existing Door Hardware	2	MH	$ 52	$ 104	$ 0.01	
Provide & Install New Door Hardware	1	EA	$ 1,395	$ 1,395	$ 0.19	
Subtotal Room 128 Mechanical - 1978 Addition:				**$ 1,849**	**$ 0.26**	**0.66%**
Room 101 - Council Chambers - 1978 Addition:						
Remove Carpet Flooring	18	MH	$ 52	$ 934	$ 0.13	
Repaint Base	134	LF	$ 5	$ 670	$ 0.09	
Repair Ceiling Allowance	1122	SF	$ 5	$ 5,610	$ 0.78	
Replace Carpet Allow $40 PSY	143	SY	$ 40	$ 5,735	$ 0.79	
Paint Walls	1608	SF	$ 2	$ 2,412	$ 0.33	
Refinish Doors & Frames	2	EA	$ 350	$ 700	$ 0.10	
Subtotal Room 101 - Council Chambers - 1978 Addition:				**$ 16,060**	**$ 2.22**	**5.70%**
Room 100 - Vestibule / Lobby - 1978 Addition:						
Remove Existing VCT	11	MH	$ 52	$ 585	$ 0.08	
Remove Existing Base	1	MH	$ 52	$ 52	$ 0.01	
Remove Acoustical Ceilings	6	MH	$ 52	$ 319	$ 0.04	
Provide New Vinyl Flooring	253	SF	$ 8	$ 2,026	$ 0.28	
Provide New Base	54	LF	$ 5	$ 270	$ 0.04	
Replace Acoustic Ceiling	253	SF	$ 5	$ 1,266	$ 0.18	
Paint Walls	648	SF	$ 2	$ 972	$ 0.13	
Subtotal Room 100 - Vestibule / Lobby - 1978 Addition:				**$ 5,490**	**$ 0.76**	**1.95%**
Room 102 - Conference - 1978 Addition:						
Remove Carpet Flooring	8	MH	$ 52	$ 418	$ 0.06	
Remove Existing Base	1	MH	$ 52	$ 52	$ 0.01	
Remove Acoustical Ceiling	5.12	MH	$ 52	$ 266	$ 0.04	
Replace Carpet Allow $40 PSY	23	SY	$ 40	$ 939	$ 0.13	
Replace Base	54	LF	$ 5	$ 270	$ 0.04	
Replace Acoustic Ceiling	211.2	SF	$ 5	$ 1,056	$ 0.15	
Paint Walls	648	SF	$ 3	$ 1,620	$ 0.22	
Paint Door & Frame	1	EA	$ 350	$ 350	$ 0.05	
Subtotal Room 102 - Conference - 1978 Addition:				**$ 4,971**	**$ 0.69**	**1.77%**
Room 103 - Men's Room - 1978 Addition						
Remove Ceramic Tile	**NIC - In ADA Transition Plan**					
Remove Ceramic Base	**NIC**					
Waterproof Existing Floor	**NIC**					
Replace Ceramic Tile	**NIC**					
Replace Ceramic Base	**NIC**					
Room 103 - Men's Room - 1978 Addition				**$ -**	**$ -**	**0.00%**
Room 104 - Janitor - 1978 Addition:						
Remove Existing VCT	3	MH	$ 52	$ 130	$ 0.02	
Remove Existing Base	0.5	MH	$ 52	$ 26	$ 0.00	
Remove Door & Hardware	2	MH	$ 52	$ 104	$ 0.01	
Provide New Vinyl Flooring	56	SF	$ 8	$ 451	$ 0.06	
Provide New Base	30	LF	$ 5	$ 150	$ 0.02	
Repair Ceiling	56	SF	$ 7	$ 395	$ 0.05	
Provide New Door & Hardware	1	EA	$ 1,395	$ 1,395	$ 0.19	
Paint Walls	360	SF	$ 2	$ 540	$ 0.07	
Paint New Door & Frame	1	EA	$ 350	$ 350	$ 0.05	
Subtotal Room 104 - Janitor - 1978 Addition:				**$ 3,541**	**$ 0.49**	**1.26%**

Room 105 - Women's Room - 1978 Addition						
Remove Ceramic Tile	**NIC - In ADA Transition Plan**					
Remove Ceramic Base	**NIC**					
Waterproof Existing Floor	**NIC**					
Replace Ceramic Tile	**NIC**					
Replace Ceramic Base	**NIC**					
Repair Ceiling	**NIC**					
Paint Walls	**NIC**					
Subtotal Room 105 - Women's Room - 1978 Addition				**$ -**	**$ -**	**0.00%**
Room 200 - Corridor - Historic:						
Remove Existing VCT	11	MH	$ 52	$ 596	$ 0.08	
Repaint Base	80	LF	$ 5	$ 400	$ 0.06	
Provide New Vinyl Flooring	258	SF	$ 8	$ 2,064	$ 0.29	
Repaint Plaster Ceiling	258	SF	$ 3	$ 645	$ 0.09	
Subtotal Room 200 - Corridor - Historic:				**$ 3,705**	**$ 0.51**	**1.32%**
Room 207 - Office (Finance) - Historic:						
Remove Carpet Flooring	16	MH	$ 52	$ 830	$ 0.11	
Replace Carpet Allow $40 PSY	47	SY	$ 40	$ 1,861	$ 0.26	
Repaint Base	75	LF	$ 5	$ 375	$ 0.05	
Repaint Plaster Ceiling	419	SF	$ 3	$ 1,047	$ 0.14	
Paint Door & Frame	1	EA	$ 350	$ 350	$ 0.05	
Subtotal Room 207 - Office (Finance) - Historic:				**$ 4,463**	**$ 0.62**	**1.59%**
Room 200a - Corridor Closet - Historic:						
Remove Existing VCT	2	MH	$ 52	$ 104	$ 0.01	
Provide New Vinyl Flooring	10	SF	$ 8	$ 77	$ 0.01	
Repaint Base	12	LF	$ 5	$ 60	$ 0.01	
Repaint Plaster Ceiling	10	SF	$ 3	$ 25	$ 0.00	
Subtotal Room 200a - Corridor Closet - Historic:				**$ 266**	**$ 0.04**	**0.09%**
Room 207a - Office Closet (Finance) Historic:						
Remove Existing VCT	3	MH	$ 52	$ 156	$ 0.02	
Provide New Vinyl Flooring	15	SF	$ 8	$ 120	$ 0.02	
Repaint Base	17	LF	$ 5	$ 85	$ 0.01	
Repaint Plaster Ceiling	15	SF	$ 3	$ 38	$ 0.01	
Subtotal Room 207a - Office Closet (Finance) Historic:				**$ 399**	**$ 0.06**	**0.14%**
Room 200b - Corridor Closet - Historic:						
Remove Existing VCT	3	MH	$ 52	$ 156	$ 0.02	
Provide New Vinyl Flooring	30	SF	$ 8	$ 240	$ 0.03	
Repaint Base	18	LF	$ 5	$ 90	$ 0.01	
Repaint Plaster Ceiling	30	SF	$ 3	$ 75	$ 0.01	
Subtotal Room 200b - Corridor Closet - Historic:				**$ 561**	**$ 0.08**	**0.20%**
Room 208 - Office (Finance) - Historic:						
Remove Existing VCT	16	MH	$ 52	$ 854	$ 0.12	
Provide New Vinyl Flooring	370	SF	$ 8	$ 2,957	$ 0.41	
Repaint Base	78	LF	$ 5	$ 390	$ 0.05	
Repaint Plaster Ceiling	370	SF	$ 3	$ 925	$ 0.13	
Subtotal Room 208 - Office (Finance) - Historic:				**$ 5,126**	**$ 0.71**	**1.82%**
Room 208b - Office (Finance) Closet - Historic						
Remove Existing VCT	3	MH	$ 52	$ 156	$ 0.02	
Remove Door & Hardware	2	MH	$ 52	$ 104	$ 0.01	

Provide New Vinyl Flooring	30	SF	$ 12	$ 360	$ 0.05	
Repaint Base	18	SF	$ 5	$ 90	$ 0.01	
Repaint Plaster Ceiling	30	SF	$ 3	$ 75	$ 0.01	
Provide & Install New Door Hardware	1	EA	$ 1,395	$ 1,395	$ 0.19	
Paint Door & Hardware	1	EA	$ 350	$ 350	$ 0.05	
Subtotal Room 208b - Office (Finance) Closet - Historic				**$ 2,530**	**$ 0.35**	**0.90%**
Stair 2 - 2nd Floor - Historic:						
Remove Existing VCT	4	MH	$ 52	$ 227	$ 0.03	
Provide New Vinyl Flooring	98	SF	$ 8	$ 784	$ 0.11	
Rubber Treads @ Stairs	16	EA	$ 125	$ 2,000	$ 0.28	
Repaint Base	40	LF	$ 5	$ 200	$ 0.03	
Paint Stair Risers Etc.	4	MD	$ 650	$ 2,600	$ 0.36	
Repaint Plaster Ceiling	140	SF	$ 3	$ 350	$ 0.05	
Subtotal Stair 2 - 2nd Floor - Historic:				**$ 6,161**	**$ 0.85**	**2.19%**
Room 210 - Office (Finance) - Historic:						
Remove Existing VCT	5	MH	$ 52	$ 244	$ 0.03	
Provide New Vinyl Flooring	106	SF	$ 8	$ 845	$ 0.12	
Repaint Base	38	LF	$ 5	$ 190	$ 0.03	
Repaint Plaster Ceiling	106	SF	$ 3	$ 264	$ 0.04	
Subtotal Room 210 - Office (Finance) - Historic:				**$ 1,543**	**$ 0.21**	**0.55%**
Room 209 - Office (Finance) - Historic:						
Remove Carpet Flooring	9	MH	$ 52	$ 456	$ 0.06	
Replace Carpet Allow $40 PSY	26	SY	$ 40	$ 1,024	$ 0.14	
Repaint Base	60	LF	$ 5	$ 300	$ 0.04	
Repaint Plaster Ceiling	230	SF	$ 3	$ 576	$ 0.08	
Paint Door & Frame	1	EA	$ 350	$ 350	$ 0.05	
Room 209 - Office (Finance) - Historic:				**$ 2,706**	**$ 0.37**	**0.96%**
Room 212 - Men's Restroom- Historic:						
Remove Ceramic Floor Tile	4.08	MH	$ 52	$ 212	$ 0.03	
Remove Ceramic Base	3	MH	$ 52	$ 156	$ 0.02	
Remove Plaster Ceiling	8	MH	$ 52	$ 416	$ 0.06	
Waterproofing Floor Tile	61	SF	$ 8	$ 490	$ 0.07	
New Ceramic Tile	61	SF	$ 20	$ 1,224	$ 0.17	
New Ceramic Tile Base	30	LF	$ 20	$ 600	$ 0.08	
New Plaster Ceilings	61.2	SF	$ 30	$ 1,836	$ 0.25	
Paint Plaster Ceilings	61.2	SF	$ 3	$ 153	$ 0.02	
Subtotal Room 212 - Men's Restroom- Historic:				**$ 5,087**	**$ 0.70**	**1.81%**
Room 203 - Office (Finance) - Historic:						
Remove Carpet Flooring	6.4	MH	$ 52	$ 333	$ 0.05	
Replace Carpet Allow $40 PSY	19	SY	$ 40	$ 747	$ 0.10	
Repaint Base	50	LF	$ 5	$ 250	$ 0.03	
Repaint Plaster Ceiling	168	SF	$ 3	$ 420	$ 0.06	
Subtotal Room 203 - Office (Finance) - Historic:				**$ 1,749**	**$ 0.24**	**0.62%**
Room 204 - Corridor - Historic:						
Remove Vinyl Flooring	9	MH	$ 52	$ 485	$ 0.07	
Provide New Vinyl Flooring	210	SF	$ 8	$ 1,680	$ 0.23	
Paint Base	75	LF	$ 5	$ 375	$ 0.05	
Paint Door & Frame	1	EA	$ 350	$ 350	$ 0.05	
Paint Plaster Ceiling	210	SF	$ 4	$ 735	$ 0.10	
Subtotal Room 204 - Corridor - Historic:				**$ 3,625**	**$ 0.50**	**1.29%**

Room 205 - Office (Finance) - Historic:						
Remove Carpet Flooring	11	MH	$ 52	$ 571	$ 0.08	
Replace Carpet Allow $40 PSY	32	SY	$ 40	$ 1,280	$ 0.18	
Paint Base	65	LF	$ 5	$ 325	$ 0.04	
Paint Plaster Ceiling	288	SF	$ 3	$ 720	$ 0.10	
Subtotal Room 205 - Office (Finance) - Historic:				**$ 2,896**	**$ 0.40**	**1.03%**
Room 205a - Closet (Finance) - Historic:						
Remove Existing VCT	2	MH	$ 52	$ 104	$ 0.01	
Provide New Vinyl Flooring	17	SF	$ 8	$ 135	$ 0.02	
Paint Base	17	LF	$ 5	$ 85	$ 0.01	
Paint Plaster Ceiling	17	SF	$ 3	$ 42	$ 0.01	
Subtotal Room 205a - Closet (Finance) - Historic:				**$ 366**	**$ 0.05**	**0.13%**
Room 206a -Closet (Finance) - Historic:						
Remove Existing VCT	2	MH	$ 52	$ 104	$ 0.01	
Provide New Vinyl Flooring	14	SF	$ 8	$ 112	$ 0.02	
Paint Base	11	LF	$ 5	$ 55	$ 0.01	
Paint Plaster Ceiling	14	SF	$ 3	$ 35	$ 0.00	
Subtotal Room 206a -Closet (Finance) - Historic:				**$ 306**	**$ 0.04**	**0.11%**
Room 206a -Closet (Finance) - Historic:						
Remove Carpet Flooring	14	MH	$ 52	$ 713	$ 0.10	
Replace Carpet Allow $40 PSY	40	SY	$ 40	$ 1,600	$ 0.22	
Paint Base	80	LF	$ 5	$ 400	$ 0.06	
Paint Plaster Ceiling	360	SF	$ 3	$ 900	$ 0.12	
Subtotal Room 206a -Closet (Finance) - Historic:				**$ 3,613**	**$ 0.50**	**1.28%**
Room 200c - Corridor Closet (Finance) - Historic:						
Remove Existing VCT	2	MH	$ 65	$ 130	$ 0.02	
Provide New Vinyl Flooring	14	SF	$ 8	$ 112	$ 0.02	
Paint Base	11	LF	$ 5	$ 55	$ 0.01	
Paint Plaster Ceiling	14	SF	$ 3	$ 35	$ 0.005	
Subtotal Room 200c - Corridor Closet (Finance) - Historic:				**$ 332**	**$ 0.05**	**0.12%**
Room 200b - Corridor Closet (Finance) - Historic:						
Remove Existing VCT	2	MH	$ 52	$ 104	$ 0.01	
Provide New Vinyl Flooring	14	SF	$ 8	$ 112	$ 0.02	
Paint Base	11	LF	$ 5	$ 55	$ 0.01	
Paint Plaster Ceiling	14	SF	$ 3	$ 35	$ 0.005	
Subtotal Room 200b - Corridor Closet (Finance) - Historic:				**$ 306**	**$ 0.04**	**0.11%**
Room 213 - Storage - 1978 Addition:						
Remove Existing VCT	23	MH	$ 65	$ 1,466	$ 0.20	
Remove Existing Base	2	MH	$ 65	$ 130	$ 0.02	
Remove Acoustical Ceiling	12	MH	$ 65	$ 800	$ 0.11	
Provide New Vinyl Flooring	508	SF	$ 8	$ 4,061	$ 0.56	
Provide New Base	85	LF	$ 5	$ 425	$ 0.06	
Replace Acoustic Ceiling	508	SF	$ 5	$ 2,538	$ 0.35	
Paint Walls	1020	SF	$ 2	$ 1,530	$ 0.21	
No Hardware Repair Door & Hardware Replaced Under Short Term Estimate						
Subtotal Room 213 - Storage - 1978 Addition:				**$ 10,950**	**$ 1.52**	**3.89%**
Room 214 - Records - 1978 Addition:						
Remove Existing VCT	7.52	MH	$ 65	$ 489	$ 0.07	

Project: Historic City Hall Needs Assessment
Address: 236 West Marion Ave., Punta Gorda Fl
Estimate Type: Conceptual
Date:

PROJECT SF BY FLOOR	
1ST FLOOR	5,543
2ND FLOOR	3,470
TOTAL SF	**9,013**

EXECUTIVE SUMMARY

Description:	Cost of Work:	Cost/SF:	% of Total:
Short Term Needs Estimate	$ 1,475,155	$ 164	45.87%
Long Term Needs Estimate	$ 281,569	$ 31	8.76%
Exterior Renovation Estimate	$ 943,096	$ 105	29.33%
ADA Upgrades Estimate	$ 131,129	$ 15	4.08%
Tiered Security Estimate	$ 334,829	$ 37	10.41%
HVAC Upgrades Per Matern Recommendations	$ 50,000	$ 6	1.55%
Total Cost of Work:	**$ 3,215,777**	**$ 357**	**100.00%**

NOTE: Executive Summary cost does NOT include architectural design & engineering, or the ADA rehabilitation of the 1978 addition restrooms.

Remove Existing Base	1	MH	$ 65	$ 65	$ 0.01	
Remove Acoustical Ceiling	4	MH	$ 65	$ 267	$ 0.04	
Provide New Vinyl Flooring	169	SF	$ 8	$ 1,354	$ 0.19	
Provide New Base	48	LF	$ 5	$ 240	$ 0.03	
Replace Acoustic Ceiling	169	SF	$ 5	$ 846	$ 0.12	
Paint Walls	576	SF	$ 2	$ 864	$ 0.12	
Subtotal Room 214 - Records - 1978 Addition:				**$ 4,124**	**$ 0.57**	**1.46%**
Room 215 - Records - 1978 Addition:						
Remove Existing VCT	7	MH	$ 65	$ 468	$ 0.06	
Remove Existing Base	1	MH	$ 65	$ 65	$ 0.01	
Remove Acoustical Ceiling	4	MH	$ 65	$ 255	$ 0.04	
Provide New Vinyl Flooring	162	SF	$ 8	$ 1,296	$ 0.18	
Provide New Base	50	LF	$ 5	$ 250	$ 0.03	
Replace Acoustic Ceiling	162	SF	$ 5	$ 810	$ 0.11	
Paint Walls	600	SF	$ 2	$ 900	$ 0.12	
Subtotal Room 215 - Records - 1978 Addition:				**$ 4,044**	**$ 0.56**	**1.44%**
ITEMIZED ALLOWANCES:						
PLASTER CEILING PATCHING IN THE PLENUM	**1**	**A**	**$ 7,500.00**	**$7,500**	**$1.04**	2.66%
WALL PATCHING & REPAIR ALLOWANCE	**1**	**A**	**$ 10,000.00**	**$10,000**	**$1.38**	3.55%
FLOOR PREPARATION ALLOWANCE	**7028.9**	**S**	**$ 1.75**	**$12,301**	**$1.70**	4.37%
SUBTOTAL ITEMIZED ALLOWANCES:				**$29,801**	**$4.12**	**10.58%**
SUBTOTAL LONG TERM NEEDS:				**$153,703**	**$21.27**	**54.59%**
GENERAL CONDITIONS				**$76,633**	**$10.60**	**27.22%**
ESTIMATING CONTINGENCY	**10.00%**			**$15,370**	**$2.13**	**5.46%**
PERMIT FEES	**N/A**			**EXCLUDED**		
GENERAL LIABILITY INSURANCE	**0.75%**			**$1,843**	**$0.25**	**0.65%**
BUILDER'S RISK INSURANCE	**0.80%**			**$1,980**	**$0.27**	**0.70%**
PAYMENT & PERFORMANCE BOND	**0.75%**			**$1,871**	**$0.26**	**0.66%**
CONSTRUCTION MANAGERS FEE	**12.0%**			**$30,168**	**$4.17**	**10.71%**
TOTAL LONG TERM NEED PROJECT TOTAL:				**$281,569**	**$39**	**100%**

Project: Punta Gorda City Hall Renovation Project
Address: 126 Harvey Street Punta Gorda FL, 33950
Date: 11/20/2019
Estimate Type: Conceptual Estimate - Exterior Work
Estimator: Scott Robbins

Unit Key	
EA	Each
LF	Linear Foot
LOT	Lump Sum Total
MD	Man Day (8 Hours)
MH	Man Hours
SF	Square Foot
SQ	Square Area
TONS	Material Weight

Estimate # 3 Exterior Renovations:

Item Description:	Quantity:	Unit:	Unit Price:	Total Cost:	% of Total:
1.1.1 Exterior: Low Slope Historic Portion:					
Remove (2) Layers Built Up Roofing	900	SF	$ 6.00	$ 5,400.00	
Remove Flashings, Downspouts, Scupper's & Collection Boxes	16	MH	$ 65.00	$ 1,040.00	
Install New TPO Roof System W/20 Yr. Warranty	900	SQ	$ 20.00	$ 18,000.00	
Replace Metal Cap Flashing	105	LF	$ 13.00	$ 1,365.00	
Provide New Scuppers	8	EA	$ 400.00	$ 3,200.00	
Replace Scupper Boxes	8	EA	$ 400.00	$ 3,200.00	
Remove & Replace Metal Flashing @ Brick	105	LF	$ 8.00	$ 840.00	
Replace Deteriorated Fascia Boards	1	ALL	$ 5,000.00	$ 5,000.00	
Repaint Wood Fascia Board	105	SF	$ 45.00	$ 4,725.00	
Subtotal Low Slope Historic Portion:				**$ 42,770.00**	**4.54%**
1.1.2 High Parapet @ Main (South) Façade					
Remove Existing Built Up Roofing System	2806	SF	$ 6.00	$ 16,836.00	
Remove Flashings & Sheetmetal	24	MH	$ 65.00	$ 1,560.00	
Install New TPO Roof System W/20 Yr. Warranty	2606	SF	$ 20.00	$ 52,120.00	
Replace Metal Cap Flashing	245	LF	$ 13.00	$ 3,185.00	
Remove & Replace Metal Flashing @ Brick	245	LF	$ 8.00	$ 1,960.00	
Provide New Scuppers	11	EA	$ 400.00	$ 4,400.00	
Replace Scupper Boxes	11	EA	$ 400.00	$ 4,400.00	
Repair Stucco Cracks	1	ALL	$ 3,000.00	$ 3,000.00	
Repaint All Stucco	5	MD	$ 750.00	$ 3,750.00	
Replace Angled Steel Supports	13	EA	$ 750.00	$ 9,750.00	
Paint (Anti Corrosion Type) Steel Elements	13	EA	$ 150.00	$ 1,950.00	
Repaint Wood Fascia Board	245	LF	$ 45.00	$ 11,025.00	
Subtotal High Parapet @ Main (South) Façade:				**$ 113,936.00**	**12.08%**
1.1.3 Decorative Entrance Feature (Entablature):					
Remove & Repair Column Bases	4	EA	$ 3,500.00	$ 14,000.00	
Repaint All Woodwork Including Columns	1	LOT	$ 42,000.00	$ 42,000.00	
Subtotal Decorative Entrance Feature (Entablature):				**$ 56,000.00**	**5.94%**
1.1.4 Low Slope 1978 Addition:					
Remove Exiting Built Up Roof System	2635	SF	$ 3.00	$ 7,905.00	
Remove Flashing, Scuppers, & Collection Boxes	40	MH	$ 65.00	$ 2,600.00	
Install New TPO Roof System W/20 Yr. Warranty	2800	SF	$ 25.00	$ 70,000.00	
Provide New Base Flashing	250	LF	$ 10.00	$ 2,500.00	
Scuppers & Collection Boxes	12	EA	$ 400.00	$ 4,800.00	
Provide New Cap Flashing	250	LF	$ 13.00	$ 3,250.00	
Subtotal Low Slope 1978 Addition:				**$ 91,055.00**	**9.65%**
1.1.5 Standing Seam Metal Carport System:					
Remove Existing Aluminum Structure Footings Etc. & Replace With New Covered Aluminum Canopy System Complete With Required Footings Columns Etc.	550	SF	$ 80.00	$ 44,000.00	
Landscaping Repair Allowance	1	ALL	$ 5,000.00	$ 5,000.00	
Subtotal Standing Seam Metal Panel System:				**$ 49,000.00**	**5.20%**
1.1.6 Molding's					
Remove Metal Roofing System & Flashings	**With Roofing**				
Install New Metal Roofing Sytems W/Flashing	**With Roofing**				
Clean Seal & Re-Paint Existing Fascia 3 Elevations	**W/Historic Roof**				

Subtotal Molding's:					
1.2.1 Exterior Walls Historic Portion:					
Repair Damaged Brick Masonry	10500	SF	$ 4.00	$ 42,000.00	
Repoint 100% of Original Building	10500	SF	$ 15.00	$ 157,500.00	
This is Typical For Entire Building					
Subtotal Exterior Walls Historic Portion:				**$ 199,500.00**	**21.15%**
1.2.2 Walls East Portion of The 1978 Addition:					
No Specific Action Required Per The Report					
1.2.3 Walls of Center Portion Connection To 1978 Addition:					
No Specific Action Required Per The Report					
1.3.1 Original Wood Window Frames & Exterior Doors:					
Include Painting Exterior of Wood Window Frames & Sashes	38	EA	$ 950.00	$ 36,100.00	
Include Painting Exterior Wood Doors & Frames	5	EA	$ 900.00	$ 4,500.00	
Subtotal Window Refinishing				**$ 40,600.00**	**4.30%**
1.3.2 Second Floor Windows 1978 Addition					
South Wall - Clean & Repair Brick Veneer					
All Work Per Recommendation of Expert T.B.D.					
1.4.1 Doors					
Hardware Scope Is Done In ADA & Needs Estimates					
Remove S.West Door	3	MH	$ 52.00	$ 156.00	
Provide ADA Compliant Hardware	1	LOT	$ 3,500.00	$ 3,500.00	
Labor To Remachine Door & Install Door & Hardware	16	MH	$ 52.00	$ 832.00	
Refinish Door & Frame	1	EA	$ 850.00	$ 850.00	
Subtotal Doors:				**$ 5,338.00**	**0.57%**
1.4.2 Doors 1978 Addition					
No Specific Action Required Per The Report					
SUBTOTAL EXTERIOR WORK:				**$ 598,199.00**	**63.43%**
GENERAL CONDITIONS				**$ 179,920.00**	**19.08%**
ESTIMATING CONTINGENCY	**10.00%**			**$ 59,819.90**	**6.34%**
PERMIT FEES				**EXCLUDED**	
GENERAL LIABILITY INSURANCE	**0.75%**			**$ 6,284.54**	**0.67%**
BUILDER'S RISK INSURANCE	**0.80%**			**$ 6,753.79**	**0.72%**
PAYMENT & PERFORMANCE BOND	**0.75%**			**$ 6,382.33**	**0.68%**
CONSTRUCTION MANAGERS FEE	**10.0%**			**$ 85,735.96**	**9.09%**
TOTAL LONG TERM NEED PROJECT TOTAL:				**$943,096**	**100.00%**

Project: Punta Gorda City Hall Renovation Project
Address: 126 Harvey Street Punta Gorda FL, 33950
Date: 11/20/2019
Estimate Type: Conceptual Estimate - ADA Work
Estimator: Scott Robbins

Unit Key	
EA	Each
LF	Linear Foot
LOT	Lump Sum Total
MD	Man Day (8 Hours)
MH	Man Hours
SF	Square Foot
SQ	Square Area
TONS	Material Weight

Estimate # 4 ADA Renovations:

Item Description:	Quantity:	Unit:	Unit Price:	Total Cost:	% of Total:
4.2 Parking:					
Widen The Access Aisle By 4" For A Minimum Width 0f 60"	1	LOT	$ 2,500	$ 2,500	
Widen Accessible Spaces @ Rear of Bldg. To A 144" Width & Outline The 2 Spaces & Access Aisle W/Blue Paint	1	LOT	$ 2,500	$ 2,500	
Subtotal Parking:				**$ 5,000**	**3.81%**
4.3 External Accessible Routes & Entrances					
Replace Signage @ Rear Entrance Ramp To Read "Accessible Entrance"	1	EA	$ 350	$ 350	
Add A Bottom Railing on the Handrail On The Side Entrance That Is No More Than 4" From The Ramp Surface To Provide Adequate Edge Protection	8	LF	$ 115	$ 920	
Modify The Left Side Handrails (Going Up The Ramp) So That They Are Continuous & Wrap Around The Protruding Stanchions	1	LOT	$ 1,500	$ 1,500	
Subtotal External Accessible Routes & Entrances :				**$ 2,770**	**2.11%**
4.5 Internal Accessible Routes:					
Construct An Elevator To Provide Accessibility To The Second Floor	**Included In Short Term**				
Replace Door Hardware Situations	**Included In Short Term**				
Replace Existing Handrail Adjacent To The Clerk's Office With A Compliant Handrail That Has 12" Extensions At The Top & Bottom & & Are Positioned Parallel To The Floor.	8	LF	$ 75	$ 600	
Replace Existing Handrail Adjacent To The Mechanical Room With A Compliant Handrail W/12" Extensions At The Top & Bottom And Are Positioned Parallel To The Floor	8	LF	$ 75	$ 600	
Subtotal Internal Accessible Routes:				**$ 1,200**	**0.92%**
4.7.1 - Room 103 - Men's First Floor Restroom - 1978 Addition:					
Modify Stall Door To Comply W/ ADAAG 6.4.8.2 By Adding A Spring Or Other Self Closing Device To The Door	1	LOT	$ 1,020	$ 1,020	
Relocate Toilet Paper Dispenser To Side Wall of The Toilet In Compliance W/ADAAG 604.7	1	EA	$ 65	$ 65	
Lower Urinal To A Height of 17" Max. In Compliance W/ADAAG 605.2	1	EA	$ 1,000	$ 1,000	
Wrap Pipes Beneath Sink With Soft Protective Wrap	2	LOC	$ 350	$ 700	
Relocate The Second Sink & Mirror Into The Accessible Stall, Relocate The Divider To The Stall Larger If Reqd.	1	EA	$ 1,350	$ 1,350	
Subtotal 4.7.1 - Room 103 - Men's First Floor Restroom - 1978 Addition:				**$ 4,135**	**3.15%**
4.7.2 - Room 105 - Women's First Floor Restrooms - 1978 Addition:					
Replace The Partition & Door To The Accessible Stall With A Doorway Compliant With ADAAG 404.2.3	1	EA	$ 1,020	$ 1,020	
Install The Partition 12" From The Ground For Adequate Toe Clearance	1	EA	$ 870	$ 870	
Relocate Toilet Paper Dispenser To Side Wall of The Toilet In Compliance W/ADAAG 604.7	1	EA	$ 65	$ 65	
Wrap Pipes Beneath Sink With Soft Protective Wrap	2	LOC	$ 350	$ 700	
Relocate The Second Sink & Mirror Into The Accessible Stall, Relocate The Divider To The Stall Larger If Reqd.	1	EA	$ 1,350	$ 1,350	
Recommend Installation of A Second Lavatory	1	EA	$ 2,500	$ 2,500	

Subtotal 4.7.2 - Room 105 - Women's First Floor Restrooms - 1978 Addition:				**$ 6,505**	**4.96%**
4.7.3 - Room 212 -Second Floor Men's Room - Historic					
Replace All Finishes In Men's Room 211	***Carried In Short Term & Long Term Estimates***				
Toilet Partitions	***1***	EA	$ 950	$ 950	
Grab Bars Toilet Accessories	1	LOT	$ 1,500	$ 1,500	
Subtotal 4.7.3 - Room 212 -Second Floor Men's Room - Historic				**$ 2,450**	**1.87%**
4.7.4- Room 201 - Second Floor Women's Room - Historic					
Widen Door 5" To 32" Per ADA Code	**Included Below**				
Modify Stall Door TO Comply W/ ADAAG 6.4.8.2 By Adding A Spring Or Other Self Closing Device To The Door	**Included Below**				
Replace Traditional Door Knob W/Accessible Hardware	**Included Below**				
Remove & Relocate The Women's Room Space Identification Sign To Latch Side of Door	**Included Below**				
Relocate Toilet Paper Dispenser To Side Wall of The Toilet In Compliance W/ADAAG 604.7	**Included Below**				
Total Cost To Create ADA Unisex Toilet Room	1	LOT	$ 45,000	$ 45,000	
Subtotal 4.7.4- Room 201 - Second Floor Women's Room - Historic				**$ 45,000**	**34.32%**
4.8 Service Area's Reception Area Clerk's Office					
	This is priced in the short term estimate				
4.9 Auditorium (Room 101 Council Chambers):					
	This is priced in the short term estimate				
SUBTOTAL ADA WORK:				**$ 67,060**	**51.14%**
GENERAL CONDITIONS				**$ 33,033**	**25.19%**
ESTIMATING CONTINGENCY	**10.00%**			**$ 6,706**	**5.11%**
PERMIT FEES				**EXCLUDED**	
GENERAL LIABILITY INSURANCE	**0.75%**			**$ 801**	**0.61%**
BUILDER'S RISK INSURANCE	**0.80%**			**$ 861**	**0.66%**
PAYMENT & PERFORMANCE BOND	**0.75%**			**$ 813**	**0.62%**
CONSTRUCTION MANAGERS FEE	**20.0%**			**$ 21,855**	**16.67%**
TOTAL LONG TERM NEED PROJECT TOTAL:				**$ 131,129**	**100.00%**

Unit Key	
EA	Each
LF	Linear Foot
ALL / LOT	Lump Sum Total
MD	Man Day (8 Hours)
MH	Man Hours
SF	Square Foot
SQ	Square Area
TONS	Material Weight

Project: Punta Gorda City Hall Renovation Project
Address: 126 Harvey Street Punta Gorda FL, 33950
Date: 11/20/2019
Estimate Type: Conceptual Estimate - Security Work
Estimator: Scott Robbins

Estimate # 5 Tiered Security Renovations:

Item Description:	Quantity:	Unit:	Unit Price:	Total Cost:	% of Total:
Tier One Vehicular/Site:					
Eliminate The Parking Area on West Marion Avenue Immediately South & Adjacent To The Facility	1	LOT	$ 3,500	$ 3,500	
Subtotal Vehicular/Site:				**$ 3,500**	**1.05%**
Tier Two Building Landscaped Yard:					
Trim Vegetation To Eliminate Hiding Spots	**See Below**				
Trim Vegetation To Provide Clear Visibility Between The Vertical Area From 2'-0" To 6'-0" Above Finish Grade	**See Below**				
Cut Vegetation Back From All Entrances	60	MH	$ 65	$ 3,900	
Install Vehicular Barricades. These May Be Incorporated With The Remaining Landscaping or Take The Form of Engineered Planters Or Planter Walls	1	ALL	$ 10,000	$ 12,000	
Subtotal Tier Two Building Landscaped Yard:				**$ 15,900**	**4.75%**
Tier 3 Building Perimeter:					
Limit Access To Main Entry In Historic Building & One ADA Ramp Access	1	ALL	$ 2,500	$ 2,500	
All Exterior Doors To Have Card Access Including Council Chamber Lobby	10	EA	$ 2,700	$ 27,000	
Provide Signage Directing Visitors To Entries	1	ALL	$ 2,500	$ 2,500	
Subtotal Tier 3 Building Perimeter:				**$ 32,000**	**9.56%**
Tier 4 Lobbies:					
Historic City Hall:					
Remodel Lobby To Provide Direct Access To Protected Counter	1	LOT	$ 5,000	$ 5,000	
Remodel Clerk's Office To Eliminate West Public Entry	1	LOT	$ 3,500	$ 3,500	
Provide Signage To Reception In Lobby	1	LOT	$ 950	$ 950	
Restrict Access Past Reception By Providing Physical Barriers To Adjacent Corridor's & Stairs On Both the First & Second Floors.	1	ALL	$ 3,500	$ 3,500	
Council Chamber:					
Maintain Locks on Double Doors at Corridor To Original Building.	1	ALL	$ 3,000	$ 3,000	
Provide Emergency Call Buttons Accessible To All Dais Seats	3	EA	$ 1,750	$ 5,250	
Provide Ballistic Cover @ Dais Base	1	ALL	$ 10,000	$ 10,000	

Subtotal Tier 4 Lobbies				**$ 31,200**	**9.32%**
Tier 5 Departments:					
Provide Electronic Access Control Hardware @ Interior Departmental Entry Locations	9	EA	$ 2,700	$ 24,300	
Provide Electric Software Capable of Rapid & Secure Lockdown Throughout Facility.	1	LOT	$ 11,000	$ 11,000	
Relocate Mailroom To Provide Secure Access For All Departments	1	All	$ 20,000	$ 20,000	
Provide Emergency Call Buttons At All Department Counters/Reception Spaces	9	EA	$ 1,500	$ 13,500	
Provide Security System For Exterior & Interior Windows	1	LOT	$ 13,500	$ 13,500	
Specific Recommendations:					
Remodel Clerk's Office To Provide Secure Entry Points For Staff, Protected Counter At Lobby For Public Interaction & Increased Functionality	**In Short Term Estimate**				
Provide Security Camera's For Interior & Exterior Spaces.	9	EA	$ 2,300	$ 20,700	
Subtotal Tier 5:				**$ 103,000**	**30.76%**
SUBTOTAL SECURITY WORK:				**$ 185,600**	**55.43%**
GENERAL CONDITIONS				**$ 88,023**	**26.29%**
ESTIMATING CONTINGENCY	**10.00%**			**$ 18,560**	**5.54%**
PERMIT FEES				**EXCLUDED**	
GENERAL LIABILITY INSURANCE	**0.75%**			**$ 2,191**	**0.65%**
BUILDER'S RISK INSURANCE	**0.80%**			**$ 2,355**	**0.70%**
PAYMENT & PERFORMANCE BOND	**0.75%**			**$ 2,225**	**0.66%**
CONSTRUCTION MANAGERS FEE	**12.0%**			**$ 35,875**	**10.71%**
TOTAL SECURITY NEED PROJECT TOTAL:				**$ 334,829**	**100.00%**

HISTORIC PUNTA GORDA CITY HALL

APPENDIX B

ADA Transition Plan Update – City Hall

Updated May 6, 2020

PARKER/MUDGETT/SMITH ARCHITECTS, INC.

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ADA Transition Plan Update

Introduction

The "City of Punta Gorda, ADA (Americans with Disabilities Act) Transition Plan – Final Report – City Hall" was prepared by Tindale Oliver and adopted by the City of Punta Gorda on October 4, 2017. The ADA Transition Plan was used as the basis of this update. Items recommended in that report were reviewed as part of the overall assessment of Historic City Hall. Items not included in the 2017 report but identified during the needs analysis have been incorporated into the final needs assessment report. In addition, as part of this Appendix a copy of the ADA Transition Plan has been included along with updates of the progress.

ADA Transition Plan – Historic Survey Update

4.2 Parking

Recommendations:

1. Widen the access aisle in the side parking by at least 4", for a total minimum width of 60", by taking space away from an adjacent non-accessible parking space, per FAC 502.3.1 – *Addressed*
    - This action would not affect the historic integrity of the building

2. Widen the accessible parking spaces in the rear parking lot to a minimum width of 144" each, per FAC 502.2, and outline the two spaces and access aisle with blue paint, per FAC 502.6.1 – *Addressed*
    - This action would not affect the historic integrity of the building.

4.3 External Accessible Routes and Entrances

Recommendations:

1. Replace the sign directing individuals to the accessible side entrance with a new sign and relocate it to a more visible location – *Addressed*
    - This action would not affect the historic integrity of the building.

2. Replace the sign at the rear entrance ramp so that it reads "Accessible Entrance", as opposed to "Handicap Entrance" – *Addressed*
    - This action would not affect the historic integrity of the building.

3. Add a bottom railing on the handrail to the side entrance that is no more than 4" form the ramp surface, to provide adequate edge protection – *Addressed*

- This action would not affect the historic integrity of the building.

4. Modify the [left] side handrails (going up the ramp) so that they are continuous and wrap around the protruding stanchions *– Addressed*
    - This action would not affect the historic integrity of the building and should be undertaken.

4.4 Means of Egress

Recommendations:

1. Add an illuminated exit sign above the doorway to Stairway 1, along with a tactile exit sign, complying with ADAGG 703.1, ADAAG 703.2, and ADAAG 703.5, adjacent to the doorway *– Addressed*
    - This action would not affect the historic integrity of the building.

2. Modify the handrails along Stairway 1, both internal and external, so that there is adequate 12" handrail extensions complying with ADAGG 505 – Not Addressed
    - This action would not affect the historic integrity of the building and should be undertaken.

3. Ensure that exit doorways have tactile exit signs complying with ADAAG 703.1, ADAGG 703.2, and ADAAG 703.5 *–Addressed*
    - This action would not affect the historic integrity of the building and should be undertaken.

4. While not an ADA violation, illuminate exit signs should be installed instead of the existing non-illuminate variety currently installed *– Addressed*
    - This action would not affect the historic integrity of the building and should be undertaken.

4.5 Internal Accessible Routes

Recommendations:

1. Option 1: Relocate all public access services on the 2nd floor to the 1st floor or another building that is accessible. Only office space should remain on the 2nd floor. *– Not Addressed*
    a. This action did not affect the historic integrity of the building and has been undertaken, however, it should be considered as a temporary solution until Option 3 is provided.

2. Option 2: Provide a means for the general public to request services on the 2nd floor to be brought to them on the first floor. This should be done via an accessible receptionist desk or a call box located near the accessible entrance on the 1st floor.

[through Reception Desk in Clerk's office]

a. This action did not affect the historic integrity of the building and has been undertaken, however, it should be considered as a temporary solution until Option 3 is provided.

3. Option 3: Construct an elevator to provide accessibility to the 2nd floor.

a. Construct a new elevator in the space currently occupied by Mechanical Room 108.
b. The Audio / Video Room 107 may be used as elevator equipment if required.
c. The elevator would access Corridors Room(s) 125 and 200.
d. Renovate walls and ceiling of elevator shaft to provide the proper fire ratings of 2 and 1 hour respectively.
e. Refer to subsequent Plan-Proposed Improvements.

- This action would not affect the historic integrity of the building and should be undertaken.

4. Either replace the door knob with a handle that can be operated with a closed fist and does not require gripping or pinching to open, or ensure that the door knob does not engage in the locked position during operating hours, so that a person can simply pull the door open using the installed handle above the knob, without utilizing the door knob. *– Not Addressed*

a. The historic hardware may remain, always unlocked and with supplemental latching/locking devices like electronic keys/cards, key pads, or emergency egress (panic) hardware.
b. There are three door/hardware situations to be addressed.
   1) Doors separating secure areas, either between secure areas or between secure and nonsecure areas, such as between public and private areas. These locations should provide secure access only.
   2) Doors within secure areas. Circulation area door hardware should remain accessible at all times. This may be accomplished through modification of the historic hardware only.
   3) Doors along routes of emergency egress. Supplemental hardware, such as emergency egress hardware is required. Emergency egress corridors may require modification to separate emergency egress routes from secure areas.

- These actions would not affect the historic integrity of the building and should be undertaken.

5. Replace the existing handrail, adjacent to the Clerk's Office, with a compliant

handrail that has 12” extensions at the top and the bottom and are positioned parallel to the floor. *– Not Addressed*

a. This action should be undertaken with wood handrails finished to match the adjacent, dark woodwork.
- This action would not affect the historic integrity of the building and should be undertaken.

6. Replace the existing handrail, adjacent to the Mechanical Room, with a compliant handrail that has 12” extensions at the top and the bottom and are positioned parallel to the floor.* *– Not Addressed*

a. This action should be undertaken with wood handrails finished to match the adjacent, dark woodwork.
- This action would not affect the historic integrity of the building and should be undertaken.

4.6 Signage

Recommendations:

1. Place tactile signs, complying with ADAAG 703, on the side wall of each of the interior doors that designates a permanent room. *–Addressed*

a. Signs must designate the room by its name or a room number
b. Signs must be braille with raised lettering
c. The sign should be placed in the center of an 18” clear space adjacent to the latch side of the door.
- This action would not affect the historic integrity of the building and should be undertaken.

2. The height of the sign should be placed between 48” and 60” high from the floor, measured to the baseline of the lowest and highest line of raised characters per ADAAG 703.4.1 *–Addressed*

- This action would not affect the historic integrity of the building and should be undertaken.

4.7 Restrooms

First Floor Men’s Room

Recommendations:

1. The door to the restroom was likely constructed during the construction of the building and is therefore not required to be widened unless other renovations are performed to the restroom. To bring into compliance the door must be widened 4” to

32”. *– Not Addressed*

- This action would not affect the historic integrity of the building and should be undertaken.

2. Replace the partition and the door to the accessible stall with a doorway compliant with ADAAG 404.2.3, with a minimum width of 32”. *– Not Addressed*
    - This action would not affect the historic integrity of the building and should be undertaken.

3. The accessible stall door needs to be modified to comply with ADAAG 6.4.8.1.2, by adding a spring or other self-closing device to the door. *– Not Addressed*
    - This action would not affect the historic integrity of the building and should be undertaken.

4. Relocate the toilet paper dispenser to the side wall of the toilet in compliance with ADAAG 604.7 *– Not Addressed*
    a. It should be located 7” to 9” in front of the rim of the toilet
    b. It should be installed at a height of 15” min to 48” max.
    c. If located below the handrail [grab bar], it should leave a min of 1.5” clearance. If placed above, it should leave a min of 12” clearance.
    - This action would not affect the historic integrity of the building and should be undertaken.

5. Lower the urinal to a height of 17” max so that it complies with ADAAG 605.2. *– Not Addressed*
    - This action would not affect the historic integrity of the building and should be undertaken.

6. Wrap the pipes beneath the sink with soft protective wrap to comply with ADAAG 606.5 *– Not Addressed*
    - This action would not affect the historic integrity of the building and should be undertaken.

7. Relocate the second sink and mirror into the accessible stall. Relocate the divider to make the stall larger if necessary. Or, install a new lavatory in the toilet stall. *– Not Addressed*
    a. Recommend installation of second lavatory.
    - This action would not affect the historic integrity of the building and should be undertaken.

First Floor Women’s Room

Recommendations:

1. The door to the restroom was likely constructed during the construction of the building and is therefore not required to be widened unless other renovations are performed to the restroom. To bring into compliance the door must be widened 4" to 32". – Not *Addressed*

2. Replace the partition and the door to the accessible stall with a doorway compliant with ADAAG 404.2.3, with a minimum width of 32". – *Not Addressed*
    a. This action would not affect the historic integrity of the building and should be undertaken.

3. Install the partition at a height of 12" from the ground for adequate toe clearance complying with ADAAG 604.8.1.2. – *Not Addressed*
    a. This action would not affect the historic integrity of the building and should be undertaken.

4. Relocate the toilet paper dispenser to the side wall of the toilet in compliance with ADAAG 604.7 – *Not Addressed*
    a. It should be located 7" to 9" in front of the rim of the toilet
    b. It should be installed at a height of 15" min to 48" max.
    c. If located below the handrail [grab bar], it should leave a min of 1.5" clearance. If placed above, it should leave a min of 12" clearance.
    - This action would not affect the historic integrity of the building and should be undertaken.

5. Wrap the pipes beneath the sink with soft protective wrap to comply with ADAAG 606.5 –*Addressed*
    a. This action would not affect the historic integrity of the building and should be undertaken.

6. Relocate the second sink and mirror into the accessible stall. Relocate the divider to make the stall larger if necessary. Or, install a new lavatory in the toilet stall. – *Not Addressed*
    a. Recommend installation of second lavatory.
    - This action would not affect the historic integrity of the building and should be undertaken.

Second Floor Men's Room

Recommendations:

1. The second-floor restroom should be allocated for a future programmed project to renovate the space to meet ADAAG and FAC requirements.
    a. In order to provide an accessible restroom facility on the 2nd floor while preserving all the authentic interior features of the historic structure, another alternative is to construct a new accessible restroom facility. If this new facility were designed as an accessible unisex restroom, then it may not be necessary to completely renovate the existing 2nd floor men's and women's restrooms. *– Not Addressed*
    b. Recommend the remodel of Women's Toilet Room 213 to a Unisex Toilet Room.
    c. Relocate wall and utilize a portion of Office Room 214 to provide fully accessible toilet room.
    d. Replace all finishes in Men's Toilet Room 211.
    - This action would not affect the historic integrity of the building and should be undertaken.

Second Floor Women's Room

Recommendations:

1. The door to the restroom was likely constructed during the construction of the building and is therefore not required to be widened unless other renovations are performed to the restroom. To bring into compliance the door must be widened 5" to 32". *– Not Addressed*
    - This action would not affect the historic integrity of the building and should be undertaken.

2. Install spring or other hardware to make the stall door self-closing *– Not Addressed*
    - This action would not affect the historic integrity of the building and should be undertaken.

3. Replace the traditional door knob hardware with accessible hardware. *– Not Addressed*
    - This action would not affect the historic integrity of the building and should be undertaken.

4. Remove and remount the Women's Room space identification sign to the latch side of the door on the facing wall and in accordance with ADAAG 7.3 mounted requirements. *– Not Addressed*
    - This action would not affect the historic integrity of the building and should be undertaken.

5. Relocate the toilet paper dispenser to the side wall of the toilet in compliance with ADAAG 604.7 – *Complete*
    a. It should be located 7" to 9" in front of the rim of the toilet
    b. It should be installed at a height of 15" min to 48" max.
    c. If located below the handrail [grab bar], it should leave a min of 1.5" clearance. If placed above, it should leave a min of 12" clearance.

6. In order to provide an accessible restroom facility on the 2nd floor while preserving all the authentic interior features of the historic structure, another alternative is to construct a new accessible restroom facility. If this new facility were designed as an accessible unisex restroom, then it may not be necessary to completely renovate the existing 2nd floor men's and women's restrooms. – *Not Addressed*
    a. Recommend the remodel of Women's Toilet Room 213 to a Unisex Toilet Room.
    b. Relocate wall and utilize a portion of Office Room 214 to provide fully accessible toilet room.
    - This action would not affect the historic integrity of the building and should be undertaken.

4.8 Service Areas [Reception Area in Clerk's Office]

Recommendations:

1. The adjacent wall-mounted table is [32 ¾ "] high with sufficient leg clearance for a forward approach. The receptionists would be required to direct persons using wheelchairs to this counter, if a writing surface required. This surface should be kept clear and the receptionist should be trained to utilize this approach. – *Partially Complete; the wall-mounted table is in place and kept clear, however the approach is accomplished by a frontal approach after making a left turn upon entry from the Lobby which requires backing up to exit the space* – *Not Addressed*
    a. Raise wall mounted writing surface to required 35" height.
    b. Continue to use same protocol as a temporary solution.
    c. Permanent solution would be to remodel the Clerk's area as indicated in subsequent floor plans.
    - This action would not affect the historic integrity of the building and should be undertaken.

4.9 Auditorium [City Council Chambers]

Recommendations:

1. Install a ramp that will allow address to the podium and the council chamber seating

and/or lower the area of the podium and seating. The ramp should [be] level at the podium area to allow for transfer to that area, however, it should allow enough transition for a compliant 12:1 rise up to the main council seating area. The installation of the ramp may still require lowering and/or modifying the height of the podium area. Alternatively, a portable ramp assembly could be devised to provide wheelchair access to the podium seating area for those event requiring access. The podium has been relocated to the main seating level and is accessible; however, there is no permanent ADA access to the Council seating area at the dais – accessible ramps are available if requested. A more permanent solution would be accomplished as described below.

a. Provide 8' long ramp, with appropriate handrail, to lower level of dais; may be installed on north side. – Temporally addressed as accessible ramps are available upon request
b. Remove upper level of dais and reinstall at lower level. – *Not Addressed*
c. Remove upper level of audio/visual Room 127. – *Not Addressed*
d. Relocate/lower door between Rooms 127 and 101 to provide level access at threshold. – *Not Addressed*

- This action would not affect the historic integrity of the building and should be undertaken.

2. Install a lighted exit sign over the doorway as well as a tactile exit sign. *–Addressed*
    - This action would not affect the historic integrity of the building and should be undertaken.

<u>Endnotes</u>
*New item

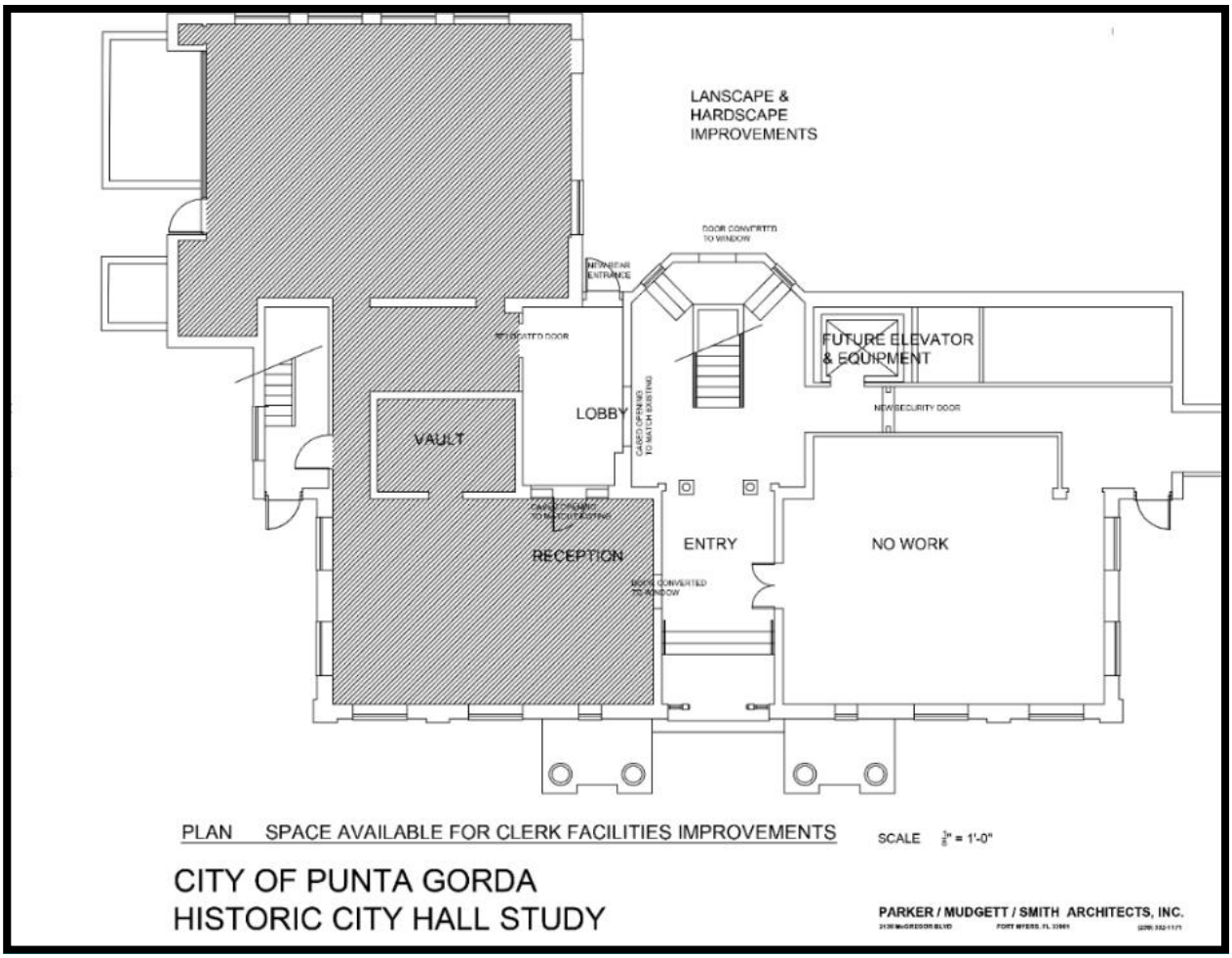


Figure 1 – Space Available for City Clerk Facilities Improvements

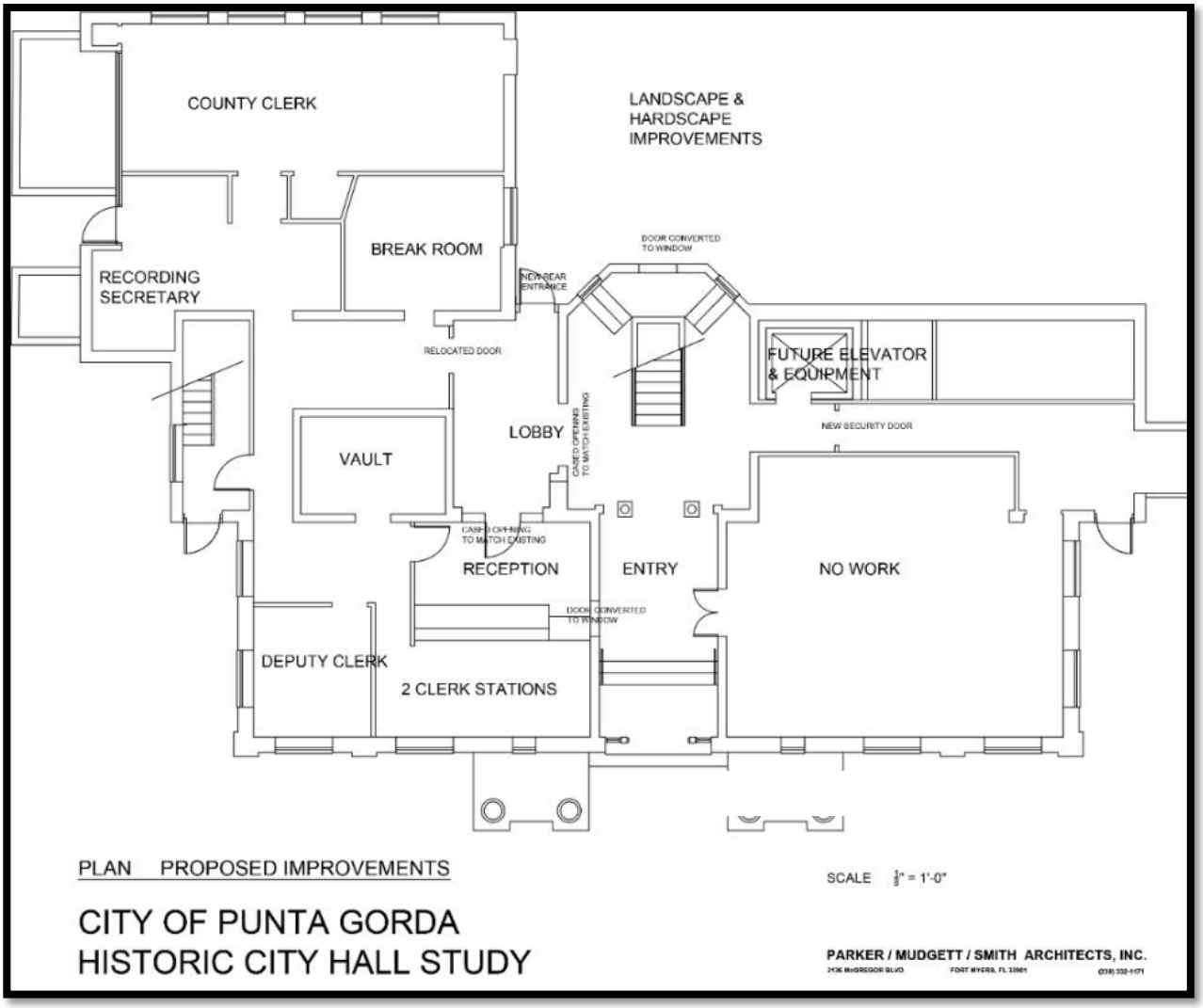
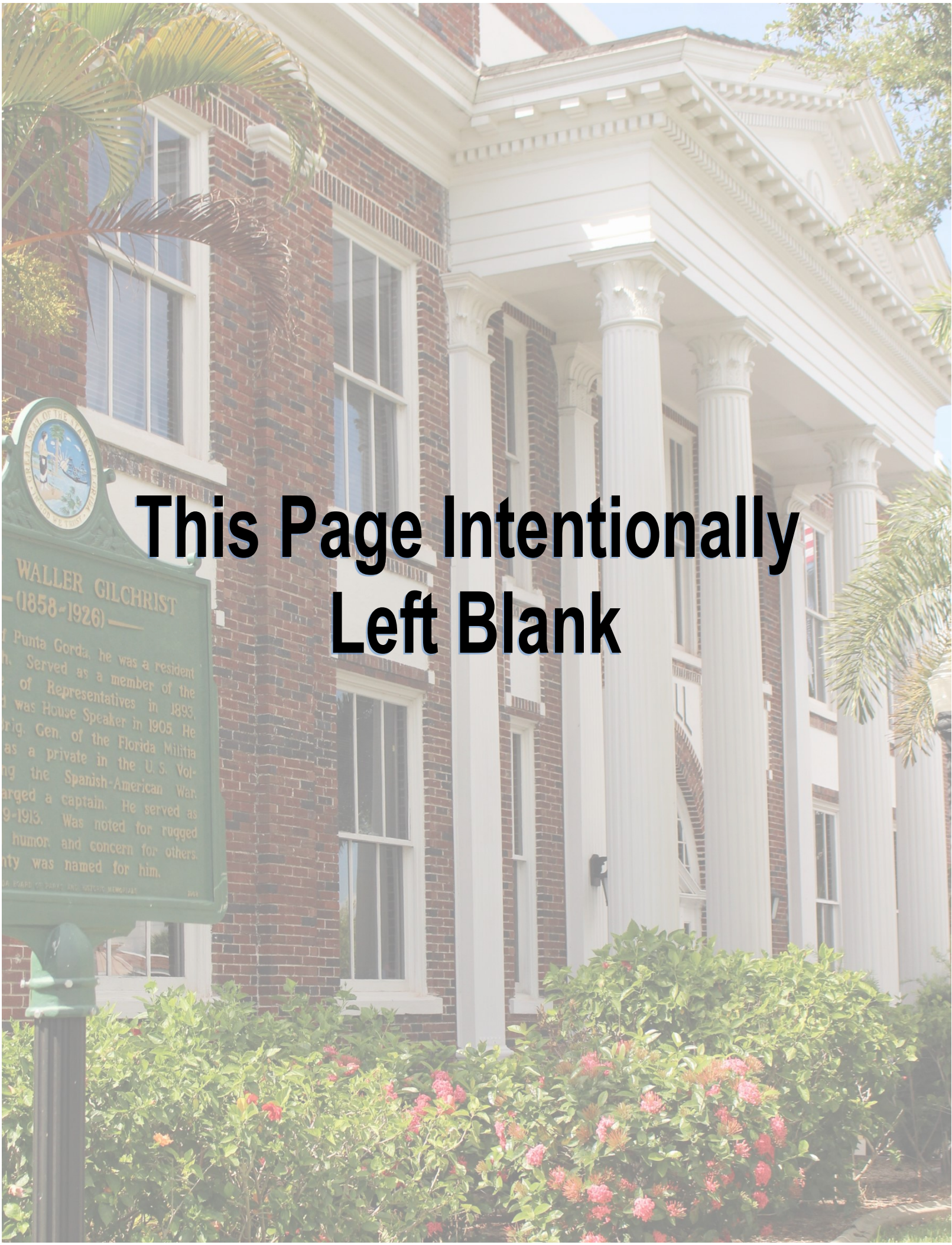


Figure 2 – Proposed Improvements



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ATTACHMENT 1

CITY OF PUNTA GORDA
ADA TRANSITION PLAN FINAL REPORT
City Hall

October 4, 2017

Prepared For:
City of Punta Gorda
326 West Marion Avenue
Punta Gorda, Florida, 33950

Tindale Oliver
www.tindaleoliver.com

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1.0 LOCATION MAP

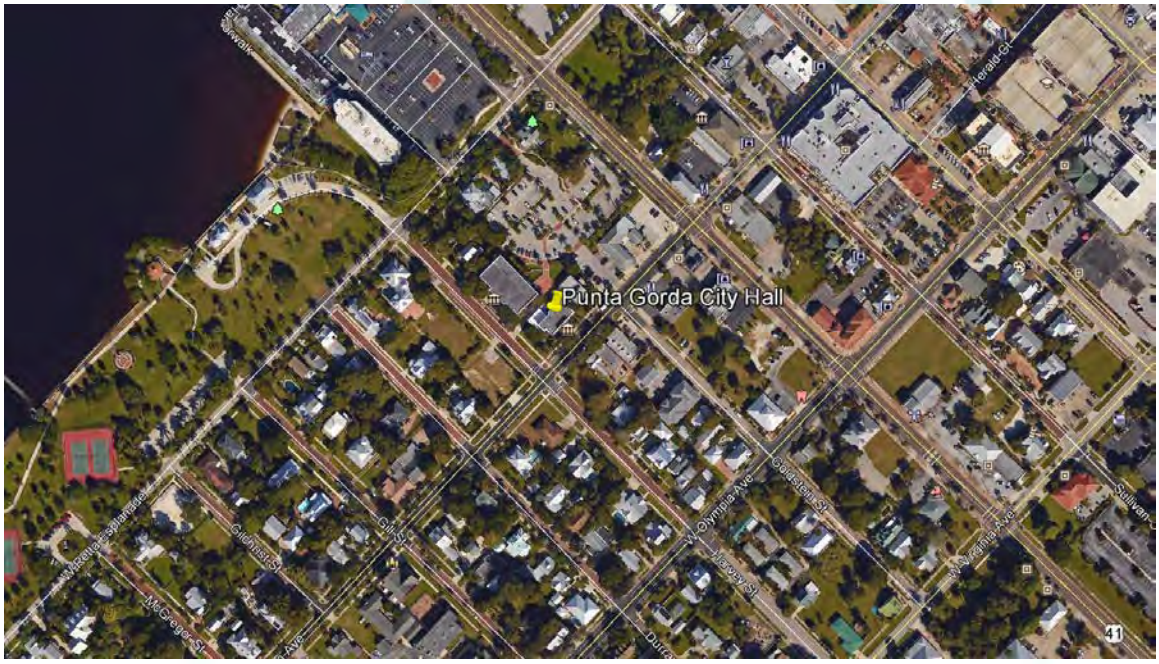

Figure 1-1 - Location Map

1.1 BUILDING DESCRIPTION

The Punta Gorda City Hall, also known as the Government Center, is located at 326 West Marion Avenue. It is a 9,471 square foot building that houses the City Clerk, Council Chambers, and the Charlotte Harbor National Estuary Program on the first floor, with the City Finance Office and City Clerk Records on the 2nd Floor. City Hall is listed on the National Register as a contributing building in the Punta Gorda National Register District. The facility was built in 1927 with a major renovation and addition of new Council Chambers in 1978.

2.0 ASSESSMENT PROCESS

2.1 PUBLISHED STANDARDS

As indicated in our project proposal, the findings for each facility assessed under the project will be provided in the form of an Accessibility Assessment Report, or AAR. This AAR conforms to ASTM E2018-01 - Standard Guide for Property Assessments: Baseline Property Condition Assessment Process standards.

The AAR is intended to identify defects or deficiencies in compliance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and Florida Accessibility Code (FAC) and to recommend necessary improvements that could improve accessibility of the assessed facilities by individuals with disabilities. Our assessment is based on spaces, areas, elements, or features that can or could be accessed by the general public. Attention to equipment or work spaces not allocated for use by individuals with disabilities has not been evaluated. Nevertheless, where work areas that may allow individuals with disabilities to be employed are identified by the facility member interviewed during the introductory stage of the assessment are identified, these areas have been assessed and any deficiencies noted are reported herein.

The date the facility was constructed or renovated is important to determine so that applicable standards can be applied during the assessment process. ADAAG became enforceable in January 1992 with a revision becoming enforceable in 2012. The FAC has had various revisions over the years. This AAR reports deficiencies according to ADAAG and FAC standards as appropriate to the condition assessed.

This building was constructed in 1927 with renovations completed in 1978 and therefore pre-dates the 1990 and 2010 ADA Standards. However, if additional renovations were done to the building since 1990, that room or component of the building should be modified to meet the applicable standards at that time, unless, as in the case of the City Hall facility, historical aspects of the facility would be altered in a manner that would impact the historical aspects or elements of the facility. As such, this AAR reports deficiencies according to ADA and FAC standards as appropriate to the condition assessed.

2.2 BUILDING ASSESSMENT OVERVIEW

An informal interview with our point of contact for the facility, Mitchell Austin, was conducted prior to performing the physical assessment of the building and surrounding elements. Mr. Austin provided an overview of the facility's occupancy, use, and history which established the spaces and elements frequented by the general public and which must meet the minimum accessibility requirements to provide access to those portions of the facility where services are provided to the public.

The pre-interview process is used to determine and document information relevant to each facility's use in order to determine applicable regulatory standards to apply to the assessment of the facilities. Use and occupancy information is critical in determining

compliance with accessibility standards and must be established prior to the physical assessments.

3.0 ASSESSMENT PROCESS

A walk-thru and assessment of the facility site for compliance with applicable accessibility standards was conducted on August 23, 2016. The assessment was conducted by Tindale Oliver staff, certified as Accessibility Inspectors, and escorted by Mr. Austin.

The facility survey addressed each accessible element and space within and external to the building and included applicable elements such as path-of-travel (accessible route), parking, curb ramps, entrances/exits, signage, toilets, drinking fountains, ramps, doors, hardware, and all other occupiable spaces and elements covered by the 1990 and 2010 ADA Standards.

The survey included physical measurements and counts for components or systems. Survey findings were collected and recorded on Tindale Oliver's custom developed Android based, ADA compliance checklist application. Photographs were taken with the tablet of each area of the facility for familiarization and later referenced to illustrate deficiency findings. The digital data and photographs were then uploaded to a database on our secure servers for backup. Where appropriate, photographs have been included in this AAR to illustrate issues or deficiencies where necessary.

The facility survey consisted of non-intrusive visual observations, which allowed for a readily accessible and easily visible components and systems assessment of the facility which included measurements of space and clearance dimensions, slope, walkway widths, reach ranges, maneuverability measurements, etc.

4.0 FINDINGS AND DEFICIENCIES

4.1 GENERAL

The use and occupancy of the facility dictates parking and accessible route requirements consistent with the ADAAG regulations. Because the general public does access the facility, and in the interest of establishing an accessibility compliance baseline condition report of the facility, a full accessibility assessment was conducted. Where deficiencies in compliance with ADAAG or FAC exist, descriptions of the deficiency, regulatory requirement(s) pertinent to the deficiency, a photograph or sketch illustrating the deficient element, and recommendations for remediation of the deficiency are listed below.

4.2 PARKING

Assessments

There are three areas for accessible parking that service the Government Center. The first is located in a small side parking lot facing W. Marion Street. The second is the covered parking, located under the City Hall Annex building. The last group of accessible parking is provided in the larger lot in the back of the building which connects to W. Retta Esplanade. This lot may also serve other buildings on the property such as the City Hall Annex and the AC Freeman House. The three lots are connected and may be treated as the same lot for this facility.

The smaller surface parking lot has 19 total parking spaces, with 2 accessible spaces. The covered parking lot has 16 total parking spaces with 1 accessible space. However, the height clearance within the garage does not meet ADAAG standards and is too low to be considered a compliant accessible parking space. The larger lot has 88 parking spaces with 2 accessible spaces serving the Government Center and 2 additional spots next to the AC Freeman House, which houses offices for the Charlotte County Chamber of Commerce. If treated as one lot, the total parking provided is 123 spaces with 7 being reserved as accessible spaces serving the Government Center. This determination includes the two additional accessible parking spaces in the back of the lot that serve the AC Freeman House as well as the non-compliant accessible parking space located in the garage. Therefore, the total required number of accessible parking spaces is met at this facility. Be aware that the accessible parking spaces under the City Hall Annex facility and adjacent to the AC Freedman House will be discussed in each of those reports.

Figure 4-1 – Side Parking Area near Marion Ave

Figure 4-2 – Rear Parking Area

Violations/Issues:

- The access aisle for the 2 accessible parking spaces in the side lot is 56” wide, when it should be 60” wide according to **ADAAG 502.3.1** and **FAC 502.3**.
- The two accessible parking spaces in the rear parking lot were measured at 110” and 118”, respectively, too narrow violating **FAC 502.2**.
- The two parking spaces in the rear are not outlined with blue **FAC 502.6.1**.

Recommendations

- Widen the access aisle in the side parking by at least 4”, for a total minimum width of 60” by taking space away from an adjacent non-accessible parking space, per **FAC 502.3.1**.
- Widen the accessible parking spaces in the rear parking lot to a minimum width of 144 inches each, per **FAC 502.2.**
    - Outline the two spaces and access aisle with blue paint, per **FAC 502.6.1.**

4.3 EXTERNAL ACCESSIBLE ROUTES AND ENTRANCES

Assessments

There are three entrances to City Hall that are open to the public. The first is the front entrance accessed from Marion Avenue. This is the main entrance for people walking to the building and/or parking along Marion Avenue. However, this entrance is not accessible and there is signage directing people to the accessible second entrance on the side of the building. The side entrance is the primary entrance for people parking in the side parking lot. It is connected via a ramp leading up to the entrance doors. The third entrance is behind the building and may be accessed from the rear parking lot. There is a ramp serving this entrance as well.

There is a fourth door that leads to an external staircase, however, this is an exit only from the building and can be found under the "*Means of Egress*" section of this report. In total there are three public entrances to the complex with only two of them being accessible entrances.

Figure 4-3 – Front Entrance

Figure 4-4 – Ramp to Side Entrance

Figure 4-5 – Ramp to Rear Entrance

Violations/Issues:

- The sign directing people from the inaccessible front entrance to the accessible side entrance is faded and due to its location behind the bench, it may be difficult to see.
- The ramp at the rear entrance has signage that directs individuals with disabilities to the side ramp entrance, however, the sign reads “Handicap Entrance”. This should read “Accessible Entrance”. Although this is not a direct violation of the ADA or FAC, using the terms “handicap or handicapped” is considered a negative connotation to individuals with disabilities and should not be used.
- The ramp leading to the accessible side entrance does not have adequate edge protection, per **ADAAG 405.9** which requires a curb or barrier at ramp surface drop-offs that provide a minimum 4” diameter sphere from reaching the edge of the ramp. The front wheels of a wheelchair could easily roll off of the ramp or landing surface and trap the user or potentially cause injury. Lack of edge protection poses a hazard for a wheelchairs getting caught over the edge.
- The railing along the rear ramp is not continuous because of the stanchions that protect the protruding object presented by the electric meter on the wall adjacent to the ramp. This does not meet **ADAAG 505.6** which requires handrails to be continuous and unobstructed.

Recommendations:

- Replace the sign directing individuals to the accessible side entrance with a new sign and relocate it to a more visible location.
- Replace the sign at the rear entrance ramp so that it reads “Accessible Entrance”, opposed to “Handicap Entrance”.
- Add a bottom railing on the handrail to the side entrance that is no more than 4” from the ramp surface, to provide adequate edge protection.
- Modify the right side handrails (going up the ramp) so that they are continuous and wrap around the protruding stanchions.

4.4 MEANS OF EGRESS

Figure 4-6 – Emergency Exit Stairs 1

Figure 4-7 – Exit Signage

Violations/Issues:

- Stairway 1 serves as an emergency exit. This exit is not signed appropriately with an illuminated sign or a tactile exit sign prescribed by **ADAAG 216.4.1**.
- The handrails along Stairway 1, which serves as an emergency egress do not have adequate 12" handrail extensions, not meeting **ADAAG 505.10.1.**
- There are several additional exit doors that are missing tactile exit signs, not meeting **ADAAG 216.4.1**.
- There are several doors throughout the facility serving as exit doors that are identified with exit signs that are not illuminated, including inside the front entrance.

Recommendations:

Note: At the time of construction and alterations performed at the City Hall facility, the requirement to provide a tactile exit sign at egress doors was not included in the code. However, current ADAAG standards stipulate this requirement and we are recommending the following.

- Add an illuminated exit sign above the doorway to Stairway 1, along with a tactile exit sign, complying with **ADAAG 703.1**, **ADAAG 703.2,** and **ADAAG 703.5**, adjacent to the doorway.
- Modify the handrails along Stairway 1, both internal and external, so that there is adequate 12" handrail extensions complying with **ADAAG 505**.
- Ensure that that exit doorways have tactile exit signs complying with ADAAG 703.1, **ADAAG 703.2** and **ADAAG 703.5**.
- While not an ADA violation, illuminated exit signs should be installed instead of the existing non-illuminated variety currently installed.

4.5 INTERNAL ACCESSIBLE ROUTES

Figure 4-8 – Stairway to Second Floor / Doorway to Clerk's Office

Violations/Issues:

- The main stairway to the 2nd floor is the only route to the second floor services and offices in City Hall. This means all services on the second floor are not accessible (no vertical means of access), per **ADAAG 206.2.3**.
- The door hardware to the Clerk's Office requires a twisting motion to operate, in violation of **ADAAG 309.4**.
- The handrails along the stairs at the front entrance, leading to the Clerk's Office, do not have compliant handrail extensions, in violation of **ADAAG 505.10.1**.

Recommendations:

- Option 1: Relocate all public access services on the 2nd floor to the 1st floor or another building that is accessible. Only office space should remain on the 2nd floor.
- Option 2: Provide a means for the general public to request services on the 2nd floor to be brought to them on the first floor. This should be done via an accessible receptionist desk or a call box located near the accessible entrance on the 1st floor.
- Option 3: Construct an elevator to provide accessibility to the 2nd floor.
- Either replace the door knob with a handle that can be operated with a closed fist and does not require gripping or pinching to open, or ensure that the door knob does not engage in the locked position during operating hours, so that a person can simply pull the door open using the installed handle above the knob, without utilizing the door knob.
- Replace the existing handrail, adjacent to the Clerk's Office, with a compliant handrail that has 12" extensions at the top and the bottom and are positioned parallel to the floor.

4.6 SIGNAGE

Figure 4-9 – Restricted Rooms & Office Signage

Violations/Issues:

- The signage to the permanent rooms are located on the door, violating **ADAAG 703.4**, and do not have ADA compliant tactile signage identifying the room, violating **ADAAG 216.2**.

Recommendations:

- Place tactile signs, complying with **ADAAG 703**, on the side wall of each of the interior door that designates a permanent room.
    - Signs must designate the room by its name or a room number.
    - Signs must be braille with raised lettering.
    - The sign should be placed in the center of an 18” clear space adjacent to the latch side of the door.
- The height of the sign should be placed between 48” and 60” high from the floor, measured to the baseline of the lowest and highest line of raised characters per ADAAG 703.4.1.

4.7 RESTROOMS

4.7.1 First Floor Men's Room

Figure 4-10 – First Floor Men's Room

Violations/Issues:

- The door to the restroom is only 28" wide, violating **ADAAG 404.2.3**, which requires a width of 32".
- The door into the accessible stall is only 29", violating **ADAAG 404.2.3**.
- The door to accessible stall door is not self-closing, violating **ADAAG 604.8.1.2**.
- The toilet paper is hung on the back wall, not the side wall, violating **ADAAG 604.7**.
- The wall hung urinals are 24" from the ground, violating **ADAAG 605.2**.
- The pipes beneath one of the two sinks has exposed pipes, violating **ADAAG 606.5**.
- The accessible stall does not have a sink or mirror within the stall, violating **FAC 604.8.1.6**.

Recommendations:

- The door to the restroom was likely constructed during the construction of the building and is therefore not required to be widened unless other renovations are performed to the restroom. To bring into compliance the door must be widened 4" to 32".
- Replace the partition and the door to the accessible stall with a doorway compliant with **ADAAG 404.2.3**, with a minimum width of 32".
- The accessible stall door needs to be modified to comply with **ADAAG 604.8.1.2**, by adding a spring or other self-closing device to the door.
- Relocate the toilet paper dispenser to the side wall of the toilet in compliance with **ADAAG 604.7**.
    - It should be located 7" to 9" in front of the rim of the toilet.
    - It should be installed at a height of 15" min to 48" max.
    - If located below the handrail, it should leave a min of 1.5" clearance. If placed above, it should leave a min of 12" clearance.

- Lower the urinal to a height of 17” max so that it complies with **ADAAG 605.2**.
- Wrap the pipes beneath the sink with soft protective wrap to comply with **ADAAG 606.5**.
- Relocate the second sink and mirror into the accessible stall. Relocate the divider to make the stall larger if necessary. Or, install a new lavatory in the toilet stall.

4.7.2 First Floor Women’s Room

Figure 4-11 – First Floor Woman’s Room

Violations/Issues:

- The door to the restroom is only 29” wide, violating **ADAAG 404.2.3**, which requires a width of 32”.
- The door into the accessible stall is only 29.5”, violating **ADAAG 404.2.3**.
- The clearance between the bottom of the partition and the floor is 11.5” and should be 12” for adequate toe clearance, violating **ADAAG 604.8.1.4**.
- The door to the accessible stall is not self-closing, violating **ADAAG 604.8.1.2**.
- The toilet paper dispenser is hung on the back wall, not the side wall, violating **ADAAG 604.7**.
- The accessible stall does not have a sink within the stall, violating **FAC 604.8.1.6**.

Recommendations:

- The door to the restroom was likely constructed during the construction of the building and is therefore not required to be widened unless other renovations are performed to the restroom. To bring into compliance, the door must be widened 4” to 32”.
- Replace the partition and the door to the accessible stall with a doorway compliant with **ADAAG 404.2.3**, with a minimum width of 32”.
- Install the partition at a height of 12” from the ground for adequate toe clearance complying with **ADAAG 604.8.1.2**.
- Relocate the toilet paper dispenser to the side wall of the toilet in compliance with **ADAAG 604.7**.
    - It should be located 7” to 9” in front of the rim of the toilet.
    - It should be installed at a height of 15” min to 48” max.

- If located below the handrail, it should leave a min of 1.5" clearance. If placed above, it should leave a min of 12" clearance.

- Wrap the pipes beneath the sink with soft protective wrap to comply with **ADAAG 606.5**.
- Relocate the second sink and mirror into the accessible stall. Relocate the divider to make the stall larger if necessary. Or, install a new lavatory in the stall.

4.7.3 2nd Floor Men's Room

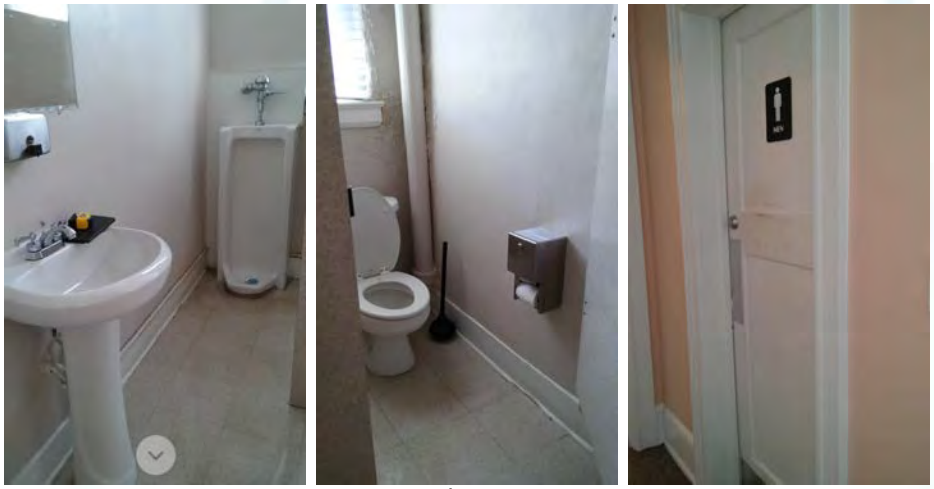

Figure 4-12 – 2nd Floor Men's Room

Violations/Issues:

- Several elements of the restroom are not accessible and would require significant structural modifications to enhance the restroom to be accessible including the overall size of the space.

Recommendations:

- The second floor restroom should be allocated for a future programmed project to renovate the space to meet ADAAG and FAC requirements.
  - In order to provide an accessible restroom facility on the 2nd floor while preserving all the authentic interior features of the historic structure, another alternative is to construct a new accessible restroom facility. If this new facility were designated as an accessible unisex restroom, then it may not be necessary to completely renovate the existing 2nd floor men's and women's restrooms.

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4.7.3 2nd Floor Women's Room

Figure 4-13 – 2nd Floor Women's Room

Violations/Issues:

- The door to the accessible stall is only 27" wide, violating **ADAAG 404.2.3**, which requires a width of 32".
- The door to the accessible stall is not self-closing, violating **ADAAG 604.8.1.2**.
- The door hardware is a traditional door knob which violates ADAAG requirements for accessible hardware per **ADAAG 309.4**.
- The restroom identification sign is mounted on the face of the door in violation of **ADAAG 703.4.2**.
- The toilet paper dispenser is mounted at 47" above the floor in violation of **ADAAG 604.7**.

Recommendations:

- The door to the restroom was likely constructed during the construction of the building and is therefore not required to be widened unless other renovations are performed to the restroom. To bring into compliance, the door must be widened 5" to 32".
- Install spring or other hardware to make the stall door self-closing.
- Replace the traditional door knob hardware with accessible hardware.
- Remove and remount the Women's Room space identification sign to the latch side of the door on the facing wall and in accordance with **ADAAG 703** mounting requirements.
- Relocate the toilet paper dispenser to the side wall of the toilet in compliance with **ADAAG 604.7**.
    - It should be located 7" to 9" in front of the rim of the toilet.
    - It should be installed at a height of 15" min to 48" max.
    - If located below the handrail, it should leave a min of 1.5" clearance. If placed above, it should leave a min of 12" clearance.

- In order to provide an accessible restroom facility on the 2nd floor while preserving all the authentic interior features of the historic structure, another alternative is to construct a new accessible restroom facility. If this new facility were designated as an accessible unisex restroom, then it may not be necessary to completely renovate the existing 2nd floor men's and women's restrooms.

4.8 SERVICE AREAS

Figure 4-14 – City Clerk's Office Service Area

Violations/Issues:

- The main counter is 43" high, 7" higher than an accessible service counter, not complying with **ADAAG 904.4.1**.

Recommendations:

- The adjacent wall-mounted table is 35" high with sufficient leg clearance for a forward approach. The receptionists would be required to direct persons using wheelchairs to this counter, if a writing surface is required. This surface should be kept clear and the receptionist should be trained to utilize this approach.

4.9 AUDITORIUM

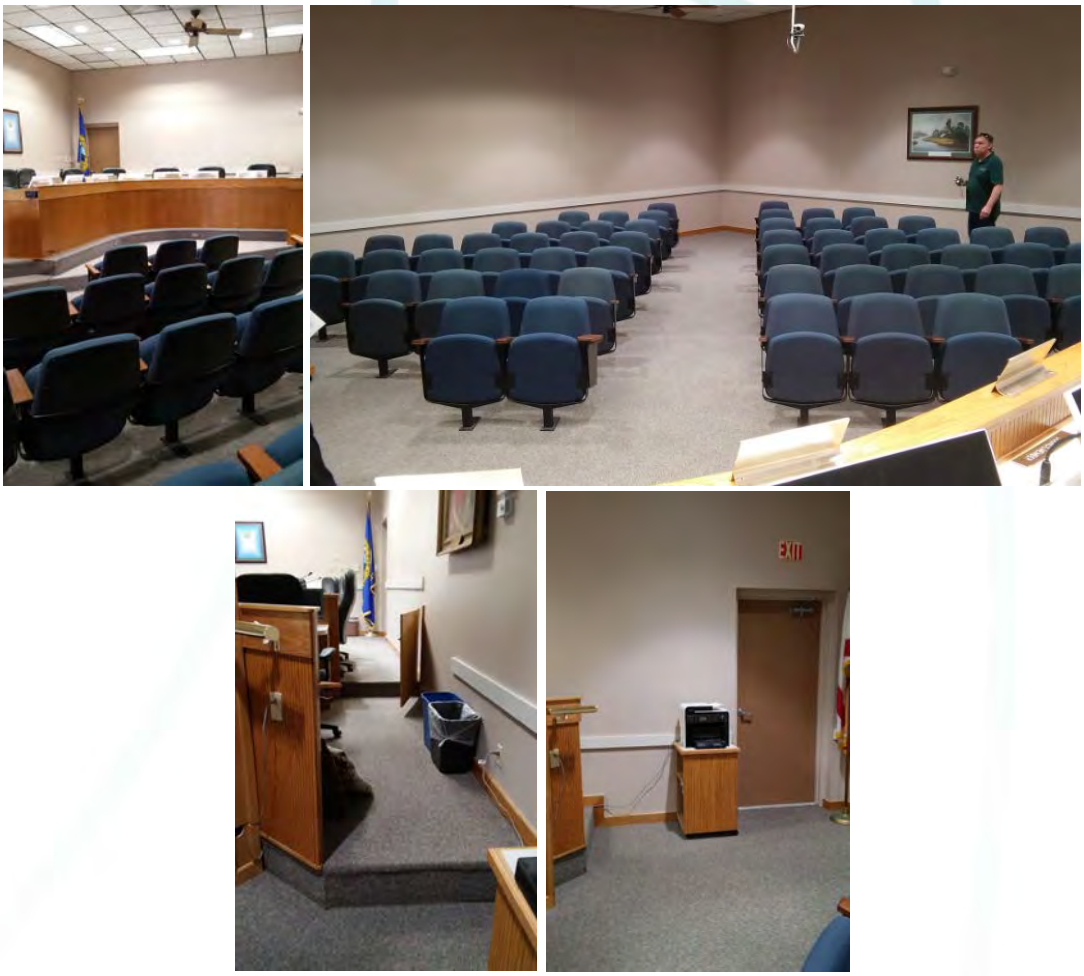

Figure 4-15 – Council Chambers

Violations/Issues:

- There is no accessible route to the podium and/or the council seating due to a step up to the area.
- There is no lighted exit sign or tactile signage, which is required in large assembly areas.

Recommendations:

- Install a ramp that will allow access to the podium and the council chamber seating and/or lower the area of the podium and seating. The ramp should level at the podium area to allow for transfer to that area, however, it should allow enough transition for a compliant 12:1 rise up to the main council seating area. The installation of the ramp may still require lowering and/or modifying the height of the podium area. Alternatively, a portable ramp assembly could be devised to provide wheelchair access to the podium seating area for those events requiring access.
- Install a lighted Exit sign over the doorway as well as a tactile exit sign.

5.0 IMPLEMENTATION AND FINANCIAL PLAN

In the previous sections, the improvements that are required to improve accessibility conditions at the facility were identified. The next step in the process is the development of an Implementation and Financial Plan for improvements. This was undertaken through the following efforts:

- preparing cost estimates for the required improvements;
- identifying funding that is available for the improvements; and
- reviewing the specific improvements in more detail and categorizing them into two separate groups. These include:
    - quick fix improvements; and
    - improvements that require more time, effort, and/or funding.

5.1 DEVELOPMENT OF IMPROVEMENT COSTS

In order to develop the Implementation and Financial Plan, unit costs for each type of improvement were developed. These unit costs were based on recent experiences with other agencies and, when available, standard industry costs when local data was not available. **It is important to note that the unit costs include across-the-board assumptions that will need to be reviewed prior to the actual improvement being completed**.

Table 5-1 includes the unit costs for each type of improvement that were used to estimate the improvement costs. In addition, this table includes an estimate for the total number of items needing each type of improvement, as well as the total estimate of probable cost by improvement type.

Note that the costs included in the table below are planning level estimates, once the projects progress through design, the actual construction opinions of cost will become more refined. Also, the City does not have the funding to go out and make all of these improvements at one time, which would offer the most economy of scale. Therefore, cost estimates are reflective of multiple smaller phases that will be more conducive to the funding available.

Again, it should be noted that the estimates are intended to reflect the order-of-magnitude costs for the City's overall facility improvement needs over the timeframe of the plan; for specific projects nearing implementation, it may be necessary for the City to conduct a more detailed cost assessment.

Improvement	Cost		Approx. Amount	Approx. Cost	Priority	Quick Fix
4.2 - Parking						
Restripe access aisle	$1,000	each	2	$2,000	High	No
Restripe accessible parking	$1,000	each	2	$2,000	High	No
4.3 - External Accessible Route and Entrances						
Add new accessible entrance sign	$300	each	2	$600	High	Yes
Add new/modify old handrails	$3,000	each	1	$3,000	Medium	No
4.4 - Means of Egress						
Add illuminated exit sign	$300	each	6	$1,800	High	No
Add tactile exit sign	$100	each	6	$600	High	Yes
Add handrail extensions	$3,000	each	1	$3,000	Medium	No
4.5 - Internal Accessible Routes						
Add accessible call box	$2,500	each	1	$2,500	High	No
Replace door knobs	$150	each	50	$7,500	High	Yes
Add handrail extensions	$3,000	each	1	$3,000	Medium	No
4.6 - Signage						
Add tactile room signage	$100	each	50	$5,000	High	Yes
4.7 - Restrooms						
Public Restrooms (1st Floor)						
Widen restoom door	$5,000	each	2	$10,000	Low	No
Modify accessible stall partition and door	$2,500	each	2	$5,000	Medium	No
Relocate toilet paper dispenser	$100	each	2	$200	Medium	Yes
Lower urinal	$1,000	each	1	$1,000	Medium	No
Add pipe covers to restroom sinks	$100	each	2	$200	Medium	Yes
Add a sink and mirror in the accessible stall	$5,000	each	2	$10,000	Medium	No
Employee Restrooms (2nd Floor)						
Remount restroom sign	$25	each	2	$50	High	Yes
Widen restoom door	$5,000	each	1	$5,000	Low	No
Relocate toilet paper dispenser	$100	each	1	$100	Medium	Yes
Create accessible unisex restroom	$30,000	each	1	$30,000	High	No
4.9 - Auditorium						
Create accessible route to podium	$10,000	each	1	$10,000	High	No
Add illuminated exit sign	$300	each	1	$300	High	No
Add tactile exit sign	$100	each	1	$100	High	Yes
Sub-Total Estimate				***$102,950***		
Mobilization	*$20,000*			*$20,000*		
Signed & Sealed Plans	*$15,000*			*$15,000*		
Survey/Design	*20%*			*$20,600*		
Inspection	*10%*			*$10,300*		
Miscellaneous	*15%*			*$15,500*		
Total Order of Magnitude Cost Estimates				**$184,400**		

Due to the historic nature of this facility, and specifically the City's wish to preserve its historic features, the actual costs to mitigate these barriers to accessibility may significantly exceed the estimates shown in this table. In addition, this report has some recommendations that include a variety of potential mitigation options. Various options, not included in the cost estimate table, also have the potential to significantly raise the overall cost.

Table 5-1 Cost and Prioritization Table

5.2 DEVELOPMENT OF THE IMPLEMENTATION AND FINANCIAL PLAN

The Implementation and Financial Plan was developed to identify when the improvements should occur, based on the relative priority of the improvements and anticipated level of funding that will be available to address the improvements.

Due to the nature of the quick fix improvements, it is assumed that the majority of the identified quick fix improvements will be completed within the confines of the five-year plan, listed in the following section.

It would be ideal if the Punta Gorda could take advantage of “piggy backing” needed improvements with other planned facility improvement and renovation projects. Under ideal circumstances, this would permit the City to benefit either because the project directly addresses some or all of the needed improvements, or the project allows the City to reduce its improvement costs due to the concurrent construction activities. It is not known at this time the amount of implementation costs that could potentially be saved by completing the improvements concurrent with planned projects. Therefore, potential cost savings through fund leveraging are not included in the Implementation and Financial Plan at this time. In the future, should the desire and ability to estimate the amount of costs that could be reduced through fund leveraging, the cost of the improvements for those impacted improvements may be adjusted.

To develop the plan, the prioritized list of improvements were incorporated into the Implementation and Financial Plan based on the amount of anticipated funding available each year for the improvements.

It should be stressed that the Implementation and Financial Plan will serve as a general guide for the planning of improvements and that several factors will influence the timing for implementation of specific improvements and the overall cost of the program, including:

- Opportunities for partnering with other jurisdictions or organizations on implementing improvements.
- Specific site conditions at individual locations, including landscaping, utilities, drainage, which can have a significant impact on the type of improvements required and the associated cost.
- Contracting opportunities, including awarding a unit-price contract for the implementation of improvements at multiple locations.
- Additional opportunities to relocate or consolidate individual amenities.

On an annual basis, the list of needed improvements will be reviewed against the funding that is available that year to develop a specific work program. As previously mentioned, this will involve development of more detailed cost estimates based on a review of site conditions at individual locations.

5.3 FUNDING PLAN FOR NEEDED IMPROVEMENTS

Table 5-1 presents an example of a phased implementation plan by listing the improvements with a proposed priority and their associated costs. It should be noted that the costs are estimates of probable cost, with the ultimate costs dependent upon how the work is undertaken, site conditions at individual locations, material and labor prices in future years, and potential right-of-way costs. The number of items that are consolidated, modified, relocated, or removed will also be an important variable, as well as the amount of work that will be the responsibility of other entities.

Due to the unknown level of funding currently available for accessibility improvements, current renovation schedule, and the completion of the quick-fix improvement list, the items recommended for improvement each year of the program do not necessarily have to be the highest ranking items on the priority list. However, as the improvement program progresses, high ranking items that were not initially improved should be included in future years.

It should be noted that the phased implementation plan is just a guide. The number of items improved each year and the specific locations chosen for improvement may vary due to such factors as the actual costs of the improvement. As such, the improvements will need to be reviewed and a work program developed specifying the improvements that will be undertaken on an annual basis. The improvements would be undertaken through task orders. It is envisioned that the effort could focus on implementation of improvements within specific sections of the facility or would occur with groups of similar improvements throughout the City, both of which could enable improvements to be implemented more quickly.

It should be stressed that this plan is presented as an overall guide to the implementation of improvements. City staff will need to review the needed improvements and the available funding on an annual basis to develop the annual improvement program.

ATTACHMENT 2

Punta Gorda

CITY OF PUNTA GORDA
ADA TRANSITION PLAN FINAL REPORT
FY 2018 & 2019 UPDATE

City Hall

Florida's Harborside Hometown

CITY HALL – FY 2018

City Hall is comprised of two portions the historic 1926 building which is listed as a contributing structure to the National Register of Historic Places and the 1970's Council Chambers addition. Modifications within the building in FY 2018 were focused on the ground floor Council Chambers.

Council Chambers with new accessible podium, illuminated exit sign, & rearranged seating

In FY 2018 ADA enhancements included the following:

- ADA Parking: Restriped
- Entrance ADA ramp: drop off protection added
- Illuminated exit sign: added
- Accessible Podiums: purchased and installed
- Accessible routes within Council Chambers: seating modifications made

CITY HALL – FY 2019

City Hall is comprised of two portions the historic 1926 building which is listed as a contributing structure to the National Register of Historic Places and the 1970's Council Chambers addition.

Modifications within the building in FY 2019 included:

- Enhanced sound system in Council Chambers
- Accessible automatic door opener system at the exterior and interior doors leading up to and into Council Chambers

In FY 2020 the following ADA enhancement(s) are anticipated:

- Internal wayfinding signage in braille with raised lettering to designate room numbers, facilities, and public spaces

The City is currently pending the Historic Building Evaluation Report and based upon the report it will be determined how to move forward with addressing the restroom deficiencies (FY 2018-19 funded project) and other items contained within the implementation plan while maintaining the historic integrity of the structure.

CITY HALL IMPLEMENTATION PLAN			
Improvement	**Priority**	**Quick Fix**	**FY Completed**
4.2 - Parking			
Restripe access aisle	High	No	FY 2018
Restripe accessible parking	High	No	FY 2018
4.3 - External Accessible Route and Entrances			
Add new accessible entrance sign	High	Yes	FY 2018
Add new/modify old handrails	Medium	No	FY 2018
4.4 - Means of Egress			
Add illuminated exit sign	High	No	FY 2017
Add tactile exit sign**	High	Yes	FY 2019
Add handrail extensions	Medium	No	FY 2018
4.5 - Internal Accessible Routes			
Add accessible call box	High	No	
Replace door knobs	High	Yes	
Add handrail extensions	Medium	No	
4.6 - Signage			
Add tactile room signage**	High	Yes	FY 2019
4.7 – Restrooms- *Public Restrooms (1st Floor)*			
Widen restroom door*	Low	No	
Modify accessible stall partition and door*	Medium	No	
Relocate toilet paper dispenser*	Medium	Yes	
Lower urinal*	Medium	No	
Add pipe covers to restroom sinks	Medium	Yes	FY 2017
Add a sink and mirror in the accessible stall	Medium	No	FY 2017
Employee Restrooms (2nd Floor)			
Remount restroom sign	High	Yes	
Widen restroom door	Low	No	
Relocate toilet paper dispenser	Medium	Yes	
Create accessible unisex restroom	High	No	
4.9 - Auditorium			
Create accessible route to podium	High	No	FY 2018
Add illuminated exit sign	High	No	FY 2018
Add tactile exit sign**	High	Yes	FY 2019

*Delayed due to City Hall Inspection

***Part of City-wide interior wayfinding project*

HISTORIC PUNTA GORDA CITY HALL

APPENDIX C

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Completed May 6, 2020

PARKER/MUDGETT/SMITH ARCHITECTS, INC.

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Crime Prevention Through Environmental Design Survey

Introduction

It is critical that safety and security be considered in all public facilities. Not only must the clients and staff be protected, but equipment, assets, and the facility itself must also have levels of protection in place. Simultaneously, the facility needs to feel inviting and safe to everyone. This may be accomplished through the provision of both obvious and subtle features. The following is a review of the existing conditions and recommendations for security improvements at the Punta Gorda Historic City Hall and 1978 Addition.

Crime Prevention Through Environmental Design (CPTED) is a design philosophy and practical approach to influence the built environment. Its methodology has long been accepted and practiced internationally by architects, planners, law enforcement, and community leaders. Safety and security are maximized when CPTED is properly implemented.

CPTED is a set of established design principles interwoven in the design of buildings, sites, neighborhoods, and entire cities. The four basic design tenets minimize the opportunity for antisocial behavior through the careful design of the built environment. The goal is to make the normal user feel at ease and welcome, while making the abnormal user feel nervous about inappropriate behavior.

The four tenets of CPTED are:

1. Natural Surveillance, which is the design concept focused around keeping intruders fully visible
2. Territorial Reinforcement, which is the design concept that believes physical design can create or extend a sphere of influence
3. Access Control, which is the design concept directed primarily at decreasing the opportunity for crime by limiting access and creating a perception of risk to the perpetrator
4. Maintenance, which is the concept that demonstrates the facility is important and cared for while maximizing observations and minimizing blind spots and ambush points.

Each tenet is addressed as it relates to Historic City Hall and the 1978 Expansion. A description of the Tiered or Layered Approach to Security follow the review and includes specific recommendations to increase security.

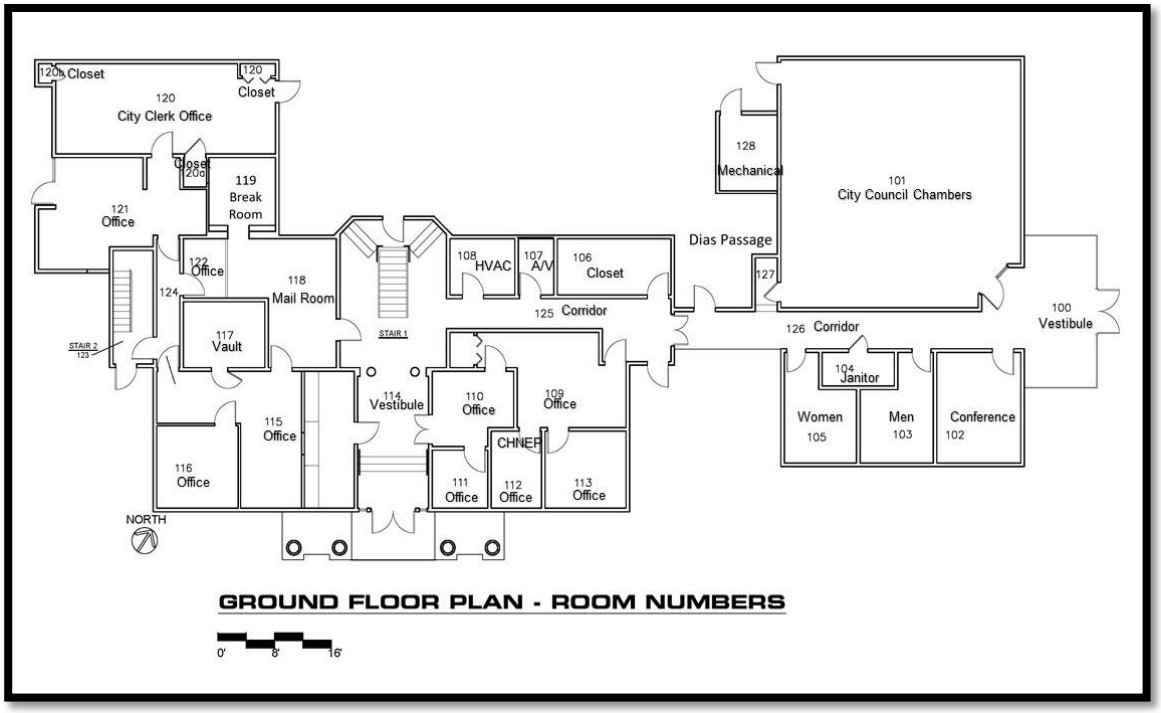


Figure 1 - Historic First/Ground Floor

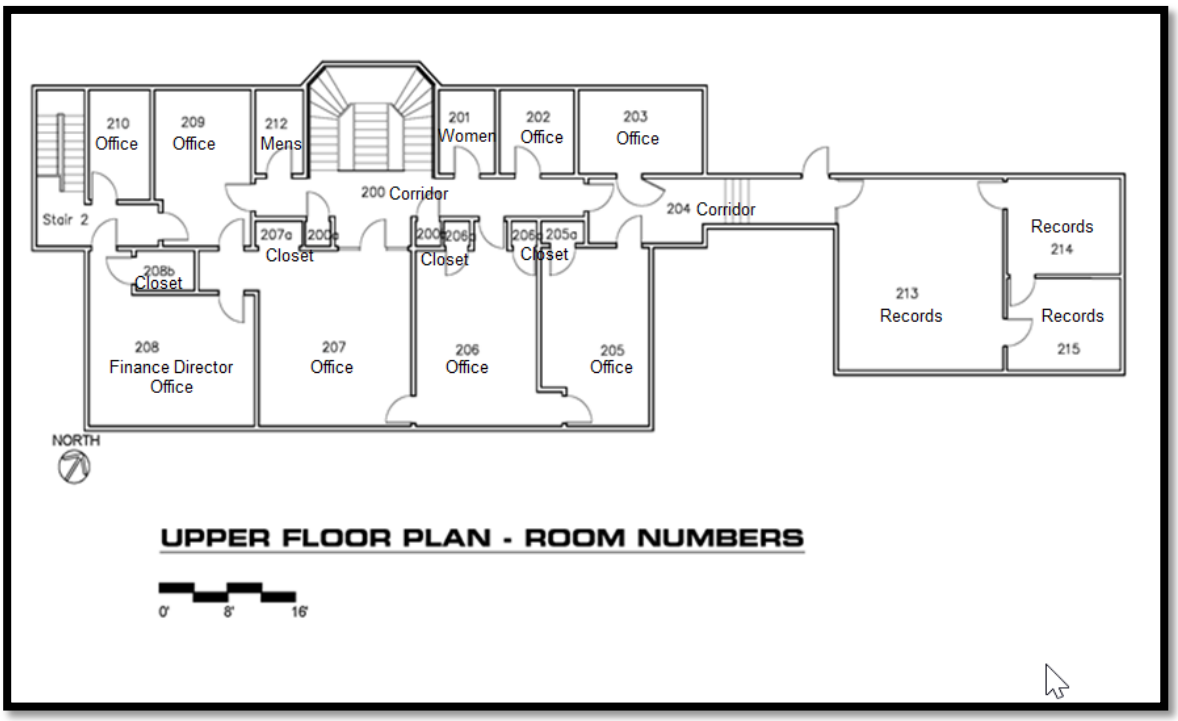


Figure 2 - Second/Upper Floor

1. Natural Surveillance

1.1. Historic City Hall

Visibility approaching the building from the south and west is obstructed by high thick landscaping. There's ample space behind the vegetation to be used as an ambush point. Approaching the building from the north affords a wide range of observation. The exception is the approach and landing serving the west egress stair which goes past two large windows of the Clerk's offices (Room 115 and 116). Observations of someone approaching this stair are very likely since this office is continuously occupied.

West Marian Avenue/Main Entrance to Historic Portion

Once inside the main entrance vestibule (Room 114), visibility is good. This includes the atrium space vertically, although the rear entry behind the monumental stair cannot be observed from the Lobby and the atrium. The corridors from the atrium are straight and afford good views.

West Marian Avenue/Main Entrance Vestibule to Historic Portion

The Clerk's office areas (Rooms 115-124) are in the SW corner of the building is used for Reception to the entire building. The door connecting this office to the

main vestibule/lobby is kept open, however; sight lines are severely restricted directly outside the door itself. Someone walking past the door would most likely go unnoticed by those in the City Clerk area.

City Clerk's Office Entrance from Harvey Street

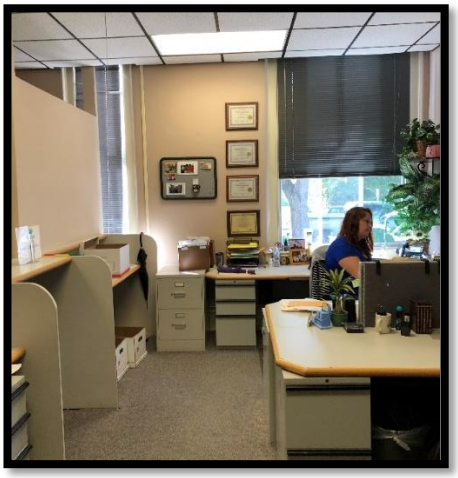
The west egress stair is enclosed with no visibility to activities happening within. Its normal function provides access between two secure areas; one on each floor. However, provisions must be made for the use of this stair for emergency egress.

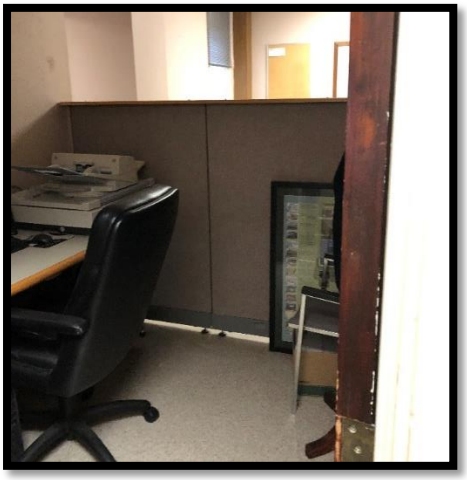
The storefront system to the Clerk's offices (Rooms 120 and 121) in the northwest portion of the building provides the surveillance of anyone approaching the building from the west as well as observation of activities inside the office from the exterior.

Once inside the building, sight lines and surveillance of outside activities are facilitated by the large windows on all exterior walls. The only exception to this is the surveillance obstructed by the tree on Marion Avenue.

Sight lines and visibility are good within the office spaces themselves, especially in those office spaces utilizing low office partitions. Other private offices take advantage of communicating doors in several locations. Audible connections are available in these offices as well.

There is no security camera system in or around the building in this section of the site.





City Clerk Office & Reception Area

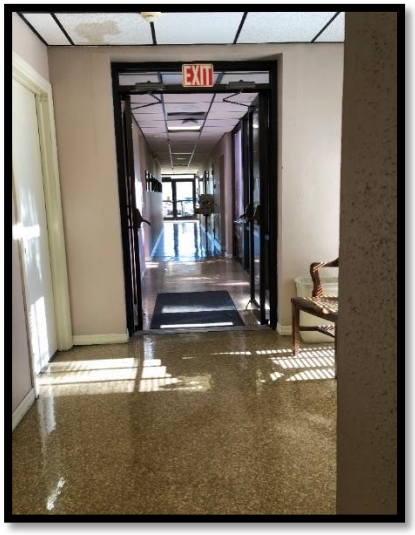
1.2. Expansion

*Vi*sibility approaching the building from the east is hampered by thick landscaping north of the entry landing. However, the stair and ramp afford raised observation points as well as some separation from these potential hiding places.

City Hall Accessible Entrance from Government Center Parking Area

The storefront system provides good visibility into the east vestibule (Room 100) from the exterior as well as from the interior to the exterior landing.

Once inside the east vestibule (Room 100), visibility is good for practically the entire length of the corridor (Room 125 and 126) to the historic section. Observation into the conference room (Room 102) and the Council Chamber (Room 101) is good if one simply moves to the doors of those spaces. The reverse is not true, however, as observations of activities in the vestibule are very restricted from the conference room and Council Chamber.

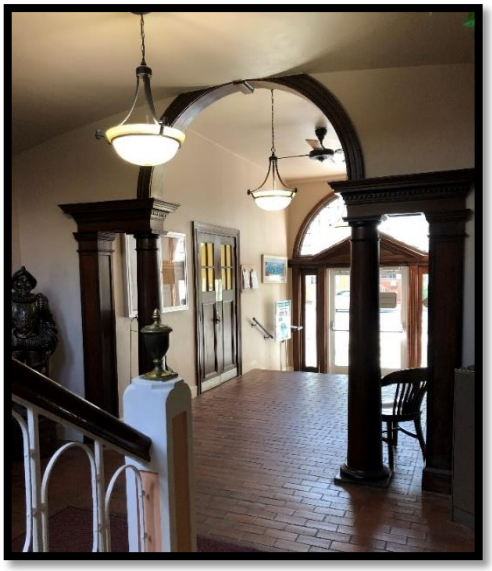


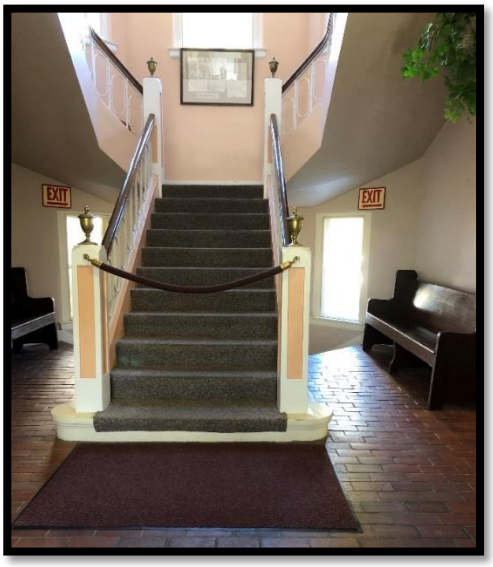
City Hall Corridor View

2. Access Control

2.1. Historic City Hall

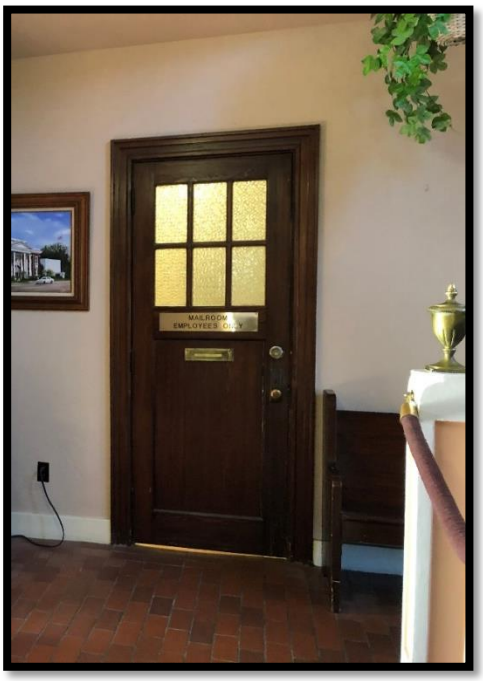
There is no access control to the main entry vestibule (Room 114). The main door on Marion Avenue as well as the north entry behind the monumental stair are unlocked. Full access to the vestibule and monumental stair is obtained upon entry. A ceremonial felt rope at the bottom of the stair implies public access to the second floor is restricted.





West Marian Avenue/Main Entrance Vestibule and Monumental Stairs

The Clerk's area (Rooms 115-124), mail room (Room 118), and break area (Room 119) on the west side of the building are separated from the vestibule by a door. The door is unlocked to provide easy access to the mail room and break room for all city departments. The door within this area leading to the Clerk's area is secured. The vault door is kept open during the day as continuous access is required by daily business activities.



City Clerk Mail Room Entrance

City Clerk Vault

The reception area is accessed through an open door to the vestibule. Once inside the City Clerk's reception area (Room 115), a partial wall, approximately 7'-0" high, with a counter and glass partition near the center, separates public and private areas. The wall simultaneously limits access and visibility and does not meet American with Disabilities Act (ADA) standards.

City Clerk Public Entrance Door and Reception Area

The storefront on the west elevation opens directly into the reception area of the City Clerk's office area. Directly off this space is the Clerk's office and a corridor connecting to the aforementioned Clerk's area/Building Reception area in the southwest portion of the building. This corridor also connects to the west stair. These unsecured doors are all within the Clerk's area.

All second-floor offices are accessible from the corridor except the office in the southwest corner. This office must be accessed either through a corridor connected to the west stair or the office immediately at the top of the monumental stair. There is open access to the corridor at the expansion. This provides access to the exterior stair which is required as the second means of egress from these spaces.

2.2. 1978 Addition

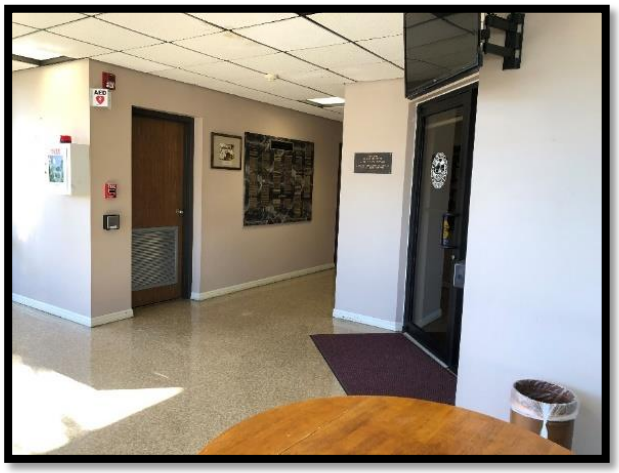
The main access point into the addition is on the eastern elevation. It provides direct, unsecured access to the east lobby/vestibule (Room 100) and the corridor

(Room 126) connecting to the historic building. The pair of doors at the west end of the connecting corridor is secured after hours allowing access to the Addition only. Emergency egress is provided at the west end of the corridor.

Vestibule Entrance City Council Chambers

Corridor between Historic City Hall and Addition

The door to the Council Chamber (Room 101) is the access control point during meetings. There are no physical components or systems in place. Security during City Council meetings may be provided by uniformed law enforcement provided by the City's Police Department which may or may not be stationed at the door. Uniformed security is not typically provided for advisory board or committee meetings. Typically, when in attendance, law enforcement personnel are "on call" but remain in the adjacent conference room (Room 102).



City Council Vestibule Entrance

Access to the conference room, adjacent to the vestibule (Room 100) is provided by the single secured door.

3. Territorial Reinforcement

3.1. Historic City Hall

Departmental spaces/areas are separated within the building. The Clerk's operations are on the west side first floor. The east side of the first floor is occupied by Coastal & Heartland National Estuary Partnership (CHNEP), (Rooms 109-113). The Finance Department occupies the entire second floor. These three primary areas are separated and distinct from one another, however, they are vulnerable to the open access described above.

Interior wayfinding signage has been recently installed directing visitors to the building reception area(s); however, there is no visitor notification system alerting those at reception that someone has entered the main vestibule. There is uninhibited access to the second floor, with the exception of rope station across the stairs. There is signage indicating restricted areas.

Interior Wayfinding signage

There is no alarm or mass notification system for emergency situations, particularly those whose prudent action would be a building lockdown. The only emergency notification system observed was the fire alarm.

3.2. 1978 Addition

The Council Chamber area on the first floor are contained within that wing. The area may be physically separated from the historic building by a pair of doors on the west end of the connecting corridor (Room 126). Within this area are the Council Chamber (Room 101), entry vestibule (Room 100), conference room (Room 102), public toilet rooms (Room 103 and 105), dais passage (Room 127), and emergency egress points. The A/V recording/monitoring (Room 107), area is electronically connected and located on the first floor of the historic building.

City Council Chambers Dais

Whatever council or board sitting on the dais is within a few feet of the open audience area. They are only separated by two risers and the board counter itself. Potential concealment is provided by the board counter but only minimum cover (ballistic protection). There are no emergency call buttons available to those on the dais.

4. Maintenance

4.1. Historic City Hall

Maintenance in the context of CPTED means that the facility appears cared for and cared about. Characteristics such as trimmed landscaping, freshly painted surfaces, no graffiti, and no broken windows indicate to those considering antisocial behavior that the facility is monitored and kept up. There is the distinct impression that anyone or anything disrupting that care will most likely be noticed and challenged.

In the CPTED context, stained and damaged finishes are as important as their causes. Stained ceiling tiles and bubbling, peeling wall paint imply a lack of concern and caring. Visitors don't consider budget constraints. But they do behave differently when they believe their indiscretions and antisocial behavior will be apparent.

It is critical to correct situations of water intrusion, outside air infiltration, and the deterioration of the building's components. However, it is also very important to repair finishes and optimize the appearance of a solid maintenance program. Although not as apparent to the untrained eye as other components, the grout of the exterior walls needs repair on all exterior elevations.

The tree on West Marion Avenue prohibits clear lines of sight from the second floor to the approaches to the building. Other landscaping is well trimmed but too large.

Vegetation should enable clear observation around all building approaches, entries, and within the vertical area between 2’ and 6’ above the ground surface.

West Marian Avenue/Main Entrance to Historic Portion

Interior repairs necessary include repair and refinishing of the water damaged walls, ceiling tiles, and the dark wood pilaster adjacent to the first-floor drinking fountain.

Water Stained Ceiling Tiles

Doors and hardware should all be functional and secure. This includes the historical components.

4.2. 1978 Addition

This portion of the building is generally in good shape. The landscaping in this area is in the same situation as the landscaping at the historic portion previously discussed.

Additionally, there is a section of discolored brick at the south elevation. This section will be very visible when the vegetation is adequately cut back. The section should be restored to its original color so as to match the historic building.

Southeast Corner of 1978 Addition

Layered or Tiered Approach to Security

Introduction

The layered or tiered approach establishes a series of concentric layers, or rings, emanating around a particular facility or asset. The security level is heightened with each successive layer as it gets closer to the facility. In urban settings it is not unusual for the outer, or initial, tiers to actually be public areas such as a sidewalk.

Also, in the event of a security situation, the threat may be reported to law enforcement in relation to its activities or position within the tiers. This provides first responders with additional information and insight.

For the following discussion, the Historic City Hall and the 1978 Addition are to be considered as a single facility.

1. Tier One – Vehicular / Site

This tier consists of the public street ending at the curb, the east parking area adjacent to the Council Chamber entry, and the vehicular access to the Annex north of the historic building.

1.1. Recommendations

1.1.1. Continue to restrict access north of the historic building to those vehicles permitted to park under the Annex [Note that although the Annex is beyond the scope of this report, the recommendation is made that the restriction on vehicles entering the drive between the historic building and the Annex begin at the sidewalk on Harvey Street. In that way, unauthorized vehicles would

be unable to access the area between the buildings or, more importantly, under the Annex.]

1.1.2. Eliminate the parking area on West Marion Avenue immediately south and adjacent to the facility. At a minimum, limit parking to a few minutes enabling vehicles left for longer periods of time will be easily noticed and reported by building occupants. [Note that although the Annex is beyond the scope of this report, the same recommendation is made relative to the parking spaces on the east side of Harvey Street adjacent to the Annex.]

2. Tier Two – Building Landscaped Yard

This tier consists of the public sidewalk and the planted area adjacent to the building.

2.1. Recommendations

2.1.1. Trim vegetation to eliminate hiding spots
2.1.2. Trim vegetation to provide clear visibility between the vertical area from 2' to 6' above finished grade
2.1.3. Cut vegetation back away from all entrances
2.1.4. Install vehicular barricades. These may be incorporated within the remaining landscaping or take the form of engineered planters or planter walls.

3. Tier Three – Building Perimeter

This tier is the exterior face of the building itself. Of primary concern are the openings therein.

3.1. Recommendations

3.1.1. Limit access to main entry in historic building and one ADA ramp access
3.1.2. All other doors to be card access/emergency egress only;

4. Tier Four – Lobbies

This tier includes the vestibules to the historic City Hall and the Council Chamber.

4.1. Recommendations

4.1.1. Historic City Hall
- 4.1.1.1. Remodel lobby to provide direct access to protected counter
- 4.1.1.2. Remodel Clerk's Office to eliminate west public entry
- 4.1.1.3. Provide signage to Reception in lobby
- 4.1.1.4. Restrict access past Reception by providing physical barriers to adjacent corridors and stairs on both the first and second floor levels

4.1.2. Council Chamber

4.1.2.1. Maintain locks on double doors at corridor to original building

4.1.2.2. Provide emergency call buttons accessible to all dais seats

4.1.2.3. Provide ballistic cover at dais base

5. Tier Five – Departments

This tier is the hardening around the various departments.

5.1. General Recommendations

5.1.1. Provide electronic access control hardware at all exterior entries and interior departmental entry locations

5.1.2. Provide electronic hardware capable of secure and rapid lockdown throughout facility

5.1.3. Provide secure lobbies with protected reception counters at all departments

5.1.4. Relocate Mail Room to provide secure access to all departments

5.1.5. Provide intruder alert/lockdown notification system

5.1.6. Provide security system at exterior and interior windows

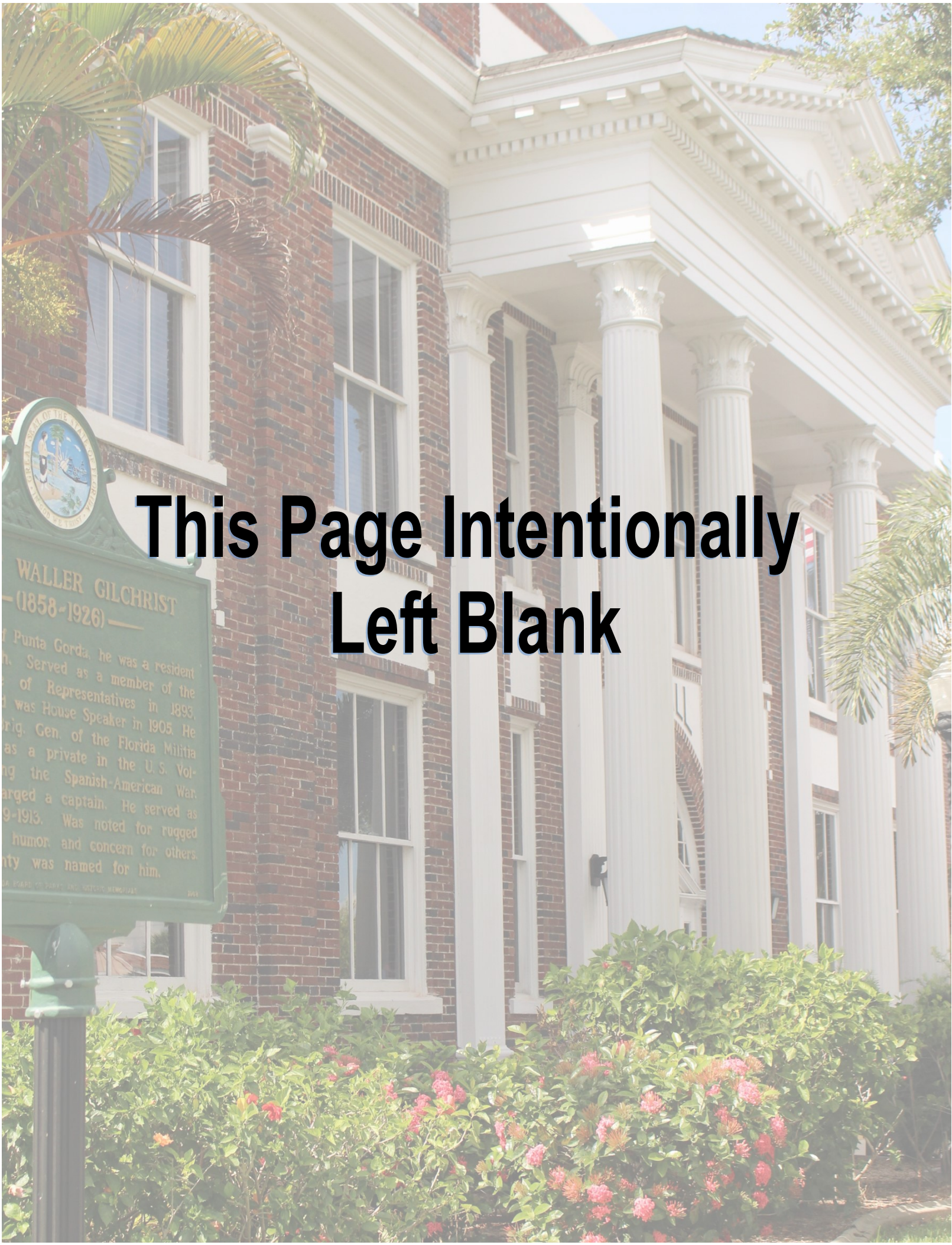
5.1.7. Provide emergency call buttons at all departmental counters/reception spaces

5.1.8. Establish emergency protocols in conjunction with local first responders

5.2. Specific Recommendations

5.2.1. Remodel Clerk's Office to provide secure entry points for staff, protected counter at lobby for public interaction, and increased functionality

5.2.2. Provide security camera systems at interior and exterior spaces



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HISTORIC PUNTA GORDA CITY HALL

APPENDIX D

LIMITED ASBESTOS SURVEY,

LEAD-BASED PAINT SURVEY, AND

MOLD ASSESSMENT REPORT

Completed October 8, 2019
By GFA International, Inc.

PARKER/MUDGETT/SMITH ARCHITECTS, INC.

LIMITED ASBESTOS SURVEY, LEAD-BASED PAINT SURVEY, AND MOLD ASSESSMENT REPORT

Introduction

This investigation and report were commissioned to determine the basic materials, locations, and current conditions of the hazardous materials most commonly found in historic buildings constructed in the early twentieth century. Samples were collected, logged, and laboratory analyzed. The report identifies the findings of the field investigations. It should not be considered as an "Abatement Plan" or any type of recommendation to proceed with disturbing the identified materials in any way without the proper plan, permits, equipment, and trained personnel in place.

Limited Asbestos Survey

A Limited Asbestos Survey is a more comprehensive sampling of building materials and suspected asbestos-containing materials (ACM). It is a targeting sampling, based on customer need, for a homogenous building material that could include the roof, certain walls, siding, and/or any singular area where ACM is suspected or probable. The report includes the results of our findings from visual reconnaissance, field sample collection, photos and laboratory analysis.

Lead-based Paint Survey

Lead-based paint (LBP) inspection and testing is very commonly required as part of due diligence for buildings particularly constructed prior to 1978, as there is a much higher risk of containing lead-based paint. The U.S. Environmental Protection Agency (EPA) defines 'lead-based' as paint or other surface coatings that contain lead equal to or greater than 1.0 milligrams per square centimeter (mg/cm^2) or .05 percent by weight. Surface coatings include paint, shellac, varnish, or any other coating, including wallpaper that covers painted surfaces. The method used in this testing measured the lead concentrations in mg/cm^2. Testing was selected by room, room equivalents, and substrates.

Mold Assessment Report

Mold growth in buildings generally occurs as fungi colonize porous building materials, such as wood. Many building products commonly incorporate paper, wood products, or solid wood members such as drywall, cabinets, and insulation. A visual assessment, documented temperature/relative humidity and moisture content/infrared camera readings, and collected air and surface samples for total fungal ('mold') spore analysis was conducted.

GFA International, Inc.

Florida's Leading Engineering Source

Parker/Mudgett/Smith Architects, Inc.
2136 McGregor Blvd.
Fort Myers, FL 33901

LIMITED ASBESTOS SURVEY, LEAD-BASED PAINT SURVEY, AND MOLD ASSESSMENT REPORT

FOR THE PROPERTY:
Punta Gorda City Hall
326 W Marion Ave, Punta Gorda, FL 33950

GFA Project No. 19-3620.00
October 8, 2019

GFA Contacts – Fort Myers, Florida Office

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Environmental Consulting ❙ Geotechnical Engineering ❙ Construction Materials Testing
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October 8, 2019

Mr. Tyler Patek
Parker/Mudgett/Smith Architects, Inc.
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Fort Myers, FL 33901
239-332-1171
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Re: Limited Asbestos Survey, Lead-based Paint Survey, and Mold Assessment Report
Punta Gorda City Hall
326 W Marion Ave, Punta Gorda, FL 33950
GFA Project No. 19-3620.00

Dear Mr. Patek:

GFA appreciates the opportunity to be a part of your project team. GFA has conducted this Limited Asbestos Containing Materials Building Survey, Lead-based Paint Survey, and Mold Assessment in general accordance with the scope and limitations of GFA's proposal number 19-3620.00, dated May 15, 2019. It was reported to GFA that the surveys and assessment have been requested as part of a planned interior renovation project.

LIMITED ASBESTOS SURVEY REPORT

In accordance with your request, GFA International, Inc. (GFA) is pleased to present this National Emissions Standard for Hazardous Air Pollutants (NESHAP) Asbestos Containing Materials Building Survey Report. This survey was conducted in accordance with Chapter 61-145 of the Environmental Protection Agency's (EPA) Title 40, Part 61, Subpart M of the Code of Federal Regulations (CFR). This report includes the results of our findings from visual reconnaissance, field sample collection, photos and laboratory analysis.

On September 26, 2019, Eric B. Goeller, an Asbestos Hazard Emergency Response Act (AHERA) Certified Asbestos Inspector, conducted an asbestos sampling survey of suspect asbestos-containing building materials associated with the pending partial interior renovation of the Punta Gorda City Hall building located at 326 W Marion Avenue in Punta Gorda, Florida.

During the NESHAP asbestos sampling survey the inspector collected a total of sixty (60) bulk samples from twenty-seven (27) homogeneous areas of suspect asbestos-containing materials.

The following chart lists each homogeneous area sampled during the Asbestos Containing Materials Building Survey and its associated material class, material description, estimated quantity located throughout the surveyed area, total samples of the material collected, material condition, and material friability:

(HA) Areas	Material Class	Material Description	Samples Collected	Material Condition	Material Friability
A	M	Multi Carpet with Tan mastic	2	Good	NF
B	M	Cream 4” Wall Tile	2	Good	NF
C	M	Brown 1” Floor Tile	2	Good	NF
D	M	Pebbled Rolled Vinyl Flooring	2	Good	NF
E	S	Beige Drywall with Joint Compound	3	Good	F
F	M	White Duct Mastic	2	Good	NF
G	M	Faced Insulation	2	Good	NF
H	M	Creviced Ceiling Tile	2	Good	NF
I	M	Pinpoint Ceiling Tile	2	Good	NF
J	M	Blue Covebase	2	Good	NF
K	M	Tan Mastic (beneath blue carpeting)	2	Good	NF
L	M	Tan Covebase	2	Good	NF
M	M	Black Mastic (beneath tile beneath carpeting)	2	Good	NF

(HA) Areas	Material Class	Material Description	Samples Collected	Material Condition	Material Friability
N	S	White Hard Coat	7	Good	F
O	M	Tan Duct Mastic	2	Good	NF
P	M	Gray Duct Mastic	2	Good	NF
Q	M	Brick Tile with Grout	2	Good	NF
R	M	Cream and Beige 12” VCT	2	Good	NF
S	M	Tan and Beige 12” VCT	2	Good	NF
T	M	Black Mastic (beneath VCT)	2	Good	NF
U	M	Speck 9” Tile with Black Mastic	2	Good	NF
V	M	Tan Carpet Mastic (2nd floor)	2	Good	NF
W	M	Brown 9” Tile (beneath carpeting)	2	Good	NF
X	M	Blue 12” Tile (beneath carpeting)	2	Good	NF
Y	M	Vinyl Flooring (beneath tile beneath carpeting)	2	Good	NF
Z	M	Tan 9” Floor Tile with Black Mastic	2	Good	NF
AA	M	White/Beige 12” VCT	2	Good	NF

Chart Abbreviation Notes:
HA = Homogeneous Area
M = Miscellaneous
SF = Square Feet
F = Friable

NF = Not Friable
TBR = To Be Renovated
TBD = To Be Determined
VCT = Vinyl Composition Tile
ACT = Acoustical Ceiling Tile

S = Surfacing Materials
TSI = Thermal System Insulation
Bold = Material reported to contain asbestos mineral fibers

The following table lists the materials identified as asbestos-containing building materials:

(HA) Area	Sample ID	Material Class	Sample Description	Sample Location	Estimated Quantity*	NESHAP Category	Asbestos Type - %
D	7	M	Brown Sheet Flooring with Fibrous Backing (Pebble)	1st Floor Chamber Vestibule	800 SF	Category I Non-Friable	15% Chrysotile
	8			1st Floor Janitor			
M	26	M	Black Mastic (beneath tile beneath carpeting)	1st Floor Estuary Office	600 SF (total FL1)	Category I Non-Friable	2% Chrysotile
	27						
T	41	M	Black Mastic (beneath VCT)	1st Floor Break Room	600 SF (total FL1)	Category I Non-Friable	2% Chrysotile
	42						
U	43	M	Black Mastic (beneath floor tile)	1st Floor Stairwell 2	600 SF (total FL1)	Category I Non-Friable	2% Chrysotile
	44						
W	47	M	Dark Brown Floor Tile (beneath carpeting)	2nd Floor Office 2018	224 SF ——— 1,600 SF (total FL2 black mastic)	Category I Non-Friable	2% Chrysotile
			Black Mastic				2% Chrysotile
	48		Brown Floor Tile (beneath carpeting)				5% Chrysotile
			Black Mastic				3% Chrysotile
X	50	M	Green Floor Tile (beneath carpeting beneath tile)	2nd Floor Hallway to Closet 210	30 SF	Category I Non-Friable	2% Chrysotile
Y	51	M	Black Floor Tile	2nd Floor Hallway to Closet 210	30 SF	Category I Non-Friable	2% Chrysotile
	52		Green Floor Tile				2% Chrysotile
Z	53	M	Black Mastic	Office 205	1,600 SF (total FL2 black mastic)	Category I Non-Friable	2% Chrysotile
	54			Office 206			

*** Approximate quantity, not to be used for bidding purposes.**

HOMOGENEOUS AREA:
An area of surfacing material, thermal system insulation material, or miscellaneous material that is uniform in color and texture.
MATERIAL CLASS:
S = Surfacing Materials,
M **=** Miscellaneous Material

- **Laboratory results indicate fifteen (15) samples from eight (8) homogenous areas contain Asbestos Content > 1%.**

- Regarding the tile samples with <1% Chrysotile detected, the Occupational Safety and Health Administration (OSHA) has established regulations for disturbing asbestos containing materials less than one percent (<1%). It is recommended to review CFR 1926.1101(g)(1)(ii) through 1926.1101 (g)(3)(iv).

- None of the remaining samples collected and analyzed during the NESHAP asbestos sampling survey were found to contain asbestos mineral fibers above laboratory detectable levels.

Building materials samples were analyzed for asbestos according to the Environmental Protection Agency (EPA) Polarized Light Microscopy (PLM) Method. A copy of the laboratory analytical results and chain-of-custody documentation is provided as **Attachment A**. Digital photographs showing the tested building materials are provided as **Attachment B**.

Category I materials have the potential to become regulated if they are subject to sanding, grinding, cutting, or abrading during demolition process or if disturbed, as per Chapter 61-141 Definitions of the EPA's Title 40, Part 61, Subpart M of the Code of Federal Regulations (CFR).

If demolition is planned, the EPA requires a ten-working-day notification prior to demolition activities.

Figure 1: Sample Location Map, Floor 1

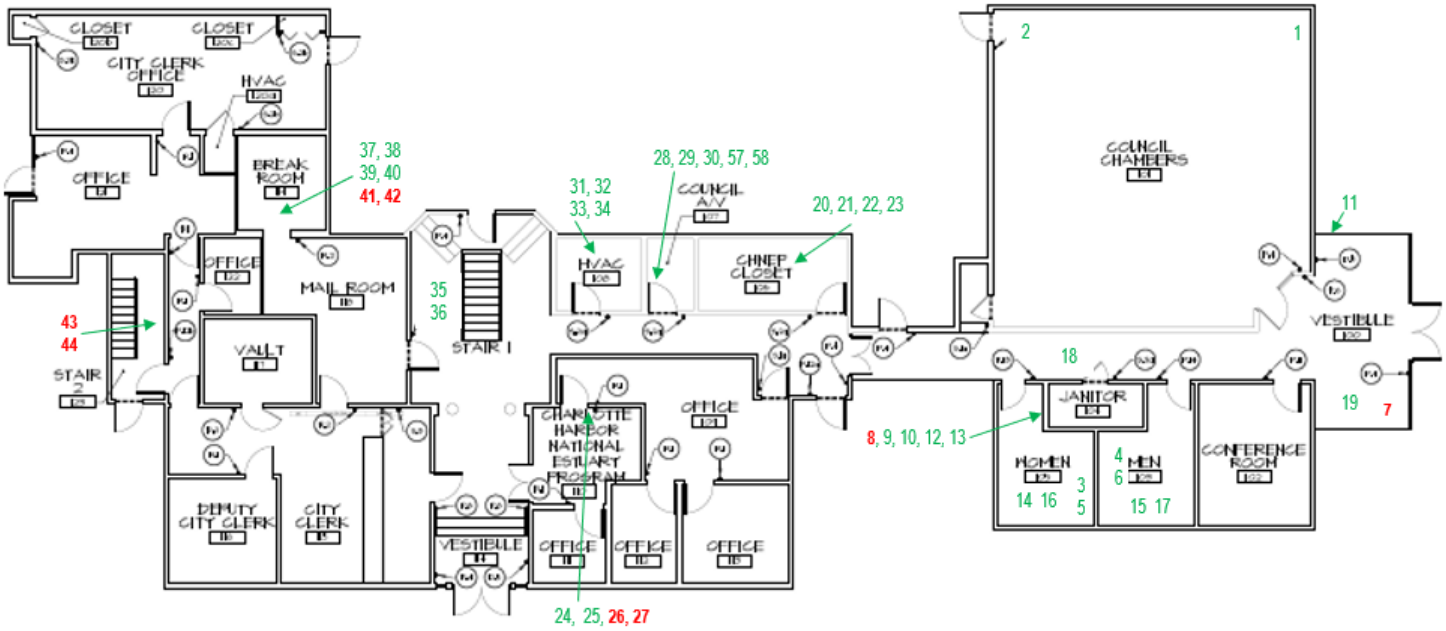


Figure 2: Sample Location Map, Floor 2

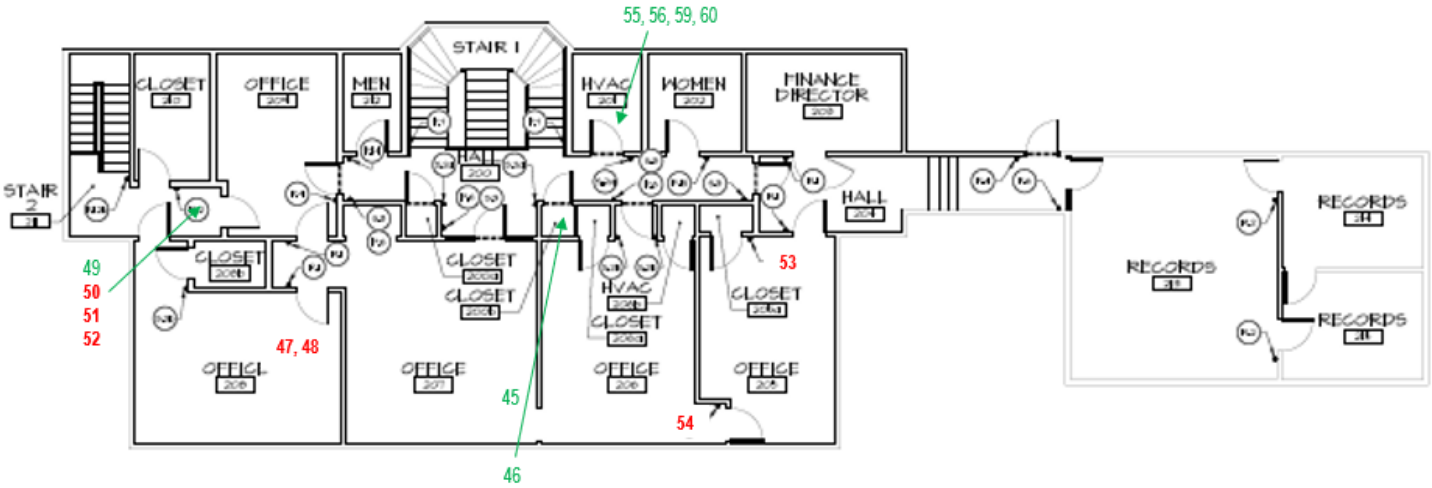


Figure 3: Asbestos-containing Materials Map, Floor 1

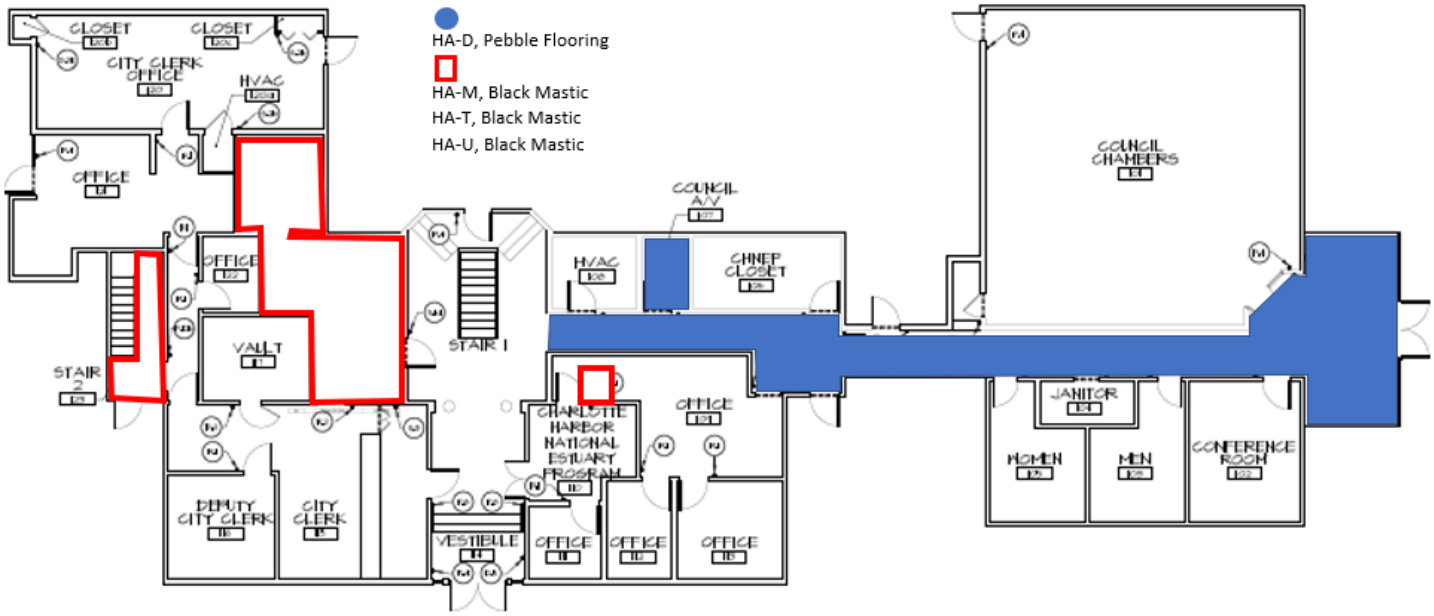
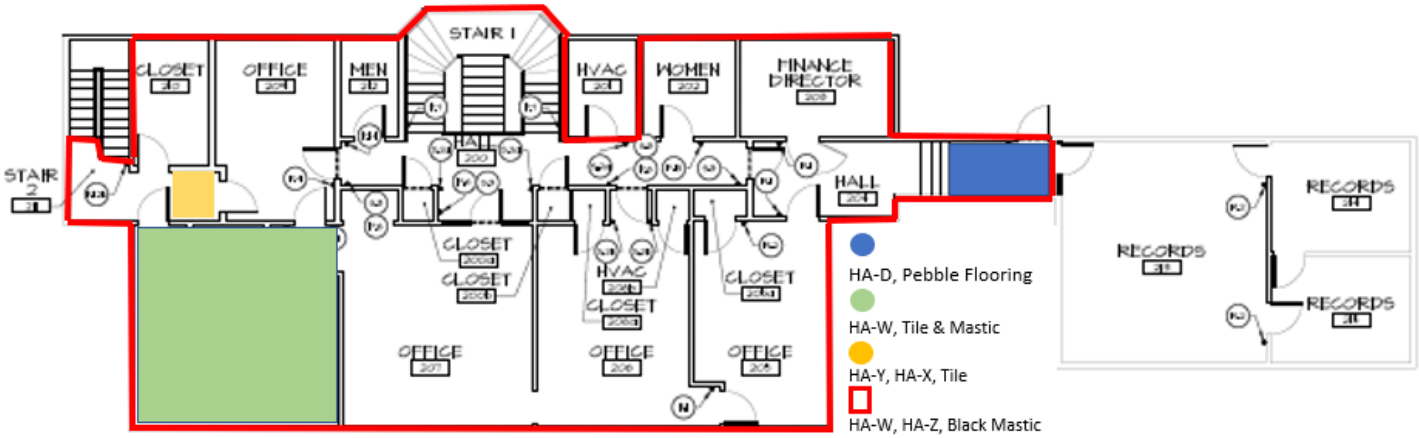


Figure 4: Asbestos-containing Materials Map, Floor 2



GFA was not informed of additional building materials that existed at the subject property prior to this survey. **If, during demolition activities, additional materials are discovered that have not been tested or if any materials are found that were not accessible at the time of the survey, they should be considered Presumed Asbestos Containing Materials (PACM) in accordance with Chapter 1910.1001 of the Occupational Safety and Health Administration's (OSHA) Title 29, Part 1910, Subpart Z of the CFR, until laboratory testing proves otherwise.** In addition, the contractor should notify the subject property owner and GFA of any such materials for further evaluation. A copy of the survey should be kept onsite during demolition activities.

This report may not be used by the client to claim product endorsement by National Voluntary Laboratory Accreditation Program (NVLAP) or any agency of the U.S. Government. Method used: EPA Method for the Determination of Asbestos in Bulk Building Materials (EPA/600/R-93/116 July 1993). Copies of relevant GFA Asbestos Certifications are included as **Attachment C**.

LEAD-BASED PAINT SURVEY REPORT

In accordance with your request, GFA International, Inc. (GFA) is pleased to present this limited lead-based paint assessment report. On September 26, 2019, Matt Laskowksi, EPA-licensed Lead Inspector and Risk Assessor, conducted a lead-based paint assessment of interior areas at the City Hall property located at 326 W Marion Avenue in Punta Gorda, Florida (the 'site').

GFA has conducted this limited lead-based paint assessment in general accordance with the scope and limitations of GFA's agreement, proposal number 19-3620.00, dated May 15, 2019.

EXECUTIVE SUMMARY

GFA performed a lead-based paint assessment of accessible surfaces[1] using a calibrated Niton™ XL2 GOLDD XRF Analyzer. The survey included sampling and analysis of 537 painted surface locations, 11 of which indicated 'positive' results which are summarized in Table 1 below. The remaining 526 painted surfaces indicated lead below 1.0 mg/cm^2.

ASSESSMENT METHOD

GFA performed a lead-based paint assessment of the building located at 326 W Marion Ave using a calibrated Niton™ XL2 GOLDD XRF Analyzer. XRF (X-ray fluorescence) is a non-destructive analytical technique used to determine the elemental composition of materials. XRF analyzers determine the chemistry of a sample by measuring the fluorescent (or secondary) X-ray emitted from a sample when it is excited by a primary X-ray source. Each of the elements present in a sample produces a set of characteristic fluorescent X-rays ("a fingerprint") that is unique for that specific element. Most atoms have several electron orbitals (K shell, L shell, M shell, for example). When x-ray energy causes electrons to transfer in and out of these shell levels, XRF peaks with varying intensities are created and will be present in the spectrum, a graphical representation of X-ray intensity peaks as a function of energy peaks. The peak energy identifies the element, and the peak height/intensity is generally indicative of its concentration.[2]

The U.S. Environmental Protection Agency (EPA) defines 'lead-based' as paint or other surface coatings that contain lead equal to or greater than 1.0 milligrams per square centimeter (mg/cm^2) or .05 percent by weight. Surface coatings include paint, shellac, varnish, or any other coating, including wallpaper that covers painted surfaces. The method used in this testing measured the lead concentrations in mg/cm^2.

Testing components were selected by room, room equivalents, and substrates.

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[1] All wood window sashes were covered with metal-framed panels and were only physically accessible in 6 areas where panel removal was possible. Surface accessibility was also limited by furniture, personal belongings, and other items typical of ongoing office operation.

[2] https://www.thermofisher.com/us/en/home/industrial/spectroscopy-elemental-isotope-analysis/spectroscopy-elemental-isotope-analysis-learning-center/elemental-analysis-information/xrf-technology.html

RESULTS

Table 1: Positive XRF Results, September 26, 2019

Room	Component	Substrate	Side	Condition	Color	Lead (mg/cm²)
Stairway 1 Area	Window sill	Wood	B	Intact	White	2.51
117 Vault	Vault door	Metal	C	Intact	Black	2.78
117 Vault	Vault door	Wood	C	Intact	Black	2.01
117 Vault	Vault door trim	Wood	B	Intact	Black	3.8
117 Vault	Vault inner door left	Metal	C	Intact	Black	2.59
117 Vault	Vault inner door right	Metal	C	Intact	Black	1.51
116 Deputy Clerk Office	Baseboard	Wood	A	Intact	White	37.81
120 City Clerk Office	Baseboard	Wood	A	Intact	White	3.69
120 City Clerk Office	Baseboard	Wood	C	Intact	White	85.72
119 Break Room	Window sill	Wood	D	Peeling	White	1.47
209 Office	Window trim right	Wood	D	Intact	White	22.53

- Eleven (11) of the 537 samples tested contained lead at or above 1.0 mg/cm^2.
- A spreadsheet summary of all sample locations and results is attached to this report.
- Areas identified as ‘positive’ were marked with blue tape and the letters ‘pb’. See attached photo log for further reference.

RECOMMENDATIONS

Under the *Lead Renovation, Repair, and Painting Rule*, contractors who renovate or partially demolish pre-1978 residential buildings must be lead-safe certified by EPA and use lead-safe practices. This rule does not apply to total demolition of a structure. However, we recommend the use of lead-safe practices during total demolition activities.

Some painted surfaces may contain levels of lead below 1.0 mg/cm^2 or 0.5% weight, which could create lead dust or lead contaminated soil hazards if the paint is turned into dust by abrasion, scraping, or sanding. Levels of lead-based paint below 1.0 mg/cm^2 or 0.5% weight are also a concern for employees working under the jurisdiction and authority of the OSHA standards, 29 CFR 1926.62. This report should be kept by the owner and all future owners for the life of the building.

The presence or absence of lead-based paint or lead-based paint hazards applies only to the tested or assessed surfaces on the date of the field visit and it should be understood that conditions may change due to deterioration or maintenance. The results and material conditions noted within this report were accurate at the time of the inspection and in no way reflect the conditions at the property after the date of the inspection. Ongoing monitoring is usually necessary.

LIMITED MOLD ASSESSMENT REPORT

On September 26, 2019, Eric Goeller, Florida Licensed Mold Assessor, conducted a visual assessment, documented temperature/relative humidity and moisture content/infrared camera readings, and collected air and surface samples for total fungal ('mold') spore analysis at the City Hall property located at the City Hall building located at 326 W Marion Ave in Punta Gorda, Florida (the 'site').

GFA has conducted this limited mold assessment in general accordance with the scope and limitations of GFA's agreement, proposal number 19-3620.00, dated May 15, 2019.

EXECUTIVE SUMMARY

The visual inspection indicated localized areas of deteriorated and/or water damaged hard coat walls; cracking and peeling wall paint; water staining and/or minor suspect mold growth on ceiling tiles; and dust accumulation and/or minor suspect mold growth on HVAC vents. Elevated moisture content was detected in deteriorated hard coat in the main stairwell. The relative humidity was within recommended guidelines for limiting conditions conducive to mold in assessed areas at the time of the assessment. The total fungal spore air sampling did not identify an elevated amplification of total mold spores in the interior project areas when compared to the outdoor samples. General recommendations for remediation are provided herein.

ASSESSMENT METHODS

Visual Assessment. GFA performed a visual assessment of accessible materials in areas of concern at the site for signs of visible water damage and mold growth.

Infrared Technology. Building materials were scanned utilizing a Flir Infrared Camera (IR) that detects thermal (temperature) differences of building materials and creates an image showing darker (cooler) areas in comparison to warmer (lighter) areas which may be used in conjunction with moisture content measurements to assist in locating wet building materials.

Moisture Content Measurements. Utilizing a Protimeter Surveymaster™ moisture meter, GFA collected moisture readings in suspect materials that displayed temperature differences or were visibly impacted. This instrument has two modes of operation: Search (non-invasive) and Measure (pin-type). These functions allow for distinguishing sub-surface and surface moisture. The search mode assesses the moisture level beneath the surface of solid walls and floors independently of surface conditions. The nominal depth of the measurement is 3/4 inch (19 mm), depending on the density and other characteristics of the material being measured. Measure mode readings are precise and specific to the immediate area of contact of the electrodes. The actual moisture content of wood is shown on the digital display as Moisture Content (MC). Wood Moisture Equivalent (WME) values are shown for other non-conductive, porous building materials.[3] Generally, readings between 0 and 15% WME/MC are

[3] http://www.jondon.com/ge-protimeter-surveymaster.html

considered to be 'not elevated', readings between 15 and 20% WME/MC are 'above normal' and readings above 20% WME/MC are 'elevated'.

Temperature and Relative Humidity. GFA collected temperature and relative humidity readings while on site utilizing a direct read thermal hygrometer. Current industry guidelines recommend maintaining interior relative humidity between 30-60% to prevent conditions conducive to mold growth (US Environmental Protection Agency).

Fungal Sampling. Biological air sampling for total mold spores was performed using a Buck Bio-Aire high volume sampling pump which draws air (150 liters) through an Allergenco-D cassette (spore trap) containing a slide coated with an adhesive-transparent acrylic substrate to concentrate particles in a longitudinal trace for optical microscopy analysis. Outdoor samples were also collected for comparison of mold spores. Spore trap results are reported in spores per cubic meter of air (spores/m^3). The mold samples were analyzed by EMSL Analytical, Inc., an AIHA-accredited laboratory located at 3303 Parkway Center Court in Orlando, Florida. The laboratory report is attached herein.

RESULTS AND DISCUSSION

Table 1: Visual Observations and Readings, September 26, 2019

LOCATION	OBSERVATION(S) and READINGS
1st Floor Council Chambers	• Water staining was observed along northwest wall ceiling tiles. • Temperature: 74ºF • Relative Humidity: 44%
1st Floor Council Chambers Vestibule	• Water staining was observed on center ceiling tiles. • Suspect mold growth was observed on a ceiling HVAC supply vent. • Temperature: 75ºF • Relative Humidity: 50%
1st Floor East Hallway	• Water staining was observed on north ceiling tiles.
1st Floor Estuary Program Office	• Water staining was observed on the ceiling tile surrounding an HVAC vent. • Temperature: 76ºF • Relative Humidity: 46%
1st Floor Council A/V Office	• Dust accumulation and/or suspect mold growth was observed on ceiling tiles. • Deteriorated and water damaged hard coat wall plaster was observed.
1st Floor HVAC Room	• Cracking and peeling paint was observed at the exterior wall.

LOCATION	OBSERVATION(S) and READINGS
Stairwell 1	• Deteriorated and water damaged hard coat wall plaster was observed adjacent to the windows; significantly elevated moisture (99% WME) content was detected; this is most likely an area of a past window leak. • Dust/debris accumulation and suspect mold growth were observed on window components. • Temperature: 73ºF • Relative Humidity: 47%
1st Floor Mail Room	• Water staining was observed on a ceiling tile at the upper north wall. • Dust accumulation was observed on the ceiling HVAC vent above the west desk area. • Temperature: 76ºF • Relative Humidity: 48%
1st Floor South of the City Clerk's Office	• A significantly damaged and stained ceiling tile was observed. • Temperature: 76ºF • Relative Humidity: 47%
1st Floor City Clerk's Office	• Bubbling and water damaged hard coat wall plaster was observed at the northwest exterior wall. • Water staining was observed on a ceiling tile at the upper northwest exterior wall. • Temperature: 75ºF • Relative Humidity: 46%
1st Floor City Clerk Reception Area	• Dust accumulation was observed at the door trim areas of the vault. • Suspect mold growth was observed at a center ceiling HVAC vent. • Temperature: 73ºF • Relative Humidity: 49%
1st Floor Deputy City Clerk's Office	• Temperature: 75ºF • Relative Humidity: 50%
Stairwell 2	• Water staining was observed at the southwest lower door. • Temperature: 76ºF • Relative Humidity: 46%
2nd Floor Records Room	• Several damaged and water stained ceiling tiles were observed. • Temperature: 74ºF • Relative Humidity: 49%

LOCATION	OBSERVATION(S) and READINGS
2nd Floor Hallway Adjacent to Records	• Water staining was observed on a ceiling tile. • Temperature: 74ºF • Relative Humidity: 53%
2nd Floor Finance Director's Office	• Cracking, peeling, and water damaged hard coat wall plaster was observed beneath the northwest exterior wall window; elevated moisture content was not detected. • Cracking, peeling, and water damaged hard coat wall plaster was observed at the upper northwest exterior wall. • Temperature: 77ºF • Relative Humidity: 45%
2nd Floor Main Hallway	• Dust accumulation was observed on ceiling HVAC vents.
2nd Floor Men's Bathroom	• Cracking, peeling, and water damaged hard coat wall plaster was observed at the exterior wall. • Temperature: 74ºF • Relative Humidity: 51%
2nd Floor Women's Bathroom	• Cracking, peeling, and water damaged hard coat wall plaster was observed at the exterior wall. • Temperature: 74ºF • Relative Humidity: 51%
2nd Floor HVAC Closet	• Water staining was observed on ceiling tiles and the upper north wall. • Evidence of previous water intrusion was observed including water staining and water damage at the exterior wall.
Office 209	• Temperature: 75ºF • Relative Humidity: 42%
Office 208	• Temperature: 75ºF • Relative Humidity: 42%
Office 207	• Temperature: 75ºF • Relative Humidity: 43%
Office 206	• Temperature: 77ºF • Relative Humidity: 42%
Office 205	• Temperature: 77ºF • Relative Humidity: 42%

- With the exception of the elevated moisture content at the Stairwell 1 exterior (west) wall, the observed areas of water damage and/or water staining are inactive and most likely due to previous historical water intrusion events.
- The relative humidity was within recommended guidelines for limiting conditions conducive to mold in assessed areas at the time of the assessment.

Table 2: Fungal AIR Sampling Results Collected September 26, 2019

LOCATION	TOTAL SPORES/m^3	OUTDOOR SPORES/m^3
2nd Floor West Office	27	Outdoor 1: 4,164 Outdoor 2: 1,657
2nd Floor AP Office	34	
2nd Floor Finance Director	151	
2nd Floor Records	580	
1st Floor Chambers	61	
1st Floor Estuary Office	134	
1st Floor Clerk Reception	180	
1st Floor Office Southwest of the City Clerk	160	

- The total fungal spore air sampling did not identify an elevated amplification of total mold spores in the interior sampled areas when compared to the outdoor samples.

DATA INTERPRETATION GUIDELINES

Air sampling for fungal spores has limitations. It is a tool used in conjunction with the additional components in the assessment (visual assessment, moisture testing, evidence of malodors, etc.). Conditions where there is a significant presence of fungi in the indoor air that is neither present nor a significant component of the outdoor air are considered 'elevated' compared to the outdoor air. Additionally, if fungal spores commonly associated with water damaged building materials are detected in the indoor air samples only, it may be determined to be 'unacceptable' from a building performance point of view.

There are currently no regulatory agency, federal, state or local standards for acceptable levels of indoor fungal spores. With respect to bioaerosols, the interpretation of the results is confounded by the lack of universally accepted exposure limits or guidelines. No consensus, health-based guidelines exist nor are any likely to be developed until more data are available on dose-response relationships for specific agents and health outcomes, and more baseline data have been collected from randomly selected environments. Numerous investigators have suggested exposure guidelines, although no governmental agency has adopted numerical values. The American Conference of Governmental Industrial Hygienists (ACGIH) has stated that the development of exposure guidelines based on the enumeration of viable or total (viable plus nonviable) fungi and bacteria in air is not feasible.

Unfortunately, for most organisms recovered during routine air sampling, very little is known about potential health effects. Usually, it is possible only to establish whether an unusual exposure situation exists with respect to control or outdoor environments. Each location must be evaluated based on the conditions specific to that site. Since the most common source of fungi is the outdoor environment, it is usually considered as the control environment for the comparison of the indoor concentrations to the outdoor concentrations.

It is generally accepted by organizations associated with indoor air quality that the fungal concentrations in the occupied space should be normalized where the inside concentrations are less than outside concentrations and the genus of fungi identified are similar. When these parameters are met, the fungal burden inside the space is generally considered as “normal” conditions compared to the outside air.

DISCUSSION

The visual inspection, readings, measurements, and fungal sampling performed at the City Hall building located at 326 W Marion Ave in Punta Gorda on September 26, 2019 indicated the following:

- The visual inspection indicated localized areas of deteriorated and/or water damaged hard coat walls; cracking and peeling wall paint; water staining and/or minor suspect mold growth on ceiling tiles; and dust accumulation and/or minor suspect mold growth on HVAC vents.
- Elevated moisture content was detected in deteriorated hard coat in the main stairwell.
- The relative humidity was within recommended guidelines for limiting conditions conducive to mold in tested areas at the time of the assessment.
- The total fungal spore air sampling did not identify an elevated amplification of total mold spores in the interior sampled areas when compared to the outdoor samples.

RECOMMENDATIONS

- If additional mold is observed during renovation activities, it should be further assessed and recommendations added to this report.
- Remove the affected areas of drywall and/or hard coat plaster described above a minimum of two feet (2’) beyond any suspect mold growth, water staining, or damage (including cracking, peeling, and bubbling.)
- In the first floor stairwell, inspect the area around the window for leaks and remove impacted drywall and/or hard coat plaster a minimum of 2’ feet beyond any suspect mold growth, water staining, or damage (including cracking, peeling, and bubbling.)
- Replace all stained and/or damaged ceiling tiles. Inspect the area above for leaks and repair as needed.
- Clean suspect mold growth and/or dust impacted HVAC vents and grilles by HEPA filter vacuuming and using a mild detergent solution. Include cleaning of the HVAC vents and grilles in the regularly scheduled cleaning activities.

The impacted areas should be addressed by a qualified, Florida licensed mold remediation contractor. General recommendations for the contractor to include in their work plan are listed below.

- A contractor who is knowledgeable and trained in the remediation of water damage and mold should be retained to perform the activities using personal protective equipment under their own Health and Safety Plan;
- Containment, operating under negative pressure, including High Efficiency Particulate Air (HEPA) filtration and dehumidification should be constructed in all areas where remediation is necessary. The containment(s) should be properly constructed and able to remain in place until post-remediation assessment and testing is performed and deemed to be acceptable;
- During the remediation, impacted building materials recommended for removal should be removed plus a minimum of two (2) feet beyond visible water staining or mold growth;
- All surfaces should be HEPA filtered vacuumed, wiped with a detergent solution and dried;
- Encapsulants should not be used prior to final inspection and testing and are generally not recommended;
- The Heating, Ventilation and Air Conditioning (HVAC) system should be inspected and properly cleaned by a licensed HVAC contractor upon completion of the remediation/cleaning activities, prior to testing/removal of containment. The client should review 'NADCA's ACR Standard for Assessment, Cleaning & Restoration of HVAC Systems' for information regarding best practices related to cleaning and restoring systems. Ultimately, the decision of whether or not to apply a chemical product in an HVAC system, and the selection of that product, rests with the owner of the system. The client is encouraged to review the Safety Data Sheet prior to approving any chemical application in the HVAC system. Only EPA approved products should be used.
- HEPA filtration should run a minimum of 24-48 hours following the conclusion of remediation activities prior to final assessment and testing;
- A post-remediation investigation and testing should be performed at the conclusion of the remediation work. The following criteria (at a minimum) should be met:
    - Visible mold should not be present on remaining contents or building materials;
    - Moisture readings in remaining building materials should not be elevated;
    - Air sample results should show a balance of mold spores found in the indoor and outdoor samples. Indoor total spore counts should be lower than or within statistical variance to outdoor spore counts. Indoor mold spores identified should be similar in fungal genera to the spore types detected in the outdoor sample(s).
    - Surface samples (if collected) should show 'No' or 'Rare' amounts of mold spores. Molds commonly associated with water damage should not be detected.

GFA appreciates the opportunity to work with you as a member of the project team. Please contact the undersigned if you have any questions or comments on this report.

Best Regards,

GFA International, Inc.

Michelle McIntyre, MPH, CIH, CSP, CMC, CIEC
Director of Environmental Health & Safety
Florida Licensed Mold Assessor MRSA #2204

Frederick G. Kaub

Florida Licensed Asbestos Consultant
License No. AX71

Matt Laskowski
EPA licensed Lead Inspector and Risk Assessor
Licensed Asbestos Inspector
Florida Licensed Mold Assessor MRSA #292

Attachments:
- A: Asbestos (PLM) Analytical Laboratory Results and Chain-of-Custody
- B: Asbestos Survey Photo Log
- C: Certifications (Asbestos)
- D: Lead Paint Survey Photo Log
- E: Lead Paint Survey Spreadsheet of Results
- F: Certifications (Lead)
- G: Fungal (Mold) Analytical Laboratory Results and Chain-of-Custody
- H: Certifications (Mold)
- H: Mold Assessment Photo Log

ATTACHMENT A

Asbestos PLM Analytical Laboratory Results and Chain-of-Custody

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Report for:

Ms. Michelle McIntyre
GFA International Inc.
1215 Wallace Drive
Delray Beach, FL 33444

Regarding: Project: 19-3620.00; PG City Hall
EML ID: 2264376

Approved by:

Approved Signatory
Balu Krishnan

Dates of Analysis:
Asbestos PLM: 10-01-2019 and 10-02-2019

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)

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 samples as received. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins 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.

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6301 NW 5th way, Suite#: 1410, Ft. Lauderdale, FL 33309
(866) 871-1984 Fax (954) 776-8485 www.emlab.com

Client: GFA International Inc.
C/O: Ms. Michelle McIntyre
Re: 19-3620.00; PG City Hall

Date of Sampling: 09-26-2019
Date of Receipt: 09-27-2019
Date of Report: 10-02-2019

ASBESTOS PLM REPORT

Total Samples Submitted:	60
Total Samples Analyzed:	60
Total Samples with Layer Asbestos Content > 1%:	15

Location: A1, Carpet + Tan Mastic

Lab ID-Version‡: 10768144-1

Sample Layers	Asbestos Content
Multicolored Carpet	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	20% Synthetic Fibers
Sample Composite Homogeneity:	Good

Location: A2, Carpet + Tan Mastic

Lab ID-Version‡: 10768145-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: B3, 4" Wall Tile Cream

Lab ID-Version‡: 10768146-1

Sample Layers	Asbestos Content
White Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: B4, 4" Wall Tile Cream

Lab ID-Version‡: 10768147-1

Sample Layers	Asbestos Content
White Tile	ND
Sample Composite Homogeneity:	Good

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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. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.
‡ 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".

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ASBESTOS PLM REPORT

Location: C5, 1" Floor Tile Brown

Lab ID-Version‡: 10768148-1

Sample Layers	Asbestos Content
Brown Floor Tile	ND
Beige Grout	ND
Sample Composite Homogeneity:	Good

Location: C6, 1" Floor Tile Brown

Lab ID-Version‡: 10768149-1

Sample Layers	Asbestos Content
Brown Floor Tile	ND
Beige Grout	ND
Sample Composite Homogeneity:	Good

Location: D7, Pebbie Rolled Vinyl Floor

Lab ID-Version‡: 10768150-1

Sample Layers	Asbestos Content
Brown Sheet Flooring with Fibrous Backing	15% Chrysotile
Yellow Mastic	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: D8, Pebbie Rolled Vinyl Floor

Lab ID-Version‡: 10768151-1

Sample Layers	Asbestos Content
Brown Sheet Flooring with Fibrous Backing	15% Chrysotile
Yellow Mastic	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: E9, Drywall + Joint Compound Beige

Lab ID-Version‡: 10768152-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
White Joint Compound	ND
Cream Tape	ND
White Texture with Paint	ND
Composite Non-Asbestos Content:	20% Cellulose
Sample Composite Homogeneity:	Moderate

Location: E10, Drywall + Joint Compound Beige

Lab ID-Version‡: 10768153-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
White Joint Compound	ND
Paint	ND
Composite Non-Asbestos Content:	20% Cellulose
Sample Composite Homogeneity:	Moderate

Location: E11, Drywall + Joint Compound Beige

Lab ID-Version‡: 10768154-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
White Joint Compound	ND
Paint	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Moderate

Location: F12, Duct Mastic White

Lab ID-Version‡: 10768155-1

Sample Layers	Asbestos Content
White Mastic	ND
Silver Foil	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: F13, Duct Mastic White

Lab ID-Version‡: 10768156-1

Sample Layers	Asbestos Content
White Mastic	ND
Silver Foil	ND
Sample Composite Homogeneity:	Good

Location: G14, Faced Insulation

Lab ID-Version‡: 10768157-1

Sample Layers	Asbestos Content
Red Paper	ND
Silver Foil	ND
Pink Insulation	ND
Composite Non-Asbestos Content:	30% Mineral Wool 10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: G15, Faced Insulation

Lab ID-Version‡: 10768158-1

Sample Layers	Asbestos Content
Red Paper	ND
Silver Foil	ND
Pink Insulation	ND
Composite Non-Asbestos Content:	40% Mineral Wool 10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: H16, Ceiling Tile Crevice

Lab ID-Version‡: 10768159-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	30% Cellulose 20% Mineral Wool
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: H17, Ceiling Tile Crevice

Lab ID-Version‡: 10768160-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	30% Cellulose 20% Mineral Wool
Sample Composite Homogeneity:	Good

Location: I18, Ceiling Tile Pinhole

Lab ID-Version‡: 10768161-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	30% Cellulose 20% Mineral Wool
Sample Composite Homogeneity:	Good

Location: I19, Ceiling Tile Pinhole

Lab ID-Version‡: 10768162-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	30% Cellulose 20% Mineral Wool
Sample Composite Homogeneity:	Good

Location: J20, Blue Cove Base

Lab ID-Version‡: 10768163-1

Sample Layers	Asbestos Content
Blue Baseboard	ND
Yellow Mastic	ND
Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: J21, Blue Cove Base

Lab ID-Version‡: 10768164-1

Sample Layers	Asbestos Content
Blue Baseboard	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: K22, Carpet Mastic Tan (Blue)

Lab ID-Version‡: 10768165-1

Sample Layers	Asbestos Content
Blue Carpet	ND
Tan Mastic	ND
Composite Non-Asbestos Content:	60% Synthetic Fibers
Sample Composite Homogeneity:	Good

Location: K23, Carpet Mastic Tan (Blue)

Lab ID-Version‡: 10768166-1

Sample Layers	Asbestos Content
Blue Carpet	ND
Tan Mastic	ND
Composite Non-Asbestos Content:	60% Synthetic Fibers
Sample Composite Homogeneity:	Good

Location: L24, Tan Love Base

Lab ID-Version‡: 10768167-1

Sample Layers	Asbestos Content
Tan Baseboard	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: L25, Tan Love Base

Lab ID-Version‡: 10768168-1

Sample Layers	Asbestos Content
Tan Baseboard	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: M26, Black Mastic Under Tile

Lab ID-Version‡: 10768169-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Brown Floor Tile	< 1% Chrysotile
Black Mastic	2% Chrysotile
Sample Composite Homogeneity:	Moderate

Location: M27, Black Mastic Under Tile

Lab ID-Version‡: 10768170-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Brown Floor Tile	< 1% Chrysotile
Black Mastic	2% Chrysotile
Sample Composite Homogeneity:	Moderate

Location: N28, Hard Coat FL 1

Lab ID-Version‡: 10768171-1

Sample Layers	Asbestos Content
Gray Base Coat	ND
Composite Non-Asbestos Content:	3% Vermiculite
Sample Composite Homogeneity:	Good

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Date of Sampling: 09-26-2019
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ASBESTOS PLM REPORT

Location: N29, Hard Coat FL 1

Lab ID-Version‡: 10768172-1

Sample Layers	Asbestos Content
Gray Base Coat	ND
White Plaster with Paint	ND
Composite Non-Asbestos Content:	3% Vermiculite
Sample Composite Homogeneity:	Good

Location: N30, Hard Coat FL 1

Lab ID-Version‡: 10768173-1

Sample Layers	Asbestos Content
Gray Base Coat	ND
White Plaster with Paint	ND
Composite Non-Asbestos Content:	3% Vermiculite
Sample Composite Homogeneity:	Good

Location: N57, Hard Coat FL 1

Lab ID-Version‡: 10768174-1

Sample Layers	Asbestos Content
Gray Base Coat	ND
Composite Non-Asbestos Content:	3% Vermiculite
Sample Composite Homogeneity:	Good

Location: N58, Hard Coat FL 1

Lab ID-Version‡: 10768175-1

Sample Layers	Asbestos Content
Gray Base Coat	ND
White Plaster with Paint	ND
Composite Non-Asbestos Content:	3% Vermiculite
Sample Composite Homogeneity:	Good

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(866) 871-1984 Fax (954) 776-8485 www.emlab.com

Client: GFA International Inc.
C/O: Ms. Michelle McIntyre
Re: 19-3620.00; PG City Hall

Date of Sampling: 09-26-2019
Date of Receipt: 09-27-2019
Date of Report: 10-02-2019

ASBESTOS PLM REPORT

Location: N59, Hard Coat FL 2

Lab ID-Version‡: 10768176-1

Sample Layers	Asbestos Content
Gray Base Coat	ND
White Plaster with Paint	ND
Sample Composite Homogeneity:	Good

Location: N60, Hard Coat FL 2

Lab ID-Version‡: 10768177-1

Sample Layers	Asbestos Content
Gray Base Coat	ND
White Plaster with Paint	ND
Sample Composite Homogeneity:	Good

Location: O31, Tan Duct Mastic

Lab ID-Version‡: 10768178-1

Sample Layers	Asbestos Content
Tan Mastic	ND
Sample Composite Homogeneity:	Good

Location: O32, Tan Duct Mastic

Lab ID-Version‡: 10768179-1

Sample Layers	Asbestos Content
Tan Mastic	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: P33, Gray Duct Mastic

Lab ID-Version‡: 10768180-1

Sample Layers	Asbestos Content
Gray Mastic	ND
Silver Foil	ND
White Coating	ND
Composite Non-Asbestos Content:	2% Nylon
Sample Composite Homogeneity:	Good

Location: P34, Gray Duct Mastic

Lab ID-Version‡: 10768181-1

Sample Layers	Asbestos Content
Gray Mastic	ND
Composite Non-Asbestos Content:	2% Nylon
Sample Composite Homogeneity:	Good

Location: Q35, Brick Tile Cream + Beige

Lab ID-Version‡: 10768182-1

Sample Layers	Asbestos Content
Red Brick	ND
Gray Grout	ND
Sample Composite Homogeneity:	Good

Location: Q36, Brick Tile Cream + Beige

Lab ID-Version‡: 10768183-1

Sample Layers	Asbestos Content
Red Brick	ND
Gray Grout	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: R37, 12" VCT Cream + Beige

Lab ID-Version‡: 10768184-1

Sample Layers	Asbestos Content
Cream Floor Tile	ND
Tan Mastic	ND
Sample Composite Homogeneity:	Good

Location: R38, 12" VCT Cream + Beige

Lab ID-Version‡: 10768185-1

Sample Layers	Asbestos Content
Cream Floor Tile	ND
Tan Mastic	ND
Sample Composite Homogeneity:	Good

Location: S39, 12" VCT Tan + Beige

Lab ID-Version‡: 10768186-1

Sample Layers	Asbestos Content
Tan Floor Tile	ND
Beige Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: S40, 12" VCT Tan + Beige

Lab ID-Version‡: 10768187-1

Sample Layers	Asbestos Content
Tan Floor Tile	ND
Beige Mastic	ND
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: T41, Black Mastic Under S

Lab ID-Version‡: 10768188-1

Sample Layers	Asbestos Content
Beige Mastic	ND
Tan Floor Tile	< 1% Chrysotile
Black Mastic	2% Chrysotile
Sample Composite Homogeneity:	Moderate

Location: T42, Black Mastic Under S

Lab ID-Version‡: 10768189-1

Sample Layers	Asbestos Content
Beige Mastic	ND
Tan Floor Tile	< 1% Chrysotile
Black Mastic	2% Chrysotile
Sample Composite Homogeneity:	Moderate

Location: U43, 9" Speck Tile + Black Mastic

Lab ID-Version‡: 10768190-1

Sample Layers	Asbestos Content
White Floor Tile with Gray Specks	< 1% Chrysotile
Black Mastic	2% Chrysotile
Sample Composite Homogeneity:	Moderate

Location: U44, 9" Speck Tile + Black Mastic

Lab ID-Version‡: 10768191-1

Sample Layers	Asbestos Content
White Floor Tile with Gray Specks	< 1% Chrysotile
Black Mastic	2% Chrysotile
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: V45, 2nd FL Carpet Mastic Tan

Lab ID-Version‡: 10768192-1

Sample Layers	Asbestos Content
Tan Mastic	ND
Sample Composite Homogeneity:	Good

Location: V46, 2nd FL Carpet Mastic Tan

Lab ID-Version‡: 10768193-1

Sample Layers	Asbestos Content
Tan Mastic	ND
Sample Composite Homogeneity:	Good

Location: W47, 9" Brown Tile Under Carpet

Lab ID-Version‡: 10768194-1

Sample Layers	Asbestos Content
Tan Mastic	ND
Dark Brown Floor Tile	2% Chrysotile
Black Mastic	2% Chrysotile
Sample Composite Homogeneity:	Moderate

Location: W48, 9" Brown Tile Under Carpet

Lab ID-Version‡: 10768195-1

Sample Layers	Asbestos Content
Tan Mastic	ND
Brown Floor Tile	5% Chrysotile
Black Mastic	3% Chrysotile
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: X49, 12" Blue Tile

Lab ID-Version‡: 10768196-1

Sample Layers	Asbestos Content
Blue Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: X50, 12" Blue Tile

Lab ID-Version‡: 10768197-1

Sample Layers	Asbestos Content
Blue Floor Tile	ND
Yellow Mastic	ND
Green Floor Tile	2% Chrysotile
Sample Composite Homogeneity:	Moderate

Location: Y51, Vinyl Tile Under

Lab ID-Version‡: 10768198-1

Sample Layers	Asbestos Content
Black Floor Tile	2% Chrysotile
Tan Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: Y52, Vinyl Tile Under

Lab ID-Version‡: 10768199-1

Sample Layers	Asbestos Content
Tan Mastic	ND
Green Floor Tile	2% Chrysotile
White Mastic	ND
Brown Mastic	ND
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: Z53, 9" Tan Floor Tile W / BM

Lab ID-Version‡: 10768200-1

Sample Layers	Asbestos Content
Tan Mastic	ND
Tan Floor Tile	< 1% Chrysotile
Black Mastic	2% Chrysotile
Sample Composite Homogeneity:	Moderate

Location: Z54, 9" Tan Floor Tile W / BM

Lab ID-Version‡: 10768201-1

Sample Layers	Asbestos Content
Tan Mastic	ND
Tan Floor Tile	< 1% Chrysotile
Black Mastic	2% Chrysotile
Sample Composite Homogeneity:	Moderate

Location: AA55, 12" x 12" VCT White + Beige

Lab ID-Version‡: 10768202-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: AA56, 12" x 12" VCT White + Beige

Lab ID-Version‡: 10768203-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

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ASBESTOS ANALYSIS

CONTACT INFORMATION

Company:	GFA INTERNATIONAL	Address:	201 WALDO AVE N - LEHIGH ACRES FL 33971
Contact:	MICHELLE MCINTYRE	Special Instructions:	
Phone:	239.489.2443		mmcintyre@teamgfa.com

PROJECT INFORMATION

Project ID:	19-3620.00		
Project Description:	PG CITY HALL		
Project Zip Code:	33901	Sampling Date & Time:	9.26.19 9AM
PO Number:		Sampled By:	EG

TURN AROUND TIME CODES (TAT)

STD – Standard (DEFAULT)
ND – Next Business Day
SD – Same Business Day Rush*
*Please call Client Services for locations with Rush services

Rushes received after 2pm or on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.

REQUESTED SERVICES (Check boxes below)

Sample ID	Description	Sample Type (Below)	TAT (Above)	Total Volume (Air Samples only)	Notes	PCM Air: Fiber Count (NIOSH 7400)	PCM Air: OSHA with TWA	PLM Bulk: EPA Method 600/R-93/116	PLM Bulk: EPA Point Count (200 Point Count)	PLM Bulk: EPA Point Count (400 Point Count)	PLM Bulk: EPA Point Count (1000 Point Count)	PLM Bulk: Gravimetric Point Count	PLM Rock & Soil: CARB 435 Method (Pre-crushed Sample)	PLM Rock & Soil: CARB 435 Method (Regular Sample)	Other Requests: Lead Analysis		
A1	CARPET + TAN MASTIC	B	STD	N/A				☑									
A2	"																
B3	4" WALL TILE CREAM																
B4	"																
C5	1" FLOOR TILE BROWN																
C6	"																
D7	PEBBLE ROLLED VINYL FLOOR																
D8	"																
E9	DRYWALL + JOINT COMPOUND BEIGE																
E10	"																
E11	"																

SAMPLE TYPE CODES	
A – Air	W – Wipe
B – Bulk	T – Tape
D – Dust	R – Rock
SO – Soil	O – Other:

RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
EG	9.26.19 3pm		9/27/19 10:30

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Sample ID	Description	Sample Type (Below)	TAT (Above)	Total Volume (Air Samples only)	Notes
F12	DUCT MASTIC WHITE	B	STD	N/A	
F13	"				
G14	FACED INSULATION				
G15	"				
H16	CEILING TILE CREVICE				
H17	"				
I18	CEILING TILE PINHOLE				
I19	"				
J20	BLUE COVE BASE				
J21	"				
K22	CARPET MASTIC TAN (BLUE)				

REQUESTED SERVICES (Check boxes below)

PCM Air		PLM Bulk					PLM Rock & Soil		Other Requests		
Fiber Count (NIOSH 7400)	OSHA with TWA	EPA Method 600/R-93/116	EPA Point Count (200 Point Count)	EPA Point Count (400 Point Count)	EPA Point Count (1000 Point Count)	Gravimetric Point Count	CARB 435 Method (Pre-crushed Sample)	CARB 435 Method (Regular Sample)	Lead Analysis		
☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
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SAMPLE TYPE CODES	
A – Air	W – Wipe
B – Bulk	T – Tape
D – Dust	R – Rock
SO – Soil	O – Other:

RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
"	"	[signature]	9/27/19 10:30

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ASBESTOS A

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Sample ID	Description	Sample Type (Below)	TAT (Above)	Total Volume (Air Samples only)	Notes	Fiber Count (NIOSH 7400)	OSHA with TWA	EPA Method 600/R-93/116	EPA Point Count (200 Point Count)	EPA Point Count (400 Point Count)	EPA Point Count (1000 Point Count)	Gravimetric Point Count	CARB 435 Method (Pre-crushed Sample)	CARB 435 Method (Regular Sample)	Lead Analysis		
K23	CARPET MASTIC TAN (BLUE)	B	STD	N/A				☑									
L24	TAN COVE BASE																
L25	"																
M26	BLACK MASTIC UNDER TILE																
M27	"																
N28	HARD COAT FL 1																
N29	"																
N30	"																
N57	"																
N58	"																
N59	HARD COAT FL 2																

SAMPLE TYPE CODES	
A – Air	W – Wipe
B – Bulk	T – Tape
D – Dust	R – Rock
SO – Soil	O – Other:

RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
"	"		9/27/19 10:30

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N60	HARD COAT FL 2	B	STD	N/A				☑									
O31	TAN DUCT MASTIC	↓	↓	↓				☑									
O32	"							☑									
P33	GRAY DUCT MASTIC							☑									
P34	"							☑									
Q35	BRICK TILE + GROUT							☑									
Q36	"							☑									
R37	12" VCT CREAM+BEIGE							☑									
R38	"							☑									
S39	12" VCT TAN+BEIGE							☑									
S40	"							☑									

SAMPLE TYPE CODES	
A – Air	W – Wipe
B – Bulk	T – Tape
D – Dust	R – Rock
SO – Soil	O – Other:

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"	"	[signature]	9/27/19 10:30

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CHAIN OF CUSTODY
www.EMLabPK.com

EMLab P&K
A TestAmerica Company

New Jersey: 3000 Lincoln Drive East, Suite A, Marlton, NJ 08053 * **(866) 871-1984**
Phoenix, AZ: 1501 West Knudsen Drive, Phoenix, AZ 85027 * **(800) 651-4802**
SSF, CA: 6000 Shoreline Court, Suite 205, South San Francisco, CA 94080 * **(866) 888-6653**

002264376

ASBESTOS A

CONTACT INFORMATION

Company:	GFA INTERNATIONAL	Address:	201 WALDO AVE N - LEHIGH ACRES FL 33971
Contact:	MICHELLE MCINTYRE	Special Instructions:	
Phone:	239.489.2443		mmcintyre@teamgfa.com

PROJECT INFORMATION

Project ID:	19-3620.00		
Project Description:	PG CITY HALL		
Project Zip Code:	33901	Sampling Date & Time:	9.26.19 9AM
PO Number:		Sampled By:	

TURN AROUND TIME CODES (TAT)

STD – Standard (DEFAULT)
ND – Next Business Day
SD – Same Business Day Rush*
*Please call Client Services for locations with Rush services

Rushes received after 2pm or on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.

REQUESTED SERVICES (Check boxes below)

Sample ID	Description	Sample Type (Below)	TAT (Above)	Total Volume (Air Samples only)	Notes	PCM Air: Fiber Count (NIOSH 7400)	PCM Air: OSHA with TWA	PLM Bulk: EPA Method 600/R-93/116	PLM Bulk: EPA Point Count (200 Point Count)	PLM Bulk: EPA Point Count (400 Point Count)	PLM Bulk: EPA Point Count (1000 Point Count)	PLM Bulk: Gravimetric Point Count	PLM Rock & Soil: CARB 435 Method (Pre-crushed Sample)	PLM Rock & Soil: CARB 435 Method (Regular Sample)	Other Requests: Lead Analysis		
T41	BLACK MASTIC UNDER S	B	STD	NA				✓									
T42	"							✓									
U43	9" SPECK TILE + BLACK MASTIC							✓									
U44	"							✓									
V45	2ND FL CARPET MASTIC TAN							✓									
V46	"							✓									
W47	9" BROWN TILE UNDER CARPET							✓									
W48	"							✓									
X49	12" BLUE TILE							✓									
X50	"							✓									
Y51	VINYL TILE UNDER							✓									

SAMPLE TYPE CODES	
A – Air	W – Wipe
B – Bulk	T – Tape
D – Dust	R – Rock
SO – Soil	O – Other:

RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
			9/27/19 10:30

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REQUESTED SERVICES (Check boxes below)

Sample ID	Description	Sample Type (Below)	TAT (Above)	Total Volume (Air Samples only)	Notes	Fiber Count (NIOSH 7400)	OSHA with TWA	EPA Method 600/R-93/116	EPA Point Count (200 Point Count)	EPA Point Count (400 Point Count)	EPA Point Count (1000 Point Count)	Gravimetric Point Count	CARB 435 Method (Pre-crushed Sample)	CARB 435 Method (Regular Sample)	Lead Analysis		
Y52	VINYL TILE UNDER	B	STD	N/A				☑									
Z53	9" TAN FLOOR TILE W/ OM																
Z54	"																
AA 55	12" X 12" VCT WHITE + BEIGE																
AA 56	"																
	NO OTHERS																

SAMPLE TYPE CODES	
A – Air	W – Wipe
B – Bulk	T – Tape
D – Dust	R – Rock
SO – Soil	O – Other:

RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
EG	9.26.19 3PM		9/27/19 10:30

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ATTACHMENT B

Asbestos Survey Photo Log

Photo 1: Homogenous Area A – Multi Carpet with Tan mastic

Photo 2: Homogenous Area B – Cream 4” Wall Tile

Photo 3: Homogenous Area C – Brown 1” Floor Tile

Photo 4: Homogenous Area D – Pebbled Rolled Vinyl Flooring

Photo 5: Homogenous Area E – Beige Drywall with Joint Compound

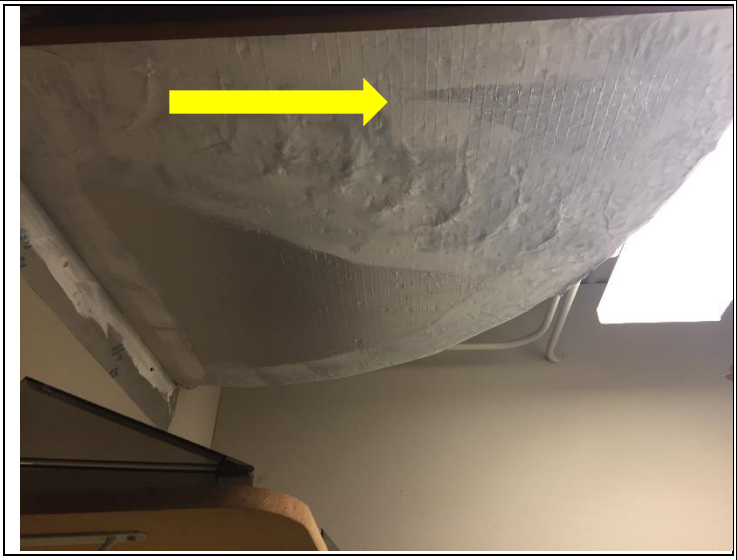

Photo 6: Homogenous Area F – White Duct Mastic

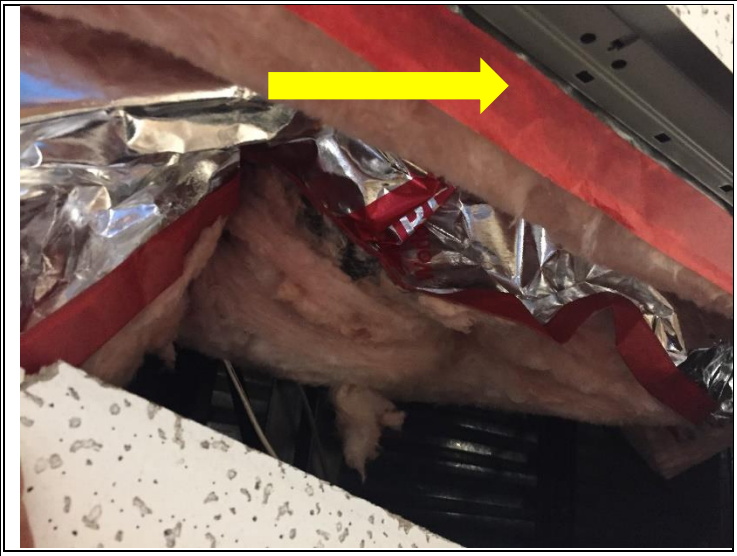

Photo 7: Homogenous Area G – Faced Insulation

Photo 8: Homogenous Area H – Creviced Ceiling Tile

Photo 9: Homogenous Area I – Pinpoint Ceiling Tile

Photo 10: Homogenous Area J – Blue Covebase

Photo 11: Homogenous Area K – Tan Mastic (beneath blue carpeting)

Photo 12: Homogenous Area L – Tan Covebase

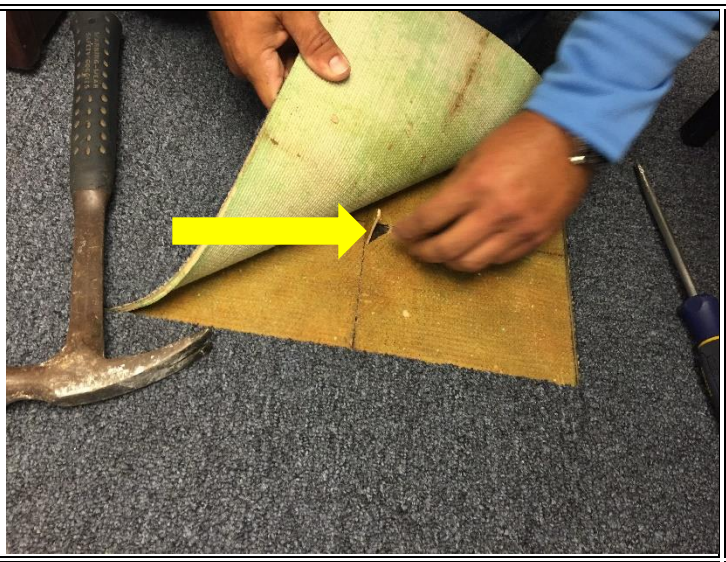

Photo 13: Homogenous Area M – Black Mastic (beneath tile beneath carpeting)

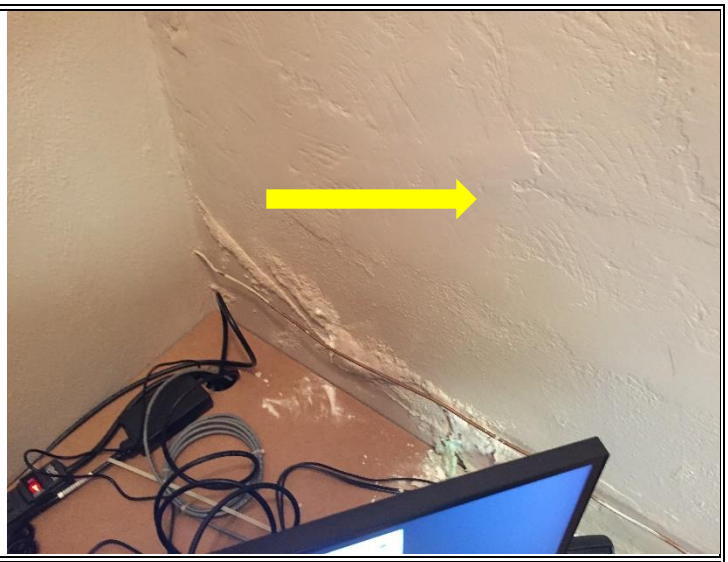

Photo 14: Homogenous Area N – White Hard Coat

Photo 15: Homogenous Area O – Tan Duct Mastic

Photo 16: Homogenous Area P – Gray Duct Mastic

Photo 17: Homogenous Area Q – Brick Tile with Grout

Photo 18: Homogenous Area R – Cream and Beige 12” VCT

Photo 19: Homogenous Area S - Tan and Beige 12” VCT

Photo 20: Homogenous Area T – Black Mastic (beneath VCT)

Photo 21: Homogenous Area U – Speck 9” Tile with Black Mastic

Photo 22: Homogenous Area V – Tan Carpet Mastic (2nd floor)

Photo 23: Homogenous Area W – Brown 9” Tile (beneath carpeting)

Photo 24: Homogenous Area X – Blue 12” Tile (beneath carpeting)

Photo 25: Homogenous Area Y – Vinyl Flooring (beneath tile beneath carpeting)

Photo 26: Homogenous Area Z – Tan 9” Floor Tile with Black Mastic

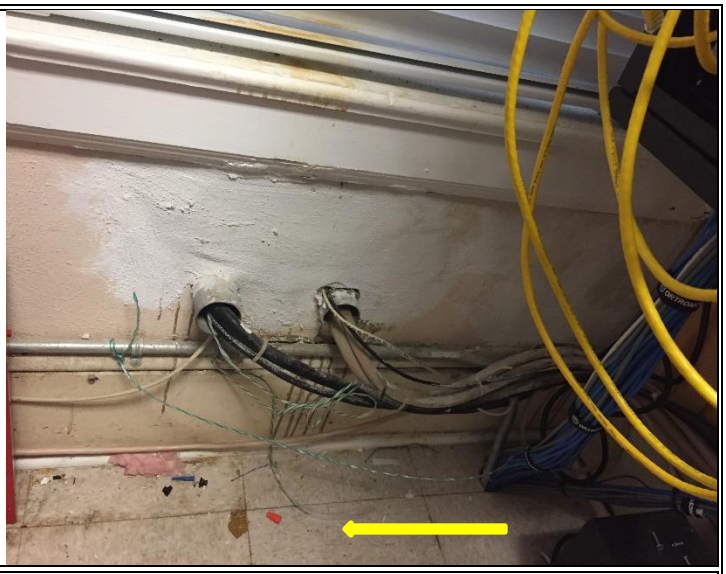

Photo 27: Homogenous Area AA – White/Beige 12” VCT

ATTACHMENT C

Asbestos Certifications

RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ASBESTOS LICENSING UNIT

THE ASBESTOS CONSULTANT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

KAUB, FREDERICK GEORGE

GFA INTERNATIONAL INC
851 NE 71ST STREET
BOCA RATON FL 33487

LICENSE NUMBER: AX71

EXPIRATION DATE: NOVEMBER 30, 2020

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Vern Roberts Environmental Training, Inc.

13987 94th Avenue N Seminole, FL 33776

727-239-1445

Asbestos Survey & Mechanical (inspector) Refresher Training

This is to Certify that

Eric B. Goeller

Has completed the requisite training for asbestos accreditation under TSCA TITLE II

Date of Examination 5/7/2019

Date of Course: 5/7/2019 Expiration Date 5/7/2020

Certificate # 05071904

Course # FL49-0006322 Provider # FL49-0003810

Instructor

ATTACHMENT D

Lead Paint Survey Photo Log

Photo 1: Punta Gorda City Hall, 326 W Marion Avenue in Punta Gorda, Florida

Photo 2: Metal-framed panels covered all wood window sashes, limiting access.

Photo 3: At the first floor of the Stairway 1 area, lead-based paint was detected at the Side B window sill.

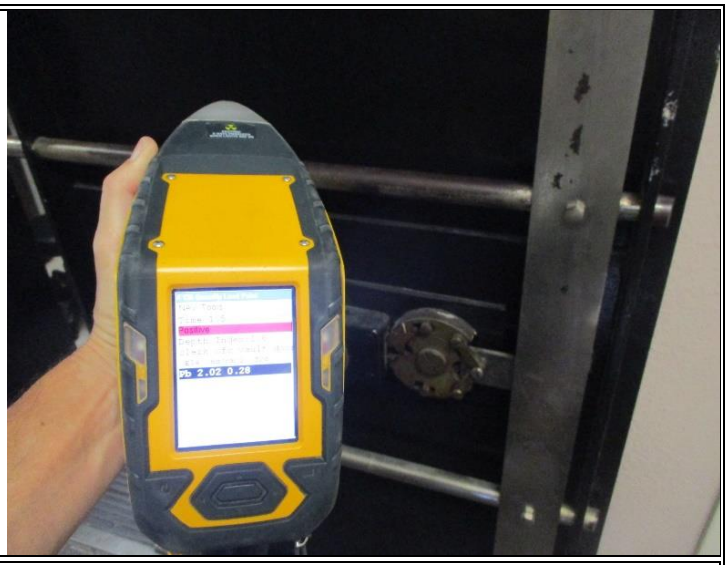

Photo 4: Lead-based paint was detected at the 117 Vault inner and outer doors and trim.

Photo 5: Lead-based paint was detected at the 116 Deputy Clerk Office Side A baseboard.

Photo 6: Lead-based paint was detected at the 120 City Clerk Office Side A and C baseboards.

Photo 7: Lead-based paint was detected at the 119 Break Room Side D window sill.

Photo 8: Lead-based paint was detected at the 209 Office Side D window trim right.

ATTACHMENT E

Lead Paint Survey Spreadsheet of Results

Component	Substrate	Side	Condition	Color	Floor	Room	Results	Pb
		System Check						
		System Check						
		CALIBRATE					Inconclusive	1.06
		CALIBRATE					Inconclusive	1.09
		CALIBRATE					Inconclusive	1.09
Door trim	Wood	A	INTACT	BROWN	1st	114 Entry Vestibule	Negative	<LOD
Door trim	Wood	A	INTACT	BROWN	1st	114 Entry Vestibule	Negative	<LOD
Wall	Plaster	A	INTACT	BEIGE	1st	114 Entry Vestibule	Negative	<LOD
Wall	Plaster	B	INTACT	BEIGE	1st	114 Entry Vestibule	Negative	<LOD
Wall	Plaster	D	INTACT	BEIGE	1st	114 Entry Vestibule	Negative	<LOD
Baseboard	Wood	D	INTACT	White	1st	114 Entry Vestibule	Negative	<LOD
Baseboard	Wood	A	INTACT	White	1st	114 Entry Vestibule	Negative	<LOD
Baseboard	Wood	B	INTACT	White	1st	114 Entry Vestibule	Negative	0.12
Wall	Plaster	A	INTACT	BEIGE	1st	Stairway 1 area	Negative	<LOD
Wall	Plaster	B	INTACT	BEIGE	1st	Stairway 1 area	Negative	<LOD
Wall	Plaster	C	INTACT	BEIGE	1st	Stairway 1 area	Negative	<LOD
Wall	Plaster	D	INTACT	BEIGE	1st	Stairway 1 area	Negative	<LOD
Baseboard	Wood	A	INTACT	WHITE	1st	Stairway 1 area	Negative	0.02
Baseboard	Wood	B	INTACT	WHITE	1st	Stairway 1 area	Negative	0.02
Baseboard	Wood	C	INTACT	WHITE	1st	Stairway 1 area	Negative	<LOD
Baseboard	Wood	D	INTACT	WHITE	1st	Stairway 1 area	Negative	0.18
Column	Wood	A	INTACT	BROWN	1st	Stairway 1 area	Negative	0.28
Column	Wood	A	INTACT	BROWN	1st	Stairway 1 area	Negative	0.22
Ceiling	Plaster		INTACT	BEIGE	1st	Stairway 1 area	Negative	0.36
Ceiling under stairs	Concrete		INTACT	BEIGE	1st	Stairway 1 area	Negative	0.48
Ceiling under stairs	Concrete		INTACT	BEIGE	1st	Stairway 1 area	Negative	0.34
Ceiling under stairs	Concrete		INTACT	BEIGE	1st	Stairway 1 area	Negative	0.55
Stairs trim	Wood	B	INTACT	WHITE	1st	Stairway 1 area	Negative	<LOD
Stairs trim	Wood	D	INTACT	WHITE	1st	Stairway 1 area	Negative	0.61
Stairs	Wood	A	INTACT	WHITE	1st	Stairway 1 area	Negative	<LOD
Stair posts	Wood	A	INTACT	WHITE	1st	Stairway 1 area	Negative	0.16
Stair posts	Wood	A	INTACT	WHITE	1st	Stairway 1 area	Negative	<LOD
Railing	Wood	B	INTACT	BROWN	1st	Stairway 1 area	Negative	<LOD
Railing	Wood	D	INTACT	BROWN	1st	Stairway 1 area	Negative	<LOD
Railing	Metal	D	INTACT	WHITE	1st	Stairway 1 area	Negative	<LOD
Railing	Metal	B	INTACT	WHITE	1st	Stairway 1 area	Negative	<LOD
Railing	Metal	B	INTACT	WHITE	1st	Stairway 1 area	Negative	<LOD
Stairway upper wall	Plaster	B	PEELING	BEIGE	1st	Stairway 1 area	Negative	0.02
Stairway upper wall	Plaster	C	PEELING	BEIGE	1st	Stairway 1 area	Negative	0.13
Stairway upper wall	Plaster	D	PEELING	BEIGE	1st	Stairway 1 area	Negative	0.04

Stairway upper left window trim	Wood	B	PEELING	WHITE	1st	Stairway 1 area	Negative	0.05
Stairway upper left window trim	Wood	B	PEELING	WHITE	1st	Stairway 1 area	Negative	0.05
Stairway upper right window trim	Wood	D	PEELING	WHITE	1st	Stairway 1 area	Negative	0.11
Stairway upper right window trim	Wood	D	PEELING	WHITE	1st	Stairway 1 area	Negative	0.11
Stairway upper right window sash	Wood	D	PEELING	WHITE	1st	Stairway 1 area	Negative	0.06
Stairway upper right window sash	Wood	D	PEELING	WHITE	1st	Stairway 1 area	Negative	0.12
Stairway upper right window sash	Wood	D	PEELING	WHITE	1st	Stairway 1 area	Negative	0.37
Window trim	Wood	B	INTACT	WHITE	1st	Stairway 1 area	Negative	0.25
Window sill	Wood	B	INTACT	WHITE	1st	Stairway 1 area	Positive	2.51
Window sash	Wood	B	INTACT	WHITE	1st	Stairway 1 area	Negative	<LOD
Window sash	Wood	B	INTACT	WHITE	1st	Stairway 1 area	Negative	<LOD
Window sash	Wood	B	INTACT	WHITE	1st	Stairway 1 area	Negative	<LOD
Window sill	Wood	D	INTACT	WHITE	1st	Stairway 1 area	Negative	<LOD
Window sill	Wood	D	INTACT	WHITE	1st	Stairway 1 area	Negative	<LOD
Window sill	Wood	D	INTACT	WHITE	1st	Stairway 1 area	Negative	<LOD
Window trim	Wood	D	INTACT	WHITE	1st	Stairway 1 area	Negative	<LOD
Window sash	Wood	D	INTACT	WHITE	1st	Stairway 1 area	Negative	<LOD
Window sash	Wood	D	INTACT	WHITE	1st	Stairway 1 area	Negative	<LOD
Back door	Wood	C	INTACT	WHITE	1st	Stairway 1 area	Negative	<LOD
Back door trim	Wood	C	INTACT	WHITE	1st	Stairway 1 area	Negative	<LOD
Back door trim	Wood	C	INTACT	WHITE	1st	Stairway 1 area	Negative	<LOD
Ceiling	Plaster		INTACT	BEIGE	1st	114 Entry Vestibule	Negative	<LOD
Door	Wood	B	INTACT	BROWN	1st	115 City Clerk entry	Negative	<LOD
Door trim	Wood	B	INTACT	BROWN	1st	115 City Clerk entry	Negative	<LOD
Wall	Plaster	A	INTACT	WHITE	1st	115 City Clerk entry	Negative	<LOD
Wall	Plaster	C	INTACT	WHITE	1st	115 City Clerk entry	Negative	<LOD
Wall	Plaster	D	INTACT	WHITE	1st	115 City Clerk entry	Negative	<LOD
Baseboard	Wood	A	INTACT	WHITE	1st	115 City Clerk entry	Negative	<LOD
Baseboard	Wood	C	INTACT	WHITE	1st	115 City Clerk entry	Negative	<LOD
Baseboard	Wood	D	INTACT	WHITE	1st	115 City Clerk entry	Negative	<LOD
Door trim	Wood	D	INTACT	WHITE	1st	115 City Clerk entry	Negative	<LOD
Door trim	Wood	D	INTACT	WHITE	1st	115 City Clerk entry	Negative	<LOD
Door	Wood	B	INTACT	BROWN	1st	118 Mail Room	Negative	<LOD
Door trim	Wood	B	INTACT	BROWN	1st	118 Mail Room	Negative	<LOD
Door trim	Wood	B	INTACT	WHITE	1st	118 Mail Room	Negative	<LOD
Door trim	Wood	B	INTACT	WHITE	1st	118 Mail Room	Negative	<LOD
Wall	DRYWALL	A	INTACT	BEIGE	1st	118 Mail Room	Negative	<LOD
Wall	PLASTER	B	INTACT	BEIGE	1st	118 Mail Room	Negative	<LOD
Wall	PLASTER	C	INTACT	BEIGE	1st	118 Mail Room	Negative	<LOD
Wall	PLASTER	D	INTACT	BEIGE	1st	118 Mail Room	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	1st	118 Mail Room	Negative	<LOD

Baseboard	WOOD	B	INTACT	WHITE	1st	118 Mail Room	Negative	<LOD
Baseboard	WOOD	C	INTACT	WHITE	1st	118 Mail Room	Negative	<LOD
Baseboard	WOOD	D	INTACT	WHITE	1st	118 Mail Room	Negative	<LOD
Window trim	WOOD	C	INTACT	WHITE	1st	118 Mail Room	Negative	<LOD
Window trim	WOOD	C	INTACT	WHITE	1st	118 Mail Room	Negative	<LOD
Window trim	WOOD	C	INTACT	WHITE	1st	118 Mail Room	Negative	<LOD
Wall	PLASTER	A	INTACT	BEIGE	1st	115 Office	Negative	<LOD
Wall	DRYWALL	B	INTACT	BEIGE	1st	115 Office	Negative	<LOD
Wall	DRYWALL	C	INTACT	BEIGE	1st	115 Office	Negative	<LOD
Wall	DRYWALL	D	INTACT	BEIGE	1st	115 Office	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	1st	115 Office	Negative	<LOD
Baseboard	WOOD	B	INTACT	WHITE	1st	115 Office	Negative	<LOD
Baseboard	WOOD	C	INTACT	WHITE	1st	115 Office	Negative	<LOD
Door	WOOD	C	INTACT	BROWN	1st	115 Office	Negative	<LOD
Door trim	WOOD	C	INTACT	WHITE	1st	115 Office	Negative	<LOD
Window trim	WOOD	A	INTACT	WHITE	1st	115 Office	Negative	<LOD
Window trim	WOOD	A	INTACT	WHITE	1st	115 Office	Negative	<LOD
Window sash	WOOD	A	INTACT	WHITE	1st	115 Office	Negative	<LOD
Window sash	WOOD	A	INTACT	WHITE	1st	115 Office	Negative	<LOD
Window trim	WOOD	A	INTACT	WHITE	1st	115 Office	Negative	<LOD
Window trim	WOOD	A	INTACT	WHITE	1st	115 Office	Negative	<LOD
Vault door	METAL	C	INTACT	Black	1st	117 Vault	Positive	2.78
Vault door	WOOD	C	INTACT	Black	1st	117 Vault	Positive	2.01
Vault door trim	WOOD	B	INTACT	Black	1st	117 Vault	Positive	3.8
Vault door trim	WOOD	D	INTACT	Black	1st	117 Vault	Negative	0.75
Vault door trim	WOOD	D	INTACT	Black	1st	117 Vault	Negative	0.58
Vault inner door left	METAL	C	INTACT	Black	1st	117 Vault	Positive	2.59
Vault inner door right	METAL	C	INTACT	Black	1st	117 Vault	Positive	1.51
Vault door outer handle	METAL	C	INTACT	Chrome/brow	1st	117 Vault	Negative	<LOD
Wall	PLASTER	A	INTACT	BEIGE	1st	117 Vault	Negative	<LOD
Wall	PLASTER	B	INTACT	BEIGE	1st	117 Vault	Negative	<LOD
Wall	PLASTER	C	INTACT	BEIGE	1st	117 Vault	Negative	0.07
Wall	PLASTER	D	INTACT	BEIGE	1st	117 Vault	Negative	0.02
Baseboard	WOOD	A	INTACT	Gray	1st	117 Vault	Negative	0.12
Baseboard	WOOD	B	INTACT	Gray	1st	117 Vault	Negative	0.2
Baseboard	WOOD	D	INTACT	Gray	1st	117 Vault	Negative	0.12
Wall	PLASTER	A	INTACT	BEIGE	1st	116 Deputy Clerk	Negative	0.12
Wall	PLASTER	B	INTACT	BEIGE	1st	116 Deputy Clerk	Negative	0.14
Wall	DRYWALL	C	INTACT	BEIGE	1st	116 Deputy Clerk	Negative	0.51
Wall	DRYWALL	D	INTACT	BEIGE	1st	116 Deputy Clerk	Negative	0.35
Wall	DRYWALL	D	INTACT	BEIGE	1st	116 Deputy Clerk	Negative	0.49

Wall	DRYWALL	D	INTACT	BEIGE	1st	116 Deputy Clerk	Negative	0.29
Wall	DRYWALL	D	INTACT	BEIGE	1st	116 Deputy Clerk	Negative	0.29
Baseboard	WOOD	A	INTACT	WHITE	1st	116 Deputy Clerk	Positive	37.81
Baseboard	WOOD	B	INTACT	WHITE	1st	116 Deputy Clerk	Negative	<LOD
Baseboard	WOOD	B	INTACT	WHITE	1st	116 Deputy Clerk	Negative	<LOD
Baseboard	WOOD	C	INTACT	WHITE	1st	116 Deputy Clerk	Negative	<LOD
Baseboard	WOOD	D	INTACT	WHITE	1st	116 Deputy Clerk	Negative	<LOD
Window trim	WOOD	A	INTACT	WHITE	1st	116 Deputy Clerk	Negative	<LOD
Window trim	WOOD	A	INTACT	WHITE	1st	116 Deputy Clerk	Negative	<LOD
Window trim	WOOD	B	INTACT	WHITE	1st	116 Deputy Clerk	Negative	<LOD
Window trim	WOOD	B	INTACT	WHITE	1st	116 Deputy Clerk	Negative	<LOD
Door trim	WOOD	C	INTACT	WHITE	1st	116 Deputy Clerk	Negative	<LOD
Door	WOOD	C	INTACT	BROWN	1st	117 Deputy Clerk	Negative	<LOD
Door	WOOD	A	INTACT	BROWN	1st	Southwest hall	Negative	<LOD
Door trim	WOOD	A	INTACT	WHITE	1st	Southwest hall	Negative	<LOD
Door trim	WOOD	A	INTACT	WHITE	1st	Southwest hall	Negative	<LOD
Wall	PLASTER	B	INTACT	BEIGE	1st	Southwest hall	Negative	<LOD
Wall	PLASTER	C	INTACT	BEIGE	1st	Southwest hall	Negative	<LOD
Wall	PLASTER	D	INTACT	BEIGE	1st	Southwest hall	Negative	<LOD
Baseboard	WOOD	B	INTACT	WHITE	1st	Southwest hall	Negative	<LOD
Baseboard	WOOD	D	INTACT	WHITE	1st	Southwest hall	Negative	<LOD
Door	WOOD	B	INTACT	BROWN	1st	Southwest hall	Negative	<LOD
Door	WOOD	C	INTACT	BROWN	1st	Southwest hall	Negative	<LOD
Door	WOOD	D	INTACT	BROWN	1st	Southwest hall	Negative	<LOD
Door trim	WOOD	B	INTACT	WHITE	1st	Southwest hall	Negative	<LOD
Door trim	WOOD	B	INTACT	WHITE	1st	Southwest hall	Negative	<LOD
Door trim	WOOD	C	INTACT	WHITE	1st	Southwest hall	Negative	<LOD
Door trim	WOOD	C	INTACT	WHITE	1st	Southwest hall	Negative	<LOD
Door trim	WOOD	C	INTACT	WHITE	1st	Southwest hall	Negative	<LOD
Door trim	WOOD	D	INTACT	WHITE	1st	Southwest hall	Negative	<LOD
Wall	PLASTER	A	INTACT	BEIGE	1st	123 Stairway 2	Negative	<LOD
Wall	PLASTER	B	INTACT	BEIGE	1st	123 Stairway 2	Negative	<LOD
Wall	PLASTER	C	INTACT	BEIGE	1st	123 Stairway 2	Negative	<LOD
Wall	PLASTER	D upper	INTACT	BEIGE	1st	123 Stairway 2	Negative	0.06
Wall	PLASTER	D lower	INTACT	BEIGE	1st	123 Stairway 2	Negative	<LOD
Baseboard	PLASTER	A	INTACT	BEIGE	1st	123 Stairway 2	Negative	<LOD
Baseboard	PLASTER	B	INTACT	BEIGE	1st	123 Stairway 2	Negative	0.09
Baseboard	PLASTER	D	INTACT	BEIGE	1st	123 Stairway 2	Negative	0.09
Door	WOOD	A	INTACT	WHITE	1st	123 Stairway 2	Negative	<LOD
Door	WOOD	A	INTACT	WHITE	1st	123 Stairway 2	Negative	<LOD
Door trim	WOOD	A	INTACT	WHITE	1st	123 Stairway 2	Negative	0.05

Door trim	WOOD	A	INTACT	WHITE	1st	123 Stairway 2	Negative	<LOD
Window trim	WOOD	B	INTACT	WHITE	1st	123 Stairway 2	Negative	0.06
Window trim	WOOD	B	INTACT	WHITE	1st	123 Stairway 2	Negative	<LOD
Window sill	WOOD	B	INTACT	WHITE	1st	123 Stairway 2	Negative	<LOD
Window sash	WOOD	B	INTACT	WHITE	1st	123 Stairway 2	Negative	<LOD
Window sash	WOOD	B	INTACT	WHITE	1st	123 Stairway 2	Negative	<LOD
Stairs	WOOD	B	INTACT	WHITE	1st	123 Stairway 2	Negative	<LOD
Stairs	WOOD	B	INTACT	WHITE	1st	123 Stairway 2	Negative	<LOD
Stairs	WOOD	B	INTACT	WHITE	1st	123 Stairway 2	Negative	<LOD
Stairs	WOOD	B	INTACT	WHITE	1st	123 Stairway 2	Negative	<LOD
Railing	WOOD	B	INTACT	WHITE	1st	123 Stairway 2	Negative	<LOD
Railing	WOOD	B	INTACT	WHITE	1st	123 Stairway 2	Negative	0.11
Railing	WOOD	B	INTACT	WHITE	1st	123 Stairway 2	Negative	<LOD
Ceiling	PLASTER		INTACT	BEIGE	1st	123 Stairway 2	Negative	0.12
Wall	DRYWALL	A	INTACT	BEIGE	1st	121 Office	Negative	0.17
Wall	DRYWALL	B	INTACT	BEIGE	1st	121 Office	Negative	0.17
Wall	DRYWALL	C	INTACT	BEIGE	1st	121 Office	Negative	0.41
Wall	DRYWALL	D	INTACT	BEIGE	1st	121 Office	Negative	0.28
Baseboard	PLASTER	A	INTACT	BEIGE	1st	121 Office	Negative	0.32
Baseboard	PLASTER	B	INTACT	BEIGE	1st	121 Office	Negative	0.51
Baseboard	WOOD	C	INTACT	WHITE	1st	121 Office	Negative	<LOD
Baseboard	WOOD	D	INTACT	WHITE	1st	121 Office	Negative	<LOD
Closet door trim	WOOD	D	INTACT	WHITE	1st	121 Office	Negative	<LOD
Door	WOOD	A	INTACT	BROWN	1st	120 City Clerk Office	Negative	<LOD
Door trim	WOOD	A	INTACT	BEIGE	1st	120 City Clerk Office	Negative	<LOD
Door trim	WOOD	A	INTACT	BEIGE	1st	120 City Clerk Office	Negative	<LOD
AC closet door trim	WOOD	A	INTACT	WHITE	1st	120 City Clerk Office	Negative	<LOD
AC closet door	WOOD	A	INTACT	BROWN	1st	120 City Clerk Office	Negative	<LOD
AC closet wall	PLASTER	A	INTACT	WHITE	1st	120 City Clerk Office	Negative	<LOD
Closet door	WOOD	B	INTACT	BROWN	1st	120 City Clerk Office	Negative	<LOD
Closet door trim	WOOD	B	INTACT	BROWN	1st	120 City Clerk Office	Negative	<LOD
Closet shelving	WOOD	B	INTACT	WHITE	1st	120 City Clerk Office	Negative	0.02
Closet shelving	WOOD	B	INTACT	WHITE	1st	120 City Clerk Office	Negative	0.02
Closet door	WOOD	C	INTACT	WHITE	1st	120 City Clerk Office	Negative	0.21
Closet shelving	WOOD	C	INTACT	WHITE	1st	120 City Clerk Office	Negative	0.04
Closet shelving	WOOD	C	INTACT	WHITE	1st	120 City Clerk Office	Negative	0.02
Door	METAL	C	INTACT	WHITE	1st	120 City Clerk Office	Negative	<LOD
Door trim	METAL	C	INTACT	WHITE	1st	120 City Clerk Office	Negative	0.03
Wall	DRYWALL	A	INTACT	BEIGE	1st	120 City Clerk Office	Negative	0.23
Wall	DRYWALL	B	INTACT	BEIGE	1st	120 City Clerk Office	Negative	0.15
Wall	CONCRETE	C	INTACT	BEIGE	1st	120 City Clerk Office	Negative	0.16

Wall	CONCRETE	C	INTACT	BEIGE	1st	120 City Clerk Office	Negative	0.4
Wall	DRYWALL	D	INTACT	BEIGE	1st	120 City Clerk Office	Negative	0.38
Baseboard	Wood	A	INTACT	WHITE	1st	120 City Clerk Office	Positive	3.69
Baseboard	Wood	C	INTACT	WHITE	1st	120 City Clerk Office	Positive	85.72
Baseboard	Wood	D	INTACT	WHITE	1st	120 City Clerk Office	Negative	<LOD
Window trim	Wood	C	INTACT	WHITE	1st	120 City Clerk Office	Negative	<LOD
Window trim	Wood	C	INTACT	WHITE	1st	120 City Clerk Office	Negative	<LOD
Window trim	Wood	C	INTACT	WHITE	1st	120 City Clerk Office	Negative	0.41
Window trim	Wood	C	INTACT	WHITE	1st	120 City Clerk Office	Negative	0.59
Window trim	Wood	C	INTACT	WHITE	1st	120 City Clerk Office	Negative	0.32
Window trim	Wood	C	INTACT	WHITE	1st	120 City Clerk Office	Negative	0.57
Window trim	Wood	C	INTACT	WHITE	1st	120 City Clerk Office	Negative	<LOD
Window trim	Wood	C	INTACT	WHITE	1st	120 City Clerk Office	Negative	<LOD
Door trim	WOOD	A	INTACT	WHITE	1st	119 Break Room	Negative	<LOD
Door trim	WOOD	A	INTACT	WHITE	1st	119 Break Room	Negative	<LOD
Door trim	WOOD	B	INTACT	WHITE	1st	119 Break Room	Negative	<LOD
Wall	DRYWALL	A	INTACT	BEIGE	1st	119 Break Room	Negative	<LOD
Wall	DRYWALL	B	INTACT	BEIGE	1st	119 Break Room	Negative	<LOD
Wall	DRYWALL	C	INTACT	BEIGE	1st	119 Break Room	Negative	<LOD
Wall	DRYWALL	D	INTACT	BEIGE	1st	119 Break Room	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	1st	119 Break Room	Negative	<LOD
Baseboard	WOOD	B	INTACT	WHITE	1st	119 Break Room	Negative	<LOD
Baseboard	WOOD	C	INTACT	WHITE	1st	119 Break Room	Negative	<LOD
Baseboard	WOOD	D	INTACT	WHITE	1st	119 Break Room	Negative	<LOD
Window sill	WOOD	D	Peeling	WHITE	1st	119 Break Room	Positive	1.47
Window sash	WOOD	D	INTACT	WHITE	1st	119 Break Room	Negative	<LOD
Window sash	WOOD	D	INTACT	WHITE	1st	119 Break Room	Negative	<LOD
Wall	DRYWALL	C	INTACT	BEIGE	1st	North east hall	Negative	<LOD
Wall	DRYWALL	C	INTACT	BEIGE	1st	North east hall	Negative	<LOD
Wall	DRYWALL	C	INTACT	BEIGE	1st	North east hall	Negative	<LOD
Wall	DRYWALL	C	INTACT	BEIGE	1st	North east hall	Negative	<LOD
Wall	DRYWALL	A	INTACT	BEIGE	1st	North east hall	Negative	<LOD
Wall	DRYWALL	A	INTACT	BEIGE	1st	North east hall	Negative	<LOD
Wall	DRYWALL	A	INTACT	BEIGE	1st	North east hall	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	1st	North east hall	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	1st	North east hall	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	1st	North east hall	Negative	<LOD
Baseboard	WOOD	C	INTACT	WHITE	1st	North east hall	Negative	<LOD
Baseboard	WOOD	C	INTACT	WHITE	1st	North east hall	Negative	<LOD
Door	WOOD	C	INTACT	WHITE	1st	108 HVAC Closet	Negative	<LOD
Door trim	WOOD	C	INTACT	WHITE	1st	108 HVAC Closet	Negative	<LOD

Wall	PLASTER	A	INTACT	BEIGE	1st	108 HVAC Closet	Negative	<LOD
Wall	PLASTER	B	INTACT	BEIGE	1st	108 HVAC Closet	Negative	<LOD
Wall	PLASTER	C	INTACT	BEIGE	1st	108 HVAC Closet	Negative	<LOD
Wall	PLASTER	D	INTACT	BEIGE	1st	108 HVAC Closet	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	1st	108 HVAC Closet	Negative	<LOD
Baseboard	WOOD	B	INTACT	WHITE	1st	108 HVAC Closet	Negative	<LOD
Ceiling	PLASTER		INTACT	BEIGE	1st	108 HVAC Closet	Negative	<LOD
Door	WOOD	C	INTACT	WHITE	1st	107 AV	Negative	<LOD
Door trim	WOOD	C	INTACT	WHITE	1st	107 AV	Negative	<LOD
Wall	PLASTER	A	INTACT	BEIGE	1st	107 AV	Negative	<LOD
Wall	PLASTER	A	INTACT	BEIGE	1st	107 AV	Negative	<LOD
Wall	PLASTER	B	INTACT	BEIGE	1st	107 AV	Negative	<LOD
Wall	PLASTER	C	INTACT	BEIGE	1st	107 AV	Negative	<LOD
Wall	PLASTER	D	INTACT	BEIGE	1st	107 AV	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	1st	107 AV	Negative	<LOD
Baseboard	WOOD	B	INTACT	WHITE	1st	107 AV	Negative	<LOD
Baseboard	WOOD	C	INTACT	WHITE	1st	107 AV	Negative	0.38
Baseboard	WOOD	D	INTACT	WHITE	1st	107 AV	Negative	0.44
Window trim	WOOD	C	INTACT	WHITE	1st	107 AV	Negative	<LOD
Window trim	WOOD	C	INTACT	WHITE	1st	107 AV	Negative	<LOD
Center exit door	WOOD	A	INTACT	WHITE	1st	North east hall	Negative	<LOD
Center exit door trim	WOOD	A	INTACT	WHITE	1st	North east hall	Negative	<LOD
Door	WOOD	A	INTACT	WHITE	1st	109 Office	Negative	<LOD
Door trim	WOOD	A	INTACT	WHITE	1st	109 Office	Negative	<LOD
Door trim	Metal	A	INTACT	BROWN	1st	102 Conference	Negative	<LOD
Wall	DRYWALL	A	INTACT	BEIGE	1st	102 Conference	Negative	0.07
Wall	DRYWALL	B	INTACT	BEIGE	1st	102 Conference	Negative	<LOD
Wall	DRYWALL	C	INTACT	BEIGE	1st	102 Conference	Negative	<LOD
Wall	DRYWALL	D	INTACT	BEIGE	1st	102 Conference	Negative	<LOD
Wall	DRYWALL	A	INTACT	BEIGE	1st	101 Council Chambers	Negative	<LOD
Wall	DRYWALL	B	INTACT	BEIGE	1st	101 Council Chambers	Negative	<LOD
Wall	DRYWALL	C	INTACT	BEIGE	1st	101 Council Chambers	Negative	<LOD
Wall	DRYWALL	D	INTACT	BEIGE	1st	101 Council Chambers	Negative	0.02
Door trim south	METAL	B	INTACT	WHITE	1st	101 Council Chambers	Negative	0.12
Door trim west	METAL	B	INTACT	WHITE	1st	101 Council Chambers	Negative	<LOD
Door trim	WOOD	B	INTACT	WHITE	1st	110 Office	Negative	0.08
Door trim	WOOD	A	INTACT	WHITE	1st	110 Office	Negative	0.7
Wall	DRYWALL	A	INTACT	WHITE	1st	110 Office	Negative	0.44
Wall	DRYWALL	A	INTACT	WHITE	1st	110 Office	Negative	0.36
Wall	PLASTER	B	INTACT	WHITE	1st	110 Office	Negative	0.59
Wall	PLASTER	B	INTACT	WHITE	1st	110 Office	Negative	0.16

Wall	PLASTER	C	INTACT	WHITE	1st	110 Office	Negative	0.29
Wall	DRYWALL	D	INTACT	WHITE	1st	110 Office	Negative	<LOD
Door trim	WOOD	B	INTACT	WHITE	1st	110 Office	Negative	<LOD
Door	WOOD	B	INTACT	WHITE	1st	110 Office	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	1st	110 Office	Negative	<LOD
Baseboard	WOOD	B	INTACT	WHITE	1st	110 Office	Negative	<LOD
Baseboard	WOOD	C	INTACT	WHITE	1st	110 Office	Negative	<LOD
Baseboard	WOOD	D	INTACT	WHITE	1st	110 Office	Negative	<LOD
Wall	PLASTER	A	INTACT	WHITE	1st	111 Office	Negative	<LOD
Wall	PLASTER	B	INTACT	WHITE	1st	111 Office	Negative	<LOD
Wall	DRYWALL	C	INTACT	WHITE	1st	111 Office	Negative	<LOD
Wall	DRYWALL	D	INTACT	WHITE	1st	111 Office	Negative	<LOD
Window trim	WOOD	A	INTACT	WHITE	1st	111 Office	Negative	<LOD
Window trim	WOOD	A	INTACT	WHITE	1st	111 Office	Negative	<LOD
Wall	PLASTER	A	INTACT	WHITE	1st	109 Office AC closet	Negative	<LOD
Wall	PLASTER	B	INTACT	WHITE	1st	109 Office AC closet	Negative	<LOD
Wall	DRYWALL	C	INTACT	WHITE	1st	109 Office AC closet	Negative	<LOD
Door trim	DRYWALL	B	INTACT	WHITE	1st	109 Office AC closet	Negative	<LOD
Wall	DRYWALL	A	INTACT	WHITE	1st	109 Office	Negative	<LOD
Wall	DRYWALL	B	INTACT	WHITE	1st	109 Office	Negative	<LOD
Wall	DRYWALL	C	INTACT	WHITE	1st	109 Office	Negative	<LOD
Wall	PLASTER	D	INTACT	WHITE	1st	109 Office	Negative	<LOD
Window trim	PLASTER	D	INTACT	WHITE	1st	109 Office	Negative	<LOD
Window trim	PLASTER	D	INTACT	WHITE	1st	109 Office	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	1st	109 Office	Negative	<LOD
Baseboard	WOOD	B	INTACT	WHITE	1st	109 Office	Negative	<LOD
Baseboard	WOOD	C	INTACT	WHITE	1st	109 Office	Negative	<LOD
Baseboard	WOOD	D	INTACT	WHITE	1st	109 Office	Negative	<LOD
Wall	PLASTER	A	INTACT	WHITE	1st	112 Office	Negative	<LOD
Wall	DRYWALL	B	INTACT	WHITE	1st	112 Office	Negative	<LOD
Wall	DRYWALL	C	INTACT	WHITE	1st	112 Office	Negative	<LOD
Wall	DRYWALL	D	INTACT	WHITE	1st	112 Office	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	1st	112 Office	Negative	<LOD
Baseboard	WOOD	C	INTACT	WHITE	1st	112 Office	Negative	<LOD
Baseboard	WOOD	D	INTACT	WHITE	1st	112 Office	Negative	<LOD
Wall	PLASTER	A	INTACT	WHITE	1st	113 Office	Negative	<LOD
Wall	DRYWALL	B	INTACT	WHITE	1st	113 Office	Negative	<LOD
Wall	DRYWALL	C	INTACT	WHITE	1st	113 Office	Negative	<LOD
Wall	PLASTER	D	INTACT	WHITE	1st	113 Office	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	1st	113 Office	Negative	<LOD
Baseboard	WOOD	B	INTACT	WHITE	1st	113 Office	Negative	<LOD

Baseboard	WOOD	C	INTACT	WHITE	1st	113 Office	Negative	<LOD
Baseboard	WOOD	D	INTACT	WHITE	1st	113 Office	Negative	<LOD
Window trim	WOOD	D	INTACT	WHITE	1st	113 Office	Negative	<LOD
Window trim	WOOD	D	INTACT	WHITE	1st	113 Office	Negative	<LOD
Window trim	WOOD	A	INTACT	WHITE	1st	113 Office	Negative	<LOD
Window trim	WOOD	A	INTACT	WHITE	1st	113 Office	Negative	<LOD
Window trim	WOOD	A	INTACT	WHITE	1st	113 Office	Negative	<LOD
Window trim	WOOD	A	INTACT	WHITE	2nd	211 Stairway 2	Negative	<LOD
Window trim	WOOD	A	INTACT	WHITE	2nd	211 Stairway 2	Negative	<LOD
Window trim	WOOD	B	INTACT	WHITE	2nd	211 Stairway 2	Negative	<LOD
Window trim	WOOD	B	INTACT	WHITE	2nd	211 Stairway 2	Negative	<LOD
Wall	PLASTER	A	INTACT	WHITE	2nd	211 Stairway 2	Negative	<LOD
Wall	PLASTER	B	INTACT	WHITE	2nd	211 Stairway 2	Negative	<LOD
Baseboard	WOOD	B	INTACT	WHITE	2nd	211 Stairway 2	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	2nd	211 Stairway 2	Negative	<LOD
Door trim	WOOD	A	INTACT	WHITE	2nd	211 Stairway 2	Negative	<LOD
Door	WOOD	A	INTACT	WHITE	2nd	211 Stairway 2	Negative	<LOD
Door	WOOD	C	INTACT	WHITE	2nd	210 Closet	Negative	<LOD
Door trim	WOOD	C	INTACT	WHITE	2nd	210 Closet	Negative	<LOD
Wall	PLASTER	A	INTACT	BEIGE	2nd	210 Closet	Negative	<LOD
Wall	PLASTER	B	INTACT	BEIGE	2nd	210 Closet	Negative	<LOD
Wall	PLASTER	C	INTACT	BEIGE	2nd	210 Closet	Negative	<LOD
Window trim	PLASTER	C	INTACT	BEIGE	2nd	210 Closet	Negative	<LOD
Window trim	PLASTER	C	INTACT	BEIGE	2nd	210 Closet	Negative	<LOD
Ceiling	DRYWALL		INTACT	WHITE	2nd	210 Closet	Negative	<LOD
Ceiling	DRYWALL		INTACT	WHITE	2nd	211 Stairway 2	Negative	<LOD
Wall	PLASTER	A	INTACT	BEIGE	2nd	209 Office	Negative	<LOD
Wall	PLASTER	B	INTACT	BEIGE	2nd	209 Office	Negative	<LOD
Wall	PLASTER	C	INTACT	BEIGE	2nd	209 Office	Negative	<LOD
Wall	PLASTER	D	INTACT	BEIGE	2nd	209 Office	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	2nd	209 Office	Negative	0.15
Baseboard	WOOD	B	INTACT	WHITE	2nd	209 Office	Negative	<LOD
Baseboard	WOOD	C	INTACT	WHITE	2nd	209 Office	Negative	<LOD
Baseboard	WOOD	D	INTACT	WHITE	2nd	209 Office	Negative	0.05
Door	WOOD	A	INTACT	WHITE	2nd	209 Office	Negative	0.15
Door	WOOD	B	INTACT	WHITE	2nd	209 Office	Negative	0.07
Door	WOOD	C	INTACT	WHITE	2nd	209 Office	Negative	<LOD
Door trim	WOOD	A	INTACT	WHITE	2nd	209 Office	Negative	0.13
Door trim	WOOD	B	INTACT	WHITE	2nd	209 Office	Negative	0.15
Door trim	WOOD	B	INTACT	WHITE	2nd	209 Office	Negative	0.09
Door trim	WOOD	D	INTACT	WHITE	2nd	209 Office	Negative	0.13

Window trim left	WOOD	D	INTACT	WHITE	2nd	209 Office	Negative	0.62
Window trim left	WOOD	D	INTACT	WHITE	2nd	209 Office	Negative	0.39
Window trim left	WOOD	D	INTACT	WHITE	2nd	209 Office	Negative	0.71
Window trim right	WOOD	D	INTACT	WHITE	2nd	209 Office	Positive	22.53
Ceiling	DRYWALL		INTACT	WHITE	2nd	209 Office	Negative	<LOD
Door	WOOD	A	INTACT	WHITE	2nd	212 Men's room	Negative	<LOD
Door trim	WOOD	A	INTACT	WHITE	2nd	212 Men's room	Negative	<LOD
Door trim	WOOD	A	INTACT	WHITE	2nd	212 Men's room	Negative	<LOD
Wall	PLASTER	A	INTACT	BEIGE	2nd	212 Men's room	Negative	<LOD
Wall	PLASTER	B	INTACT	BEIGE	2nd	212 Men's room	Negative	<LOD
Wall	PLASTER	C	INTACT	BEIGE	2nd	212 Men's room	Negative	<LOD
Wall	PLASTER	D	INTACT	BEIGE	2nd	212 Men's room	Negative	<LOD
Baseboard	WOOD	D	INTACT	WHITE	2nd	212 Men's room	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	2nd	212 Men's room	Negative	<LOD
Baseboard	WOOD	B	INTACT	WHITE	2nd	212 Men's room	Negative	<LOD
Baseboard	WOOD	C	INTACT	WHITE	2nd	212 Men's room	Negative	<LOD
Ceiling	DRYWALL		INTACT	WHITE	2nd	212 Men's room	Negative	<LOD
Wall	PLASTER	A	INTACT	BEIGE	2nd	208 Office	Negative	<LOD
Wall	PLASTER	B	INTACT	BEIGE	2nd	208 Office	Negative	<LOD
Wall	PLASTER	C	INTACT	BEIGE	2nd	208 Office	Negative	<LOD
Wall	PLASTER	D	INTACT	BEIGE	2nd	208 Office	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	2nd	208 Office	Negative	<LOD
Baseboard	WOOD	B	INTACT	WHITE	2nd	208 Office	Negative	<LOD
Baseboard	WOOD	C	INTACT	WHITE	2nd	208 Office	Negative	<LOD
Baseboard	WOOD	D	INTACT	WHITE	2nd	208 Office	Negative	<LOD
Door	WOOD	C entry	INTACT	WHITE	2nd	208 Office	Negative	<LOD
Door trim	WOOD	C entry	INTACT	WHITE	2nd	208 Office	Negative	<LOD
Door trim	WOOD	C w corner	INTACT	WHITE	2nd	208 Office	Negative	<LOD
Door	WOOD	C w corner	INTACT	WHITE	2nd	208 Office	Negative	<LOD
Closet door	WOOD	D	INTACT	WHITE	2nd	208 Office	Negative	<LOD
Closet door trim	WOOD	D	INTACT	WHITE	2nd	208 Office	Negative	<LOD
Closet shelving	WOOD	D	INTACT	WHITE	2nd	208 Office	Negative	<LOD
Ceiling	DRYWALL		INTACT	WHITE	2nd	208 Office	Negative	<LOD
Window trim	WOOD	C left	INTACT	WHITE	2nd	208 Office	Negative	<LOD
Window trim	WOOD	C left	INTACT	WHITE	2nd	208 Office	Negative	<LOD
Window trim	WOOD	C right	INTACT	WHITE	2nd	208 Office	Negative	<LOD
Window trim	WOOD	C right	INTACT	WHITE	2nd	208 Office	Negative	<LOD
Window trim	WOOD	D left	INTACT	WHITE	2nd	208 Office	Negative	<LOD
Window trim	WOOD	D right	INTACT	WHITE	2nd	208 Office	Negative	<LOD
Window trim	WOOD	D right	INTACT	WHITE	2nd	208 Office	Negative	<LOD
Wall	PLASTER	A	INTACT	BEIGE	2nd	207 Office	Negative	<LOD

Wall	PLASTER	B	INTACT	BEIGE	2nd	207 Office	Negative	<LOD
Wall	PLASTER	C	INTACT	BEIGE	2nd	207 Office	Negative	<LOD
Wall	PLASTER	D	INTACT	BEIGE	2nd	207 Office	Negative	<LOD
Baseboard_	WOOD	A	INTACT	WHITE	2nd	207 Office	Negative	<LOD
Baseboard_	WOOD	B	INTACT	WHITE	2nd	207 Office	Negative	<LOD
Baseboard_	WOOD	C	INTACT	WHITE	2nd	207 Office	Negative	<LOD
Baseboard_	WOOD	D	INTACT	WHITE	2nd	207 Office	Negative	<LOD
Door	WOOD	A	INTACT	WHITE	2nd	207 Office	Negative	<LOD
Door trim	WOOD	A	INTACT	WHITE	2nd	207 Office	Negative	<LOD
Door trim	WOOD	A	INTACT	WHITE	2nd	207 Office	Negative	<LOD
Door trim	WOOD	A	INTACT	WHITE	2nd	207 Office	Negative	<LOD
Door trim	WOOD	B	INTACT	WHITE	2nd	207 Office	Negative	<LOD
Door trim	WOOD	B	INTACT	WHITE	2nd	207 Office	Negative	<LOD
Window trim left	WOOD	C	INTACT	WHITE	2nd	207 Office	Negative	<LOD
Window trim left	WOOD	C	INTACT	WHITE	2nd	207 Office	Negative	<LOD
Window trim right	WOOD	C	INTACT	WHITE	2nd	207 Office	Negative	<LOD
Window trim right	WOOD	C	INTACT	WHITE	2nd	207 Office	Negative	<LOD
Ceiling	DRYWALL		INTACT	WHITE	2nd	207 Office	Negative	<LOD
		CALIBRATE					Inconclusive	1.07
		CALIBRATE					Inconclusive	1.05
		CALIBRATE					Inconclusive	1.01
Wall	PLASTER	A	INTACT	BEIGE	2nd	200 Hall	Negative	<LOD
Wall	PLASTER	B	INTACT	BEIGE	2nd	200 Hall	Negative	<LOD
Wall	PLASTER	C	INTACT	BEIGE	2nd	200 Hall	Negative	<LOD
Wall	PLASTER	D	INTACT	BEIGE	2nd	200 Hall	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	2nd	200 Hall	Negative	<LOD
Baseboard	WOOD	C	INTACT	WHITE	2nd	200 Hall	Negative	<LOD
Baseboard	WOOD	D	INTACT	WHITE	2nd	200 Hall	Negative	<LOD
Closet door left trim	WOOD	A	INTACT	WHITE	2nd	200 Hall	Negative	<LOD
Closet door left	WOOD	A	INTACT	WHITE	2nd	200 Hall	Negative	<LOD
Closet door right	WOOD	A	INTACT	WHITE	2nd	200 Hall	Negative	<LOD
Closet door right trim	WOOD	A	INTACT	WHITE	2nd	200 Hall	Negative	<LOD
Ceiling	DRYWALL		INTACT	WHITE	2nd	200 Hall	Negative	<LOD
Door	WOOD	C	INTACT	WHITE	2nd	201 HVAC	Negative	<LOD
Door trim	WOOD	C	INTACT	WHITE	2nd	201 HVAC	Negative	<LOD
Wall	PLASTER	A	INTACT	BEIGE	2nd	201 HVAC	Negative	<LOD
Wall	PLASTER	B	INTACT	BEIGE	2nd	201 HVAC	Negative	<LOD
Wall	PLASTER	C	INTACT	BEIGE	2nd	201 HVAC	Negative	<LOD
Wall	PLASTER	D	INTACT	BEIGE	2nd	201 HVAC	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	2nd	201 HVAC	Negative	<LOD
Baseboard	WOOD	B	INTACT	WHITE	2nd	201 HVAC	Negative	<LOD

Baseboard	WOOD	C	INTACT	WHITE	2nd	201 HVAC	Negative	<LOD
Baseboard	WOOD	D	INTACT	WHITE	2nd	201 HVAC	Negative	<LOD
Window trim	WOOD	C	INTACT	WHITE	2nd	201 HVAC	Negative	<LOD
Window trim	WOOD	C	INTACT	WHITE	2nd	201 HVAC	Negative	<LOD
Window trim	WOOD	C	INTACT	WHITE	2nd	201 HVAC	Negative	<LOD
Wall	PLASTER	A	INTACT	BEIGE	2nd	202 Women's	Negative	<LOD
Wall	PLASTER	B	INTACT	BEIGE	2nd	202 Women's	Negative	<LOD
Wall	PLASTER	C	INTACT	BEIGE	2nd	202 Women's	Negative	<LOD
Wall	PLASTER	D	INTACT	BEIGE	2nd	202 Women's	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	2nd	202 Women's	Negative	0.15
Baseboard	WOOD	B	INTACT	WHITE	2nd	202 Women's	Negative	0.29
Baseboard	WOOD	C	INTACT	WHITE	2nd	202 Women's	Negative	<LOD
Baseboard	WOOD	D	INTACT	WHITE	2nd	202 Women's	Negative	<LOD
Window trim	WOOD	C	INTACT	WHITE	2nd	202 Women's	Negative	<LOD
Window trim	WOOD	C	INTACT	WHITE	2nd	202 Women's	Negative	<LOD
Ceiling	DRYWALL		INTACT	WHITE	2nd	202 Women's	Negative	0.03
Wall	PLASTER	A	INTACT	BEIGE	2nd	206 Office	Negative	0.1
Wall	PLASTER	B	INTACT	BEIGE	2nd	206 Office	Negative	<LOD
Wall	PLASTER	C	INTACT	BEIGE	2nd	206 Office	Negative	0.26
Wall	PLASTER	D	INTACT	BEIGE	2nd	206 Office	Negative	0.21
Closet door	PLASTER	C	INTACT	WHITE	2nd	206 Office	Negative	<LOD
Closet door trim	PLASTER	C	INTACT	WHITE	2nd	206 Office	Negative	<LOD
Closet shelving	PLASTER	C	INTACT	BEIGE	2nd	206 Office	Negative	<LOD
AC closet door	WOOD	C	INTACT	WHITE	2nd	206 Office	Negative	<LOD
AC closet door trim	WOOD	C	INTACT	WHITE	2nd	206 Office	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	2nd	206 Office	Negative	<LOD
Baseboard	WOOD	B	INTACT	WHITE	2nd	206 Office	Negative	<LOD
Baseboard	WOOD	C	INTACT	WHITE	2nd	206 Office	Negative	<LOD
Baseboard	WOOD	D	INTACT	WHITE	2nd	206 Office	Negative	<LOD
Window trim left	WOOD	A	INTACT	WHITE	2nd	206 Office	Negative	<LOD
Window trim left	WOOD	A	INTACT	WHITE	2nd	206 Office	Negative	<LOD
Window trim right	WOOD	A	INTACT	WHITE	2nd	206 Office	Negative	<LOD
Window trim right	WOOD	A	INTACT	WHITE	2nd	206 Office	Negative	<LOD
Ceiling	DRYWALL		INTACT	WHITE	2nd	206 Office	Negative	<LOD
Upper wall trim	WOOD	C	INTACT	WHITE	2nd	206 Office	Negative	<LOD
Wall	PLASTER	A	INTACT	BEIGE	2nd	205 Office	Negative	<LOD
Wall	PLASTER	B	INTACT	BEIGE	2nd	205 Office	Negative	<LOD
Wall	PLASTER	C	INTACT	BEIGE	2nd	205 Office	Negative	<LOD
Wall	PLASTER	D	INTACT	BEIGE	2nd	205 Office	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	2nd	205 Office	Negative	<LOD
Baseboard	WOOD	B	INTACT	WHITE	2nd	205 Office	Negative	<LOD

Baseboard	WOOD	C	INTACT	WHITE	2nd	205 Office	Negative	<LOD
Baseboard	WOOD	D	INTACT	WHITE	2nd	205 Office	Negative	<LOD
Closet door	WOOD	A	INTACT	WHITE	2nd	205 Office	Negative	<LOD
Closet Shelving	WOOD	A	INTACT	WHITE	2nd	205 Office	Negative	<LOD
Closet door trim	WOOD	A	INTACT	BEIGE	2nd	205 Office	Negative	<LOD
Window trim left	WOOD	B	INTACT	BEIGE	2nd	205 Office	Negative	<LOD
Window trim left	WOOD	B	INTACT	BEIGE	2nd	205 Office	Negative	<LOD
Window trim right	WOOD	B	INTACT	BEIGE	2nd	205 Office	Negative	<LOD
Window trim right	WOOD	B	INTACT	BEIGE	2nd	205 Office	Negative	<LOD
Window trim	WOOD	C	INTACT	BEIGE	2nd	205 Office	Negative	0.07
Window trim	WOOD	C	INTACT	BEIGE	2nd	205 Office	Negative	0.05
Ceiling	DRYWALL		INTACT	WHITE	2nd	205 Office	Negative	<LOD
Upper wall trim	DRYWALL	A	INTACT	WHITE	2nd	205 Office	Negative	0.04
Door	WOOD	B	INTACT	WHITE	2nd	205 Office	Negative	<LOD
Door trim	WOOD	B	INTACT	WHITE	2nd	205 Office	Negative	0.2
Wall	PLASTER	A	INTACT	BEIGE	2nd	203 Office	Negative	0.16
Wall	PLASTER	B	INTACT	BEIGE	2nd	203 Office	Negative	0.53
Wall	PLASTER	B	INTACT	BEIGE	2nd	203 Office	Negative	0.31
Wall	PLASTER	C	INTACT	BEIGE	2nd	203 Office	Negative	0.54
Wall	PLASTER	D	INTACT	BEIGE	2nd	203 Office	Negative	0.72
Door	WOOD	A	INTACT	WHITE	2nd	203 Office	Negative	<LOD
Door trim	WOOD	A	INTACT	WHITE	2nd	203 Office	Negative	<LOD
205 ofc door	WOOD	D	INTACT	WHITE	2nd	205 Office	Negative	<LOD
205 ofc door trim	WOOD	D	INTACT	WHITE	2nd	205 Office	Negative	<LOD
Baseboard	WOOD	A	INTACT	WHITE	2nd	203 Office	Negative	<LOD
Baseboard	WOOD	B	INTACT	WHITE	2nd	203 Office	Negative	<LOD
Baseboard	WOOD	C	INTACT	WHITE	2nd	203 Office	Negative	<LOD
Baseboard	WOOD	D	INTACT	WHITE	2nd	203 Office	Negative	<LOD
Window trim	WOOD	C	INTACT	WHITE	2nd	203 Office	Negative	<LOD
Window trim	WOOD	C	INTACT	WHITE	2nd	203 Office	Negative	<LOD
Window trim	WOOD	D	INTACT	WHITE	2nd	203 Office	Negative	<LOD
Window trim	WOOD	D	INTACT	WHITE	2nd	203 Office	Negative	<LOD
Ceiling	DRYWALL		INTACT	WHITE	2nd	203 Office	Negative	<LOD
South east exit door	METAL	A	INTACT	BROWN	2nd	Hall	Negative	<LOD
South east exit door	METAL	A	INTACT	BROWN	2nd	Hall	Negative	<LOD
South east exit door trim	METAL	A	INTACT	BROWN	2nd	Hall	Negative	<LOD
Wall	DRYWALL	A	INTACT	WHITE	2nd	215 Records	Negative	<LOD
Wall	DRYWALL	B	INTACT	WHITE	2nd	215 Records	Negative	<LOD
Wall	DRYWALL	D	INTACT	WHITE	2nd	215 Records	Negative	<LOD
Door	WOOD	B	INTACT	BROWN	2nd	215 Records	Negative	<LOD
Door trim	WOOD	B	INTACT	WHITE	2nd	215 Records	Negative	0.03

Wall	DRYWALL	B	INTACT	WHITE	2nd	214 Records	Negative	<LOD
Wall	DRYWALL	C	INTACT	WHITE	2nd	214 Records	Negative	0.04
Wall	DRYWALL	D	INTACT	WHITE	2nd	214 Records	Negative	0.14
Wall	paneling	A	INTACT	WHITE	2nd	214 Records	Negative	0.04
Door trim	WOOD	A	INTACT	BROWN	2nd	214 Records	Negative	0.03
Door trim	METAL	B	INTACT	BROWN	2nd	214 Records	Negative	<LOD
Door trim	METAL	B	INTACT	BROWN	2nd	213 Records	Negative	0.36
Wall	DRYWALL	A	INTACT	WHITE	2nd	213 Records	Negative	0.04
Wall	DRYWALL	B	INTACT	WHITE	2nd	213 Records	Negative	0.55
Wall	DRYWALL	C	INTACT	WHITE	2nd	213 Records	Negative	0.53
Wall	DRYWALL	C	INTACT	WHITE	2nd	213 Records	Negative	0.35
Wall	DRYWALL	D	INTACT	WHITE	2nd	213 Records	Negative	0.68
Wall	DRYWALL	D	INTACT	WHITE	2nd	213 Records	Negative	<LOD
		CALIBRATE					Inconclusive	0.92
		CALIBRATE					Inconclusive	0.96
		CALIBRATE					Inconclusive	0.9

ATTACHMENT F

Lead Certifications

Environmental Training Fund

181421PBIE

900 N.W. 5TH Avenue, Fort Lauderdale, Florida 33311 (954) 524-7208

Processed By:

Seagull

To Authenticate Certificate
www.seagulltraining.com
1-800-966-9933

This is to Certify that

Matt Laskowski

XXX-XX-7743

2850 N Oaklnd Forest Dr Apt 310, Oakland Park, FL 33309

has successfully completed an English

Lead 24 Hr. Paint Inspector Course

5-Nov-18 TO 7-Nov-18

Includes: Arsenic, Barium, Cadmium, Chromium, Lead, Selenium, Silver, & Mercury

This certificate may be used to obtain a state license, which may be used to obtain an EPA license.

Trainer(s): James F. Stump

Training Address: 900 NW 5th Ave, Fort Lauderdale, FL 33311

Passed the hands-on assessment & completed the course exam on: 7-Nov-18

UNDER CIVIL AND CRIMINAL PENALTIES OF LAW FOR MAKING OR SUBMISSION OF FALSE OR FRAUDULENT STATEMENTS OR REPRESENTATIONS (18 U.S.C. 1001 AND 31 U.S.C. 3815).

James F. Stump, Training Manager

Certificate Number: 177816

This Certificate Expires:

OSHA DATE: **7-Nov-19**
SUNSET DATE: **6-Nov-21**
INTERIM DATE: **6-May-19**

11/06/21

Course Number: SE1845

The actual expiration date will appear on individual's license. See individual state rules for your state expiration date.

Environmental Training Fund

181421PBRAE

900 N.W. 5TH Avenue, Fort Lauderdale, Florida 33311 (954) 524-7208

Processed By:

Seagull

To Authenticate Certificate
www.seagulltraining.com
1-800-966-9933

This is to Certify that

Matt Laskowski

XXX-XX-7743

2850 N Oaklnd Forest Dr Apt 310, Oakland Park, FL 33309

has successfully completed an English

Lead 16 Hr. Risk Assessor Course

8-Nov-18 TO 9-Nov-18

Includes: Arsenic, Barium, Cadmium, Chromium, Lead, Selenium, Silver, & Mercury

This certificate may be used to obtain a state license, which may be used to obtain an EPA license.

UNDER CIVIL AND CRIMINAL PENALTIES OF LAW FOR MAKING OR SUBMISSION OF FALSE OR FRAUDULENT STATEMENTS OR REPRESENTATIONS (18 U.S.C. 1001 AND 3729 (A) 3815).

Trainer(s): James F. Stump

Training Address: 900 NW 5th Ave, Fort Lauderdale, FL 33311

Passed the hands-on assessment & completed the course exam on: 9-Nov-18

James F. Stump, Training Manager

This Certificate Expires:

SUNSET DATE: **8-Nov-21**
INTERIM DATE: **8-May-19**

11/08/21

Certificate Number: 177834

Course Number: SE1845

The actual expiration date will appear on individual's license. See individual state rules for your state expiration date.

United States Environmental Protection Agency

This is to certify that

Matthew P Laskowski

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires December 14, 2021

LBP-R-I195918-1

Certification #

November 30, 2018

Issued On

Adrienne Priselac, Manager, Toxics Office

Land Division

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director
Land Protection Branch
4244 International Parkway
Suite 104
Atlanta, Georgia 30354
404-362-2537

Lead-Based Paint and Asbestos Program
Certification, Accreditation & Licensing Unit

Certification To Conduct Georgia Regulated Lead-Based Paint Activities

Discipline Certification Type Risk Assessor

Certification Number 70 RAO 1118 10252

Issued To Matthew Laskowski

Gender	*Height*		*Weight*	*Date of Birth*
Male	5	10	145	05/21/1966

Company

Address

City	*State*	*Zip*	*Phone*
	GA		

Certification Issue Date	*Certification Expiration Date*	*Last Date Of Training*
11/27/2018	11/27/2019	11/9/2018

This certificate confers all authorities granted by Georgia EPD Rules 391-3-24 and allows the above named individual to serve as a(n)

Risk Assessor

This certificate must be in your possession while conducting activities regulated by Georgia Rules 391-3-24. This certification is only valid for the performance of Georgia regulated lead-based paint activities and when employed by a Georgia Certified Lead-Based Paint Firm. A renewal application must be submitted at least thirty (30) days prior to the expiration date shown, and a refresher training course must be taken before the last date of training.

Issue Date	*Expiration Date*
11/27/2018	11/27/2019
Georgia Lead Risk Assessor License Number	
70 RAO 1118 10252	

Jennifer Vogel, Program Manager
Lead-Based Paint and Asbestos Program
(404) 363-7026
Issued By:Debbie Hammond

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director
Land Protection Branch
4244 International Parkway
Suite 104
Atlanta, Georgia 30354
404-362-2537

Lead-Based Paint and Asbestos Program
Certification, Accreditation & Licensing Unit

Certification To Conduct Georgia Regulated Lead-Based Paint Activities

SUBJECT: Georgia Certification

Thank you for your compliance with Georgia's important rules intended to protect young children and others from lead-based paint in target housing and child-occupied facilities. Your participation is an important safeguard for the future.

For Lead Supervisors, Lead Inspectors, Lead Risk Assessors, or Lead Project Designers, you do not need to send your third party exam letter for the certification renewal unless your certification was allowed to lapse for one or more years. Third party exams are not required for Lead Workers.

For all lead disciplines, including Lead Workers, send the training certificate with your initial application and with your renewal application after taking the refresher course to confirm that your training is up-to-date. During the “off” or in-between years of training, we do not need to see the year-old original or renewal training certificate with your renewal application.

Georgia EPD reserves the right to request a copy of your third party exam letter or original training certificates under special circumstances.

Thank you.

Matthew Laskowski

LEAD

,GA,

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Georgia Environmental Protection Division
Lead-Based Paint Certification

CARD HOLDER NAME: **Matthew Laskowski**

ID #	DOB	HEIGHT	WEIGHT
70 RAO 1118 10252	05/21/1966	5'10"	145

DISCIPLINES	EXP. DATE
Risk Assessor	11/27/2019

For information, contact: Georgia Environmental Protection Division
Lead-Based Paint and Asbestos Program
4244 International Parkway, Suite 104
Atlanta, Georgia 30354
404-363-7026

This card is non-transferable and valid only to the person issued. It cannot be loaned, altered, duplicated, or given to another person for identification. If this card is found, please return it to the Lead-Based Paint and Asbestos Program of Georgia EPD.

ATTACHMENT G

Fungal (Mold) Analytical Laboratory Results and Chain-of-Custody

EMSL Analytical, Inc.

3303 PARKWAY CENTER COURT Orlando, FL 32808
Phone/Fax: (407) 599-5887 / (407) 599-9063
http://www.EMSL.com / orlandolab@emsl.com

Order ID: 341914846
Customer ID: GFAI25
Customer PO:
Project ID:

Attn: Michelle McIntyre
GFA International
201 Waldo Avenue
Lehigh Acres, FL 33971

Phone: (239) 489-2443
Fax: (239) 489-3438
Collected: 09/26/2019
Received: 09/27/2019
Analyzed: 09/28/2019

Proj: 19-3620.00 FL

Test Report: Allergenco-D(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	341914846-0001			341914846-0002			341914846-0003		
Client Sample ID:	2618811			2912102			2912112		
Volume (L):	150			150			150		
Sample Location:	FL 2 W Office			FL 2 AP Office			FL 2 Finance Director		
Spore Types	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	-	-	-
Ascospores	-	-	-	-	-	-	-	-	-
Aspergillus/Penicillium	-	-	-	-	-	-	4	80	53
Basidiospores	1*	7*	25.9	1	20	58.8	2	40	26.5
Bipolaris++	-	-	-	-	-	-	1*	7*	4.6
Chaetomium	-	-	-	-	-	-	-	-	-
Cladosporium	1	20	74.1	-	-	-	-	-	-
Curvularia	-	-	-	-	-	-	2*	10*	6.6
Fusarium	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	-	-	-	1*	7*	20.6	1*	7*	4.6
Pithomyces++	-	-	-	-	-	-	1*	7*	4.6
Rust	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Blakeslea/Choanephora	-	-	-	1*	7*	20.6	-	-	-
Cercospora++	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	-	-	-
Pestalotia/Pestalotiopsis	-	-	-	-	-	-	-	-	-
Pyricularia	-	-	-	-	-	-	-	-	-
Scolecobasidium / Ochrocon	-	-	-	-	-	-	-	-	-
Spegazzinia	-	-	-	-	-	-	-	-	-
Sporidesmium-like	-	-	-	-	-	-	-	-	-
Torula-like	-	-	-	-	-	-	-	-	-
Zygophiala/Schizothyrium	-	-	-	-	-	-	-	-	-
Total Fungi	**2**	**27**	**100**	**3**	**34**	**100**	**11**	**151**	**100**
Hyphal Fragment	2*	10*	-	1	20	-	2*	10*	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.

Yessica Martinez Seeman, Microbiology
Technical Manager, Central Florida

High levels of background particulate can obscure spores and other particulates, leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "*" Denotes particles found at 300X. "-" Denotes not detected. Due to method stopping rules, raw counts in excess of 100 are extrapolated based on the percentage analyzed. EMSL maintains liability limited to cost of analysis. Interpretation and use of test restuls are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. When the information supplied by the customer can affect the validity of the result, it will be noted on the report.
Samples analyzed by EMSL Analytical, Inc. Orlando, FL AIHA-LAP, LLC EMLAP 163563

Initial report from: 09/30/2019 08:21:59

For Information on the fungi listed in this report please visit the Resources section at www.emsl.com

EMSL Analytical, Inc.
3303 PARKWAY CENTER COURT Orlando, FL 32808
Phone/Fax: (407) 599-5887 / (407) 599-9063
http://www.EMSL.com / orlandolab@emsl.com

Order ID: 341914846
Customer ID: GFAI25
Customer PO:
Project ID:

Attn: Michelle McIntyre
GFA International
201 Waldo Avenue
Lehigh Acres, FL 33971

Phone: (239) 489-2443
Fax: (239) 489-3438
Collected: 09/26/2019
Received: 09/27/2019
Analyzed: 09/28/2019

Proj: 19-3620.00 FL

Test Report: Allergenco-D(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	341914846-0001			341914846-0002			341914846-0003		
Client Sample ID:	2618811			2912102			2912112		
Volume (L):	150			150			150		
Sample Location:	FL 2 W Office			FL 2 AP Office			FL 2 Finance Director		
Analyt. Sensitivity 600x	-	21	-	-	21	-	-	21	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	1	-	-	2	-	-	2	-
Fibrous Particulate (1-4)	-	1	-	-	2	-	-	2	-
Background (1-5)	-	2	-	-	2	-	-	2	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.

Yessica Martinez Seeman, Microbiology
Technical Manager, Central Florida

High levels of background particulate can obscure spores and other particulates, leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "*" Denotes particles found at 300X. "-" Denotes not detected. Due to method stopping rules, raw counts in excess of 100 are extrapolated based on the percentage analyzed. EMSL maintains liability limited to cost of analysis. Interpretation and use of test restuls are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. When the information supplied by the customer can affect the validity of the result, it will be noted on the report.
Samples analyzed by EMSL Analytical, Inc. Orlando, FL AIHA-LAP, LLC EMLAP 163563

Initial report from: 09/30/2019 08:21:59

For Information on the fungi listed in this report please visit the Resources section at www.emsl.com

EMSL Analytical, Inc.
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Order ID: 341914846
Customer ID: GFAI25
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Attn: Michelle McIntyre
GFA International
201 Waldo Avenue
Lehigh Acres, FL 33971

Phone: (239) 489-2443
Fax: (239) 489-3438
Collected: 09/26/2019
Received: 09/27/2019
Analyzed: 09/28/2019

Proj: 19-3620.00 FL

Test Report: Allergenco-D(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	341914846-0004			341914846-0005			341914846-0006		
Client Sample ID:	2912122			2618829			2618857		
Volume (L):	150			150			150		
Sample Location:	FL 2 Records			FL 1 Chambers			FL 1 Estuary Office		
Spore Types	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	-	-	-
Ascospores	12	250	43.1	1*	7*	11.5	-	-	-
Aspergillus/Penicillium	2	40	6.9	-	-	-	1	20	14.9
Basidiospores	2	40	6.9	1*	7*	11.5	1	20	14.9
Bipolaris++	-	-	-	-	-	-	1*	7*	5.2
Chaetomium	-	-	-	-	-	-	-	-	-
Cladosporium	8	200	34.5	-	-	-	-	-	-
Curvularia	1	20	3.4	1*	7*	11.5	3	60	44.8
Fusarium	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	1	20	3.4	-	-	-	1	20	14.9
Pithomyces++	2*	10*	1.7	1	20	32.8	1*	7*	5.2
Rust	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Blakeslea/Choanephora	-	-	-	-	-	-	-	-	-
Cercospora++	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	-	-	-
Pestalotia/Pestalotiopsis	-	-	-	-	-	-	-	-	-
Pyricularia	-	-	-	-	-	-	-	-	-
Scolecobasidium / Ochrocon	-	-	-	1	20	32.8	-	-	-
Spegazzinia	-	-	-	-	-	-	-	-	-
Sporidesmium-like	-	-	-	-	-	-	-	-	-
Torula-like	-	-	-	-	-	-	-	-	-
Zygophiala/Schizothyrium	-	-	-	-	-	-	-	-	-
Total Fungi	**28**	**580**	**100**	**5**	**61**	**100**	**8**	**134**	**100**
Hyphal Fragment	-	-	-	2*	10*	-	2	40	-
Insect Fragment	1*	7*	-	1	20	-	-	-	-
Pollen	-	-	-	-	-	-	1	20	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.

Yessica Martinez Seeman, Microbiology
Technical Manager, Central Florida

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Samples analyzed by EMSL Analytical, Inc. Orlando, FL AIHA-LAP, LLC EMLAP 163563

Initial report from: 09/30/2019 08:21:59

For Information on the fungi listed in this report please visit the Resources section at www.emsl.com

EMSL Analytical, Inc.
3303 PARKWAY CENTER COURT Orlando, FL 32808
Phone/Fax: (407) 599-5887 / (407) 599-9063
http://www.EMSL.com / orlandolab@emsl.com

Order ID: 341914846
Customer ID: GFAI25
Customer PO:
Project ID:

Attn: Michelle McIntyre
GFA International
201 Waldo Avenue
Lehigh Acres, FL 33971

Phone: (239) 489-2443
Fax: (239) 489-3438
Collected: 09/26/2019
Received: 09/27/2019
Analyzed: 09/28/2019

Proj: 19-3620.00 FL

Test Report: Allergenco-D(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	341914846-0004			341914846-0005			341914846-0006		
Client Sample ID:	2912122			2618829			2618857		
Volume (L):	150			150			150		
Sample Location:	FL 2 Records			FL 1 Chambers			FL 1 Estuary Office		
Analyt. Sensitivity 600x	-	21	-	-	21	-	-	21	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	2	-	-	2	-	-	2	-
Fibrous Particulate (1-4)	-	2	-	-	2	-	-	2	-
Background (1-5)	-	2	-	-	2	-	-	2	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.

Yessica Martinez Seeman, Microbiology
Technical Manager, Central Florida

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Samples analyzed by EMSL Analytical, Inc. Orlando, FL AIHA-LAP, LLC EMLAP 163563

Initial report from: 09/30/2019 08:21:59

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Collected: 09/26/2019
Received: 09/27/2019
Analyzed: 09/28/2019

Proj: 19-3620.00 FL

Test Report: Allergenco-D(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	341914846-0007			341914846-0008			341914846-0009		
Client Sample ID:	2912121			2912105			2618819		
Volume (L):	150			150			150		
Sample Location:	FL 1 Clerk Reception			FL 1 O SW Of CC			Outdoor 1		
Spore Types	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	1	20	0.5
Ascospores	4	80	44.4	1	20	12.5	25	510	12.2
Aspergillus/Penicillium	-	-	-	1	20	12.5	12	250	6
Basidiospores	1	20	11.1	6*	40*	25	30	620	14.9
Bipolaris++	-	-	-	-	-	-	2	40	1
Chaetomium	-	-	-	-	-	-	-	-	-
Cladosporium	1	20	11.1	1	20	12.5	88	1800	43.2
Curvularia	2	40	22.2	-	-	-	16	330	7.9
Fusarium	-	-	-	-	-	-	2	40	1
Ganoderma	-	-	-	-	-	-	4	80	1.9
Myxomycetes++	-	-	-	1	20	12.5	10	210	5
Pithomyces++	1	20	11.1	2	40	25	1*	7*	0.2
Rust	-	-	-	-	-	-	2	40	1
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Blakeslea/Choanephora	-	-	-	-	-	-	-	-	-
Cercospora++	-	-	-	-	-	-	2	40	1
Nigrospora	-	-	-	-	-	-	4	80	1.9
Pestalotia/Pestalotiopsis	-	-	-	-	-	-	1	20	0.5
Pyricularia	-	-	-	-	-	-	2*	10*	0.2
Scolecobasidium / Ochrocon	-	-	-	-	-	-	2	40	1
Spegazzinia	-	-	-	-	-	-	1	20	0.5
Sporidesmium-like	-	-	-	-	-	-	1*	7*	0.2
Torula-like	-	-	-	-	-	-	-	-	-
Zygophiala/Schizothyrium	-	-	-	-	-	-	-	-	-
Total Fungi	**9**	**180**	**100**	**12**	**160**	**100**	**206**	**4164**	**100**
Hyphal Fragment	1	20	-	3	60	-	12	250	-
Insect Fragment	-	-	-	-	-	-	1*	7*	-
Pollen	-	-	-	-	-	-	3	60	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.

Yessica Martinez Seeman, Microbiology
Technical Manager, Central Florida

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Samples analyzed by EMSL Analytical, Inc. Orlando, FL AIHA-LAP, LLC EMLAP 163563

Initial report from: 09/30/2019 08:21:59

For Information on the fungi listed in this report please visit the Resources section at www.emsl.com

EMSL Analytical, Inc.
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http://www.EMSL.com / orlandolab@emsl.com

Order ID: 341914846
Customer ID: GFAI25
Customer PO:
Project ID:

Attn: Michelle McIntyre
GFA International
201 Waldo Avenue
Lehigh Acres, FL 33971

Phone: (239) 489-2443
Fax: (239) 489-3438
Collected: 09/26/2019
Received: 09/27/2019
Analyzed: 09/28/2019

Proj: 19-3620.00 FL

Test Report: Allergenco-D(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	341914846-0007			341914846-0008			341914846-0009		
Client Sample ID:	2912121			2912105			2618819		
Volume (L):	150			150			150		
Sample Location:	FL 1 Clerk Reception			FL 1 O SW Of CC			Outdoor 1		
Analyt. Sensitivity 600x	-	21	-	-	21	-	-	21	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	2	-	-	2	-	-	2	-
Fibrous Particulate (1-4)	-	2	-	-	2	-	-	2	-
Background (1-5)	-	2	-	-	2	-	-	2	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

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Proj: 19-3620.00 FL

Test Report: Allergenco-D(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	341914846-0010								
Client Sample ID:	2618814								
Volume (L):	150								
Sample Location:	Outdoor 2								
Spore Types	Raw Count	Count/m³	% of Total	-	-	-	-	-	-
Alternaria (Ulocladium)	-	-	-	-	-	-	-	-	-
Ascospores	19	390	23.5	-	-	-	-	-	-
Aspergillus/Penicillium	4	80	4.8	-	-	-	-	-	-
Basidiospores	26	530	32	-	-	-	-	-	-
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium	-	-	-	-	-	-	-	-	-
Cladosporium	5	100	6	-	-	-	-	-	-
Curvularia	3	60	3.6	-	-	-	-	-	-
Fusarium	3	60	3.6						
Ganoderma	1	20	1.2						
Myxomycetes++	5	100	6						
Pithomyces++	4	80	4.8						
Rust	-	-	-						
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Blakeslea/Choanephora	-	-	-	-	-	-	-	-	-
Cercospora++	2	40	2.4	-	-	-	-	-	-
Nigrospora	1	20	1.2	-	-	-	-	-	-
Pestalotia/Pestalotiopsis	-	-	-	-	-	-	-	-	-
Pyricularia	2	40	2.4	-	-	-	-	-	-
Scolecobasidium / Ochrocon	5	100	6	-	-	-	-	-	-
Spegazzinia	-	-	-	-	-	-	-	-	-
Sporidesmium-like	2*	10*	0.6	-	-	-	-	-	-
Torula-like	1*	7*	0.4	-	-	-	-	-	-
Zygophiala/Schizothyrium	1	20	1.2	-	-	-	-	-	-
Total Fungi	**84**	**1657**	**100**	-	-	-	-	-	-
Hyphal Fragment	3	60	-	-	-	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	1	20	-	-	-	-	-	-	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.

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Technical Manager, Central Florida

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Order ID: 341914846
Customer ID: GFAI25
Customer PO:
Project ID:

Attn: Michelle McIntyre
GFA International
201 Waldo Avenue
Lehigh Acres, FL 33971

Phone: (239) 489-2443
Fax: (239) 489-3438
Collected: 09/26/2019
Received: 09/27/2019
Analyzed: 09/28/2019

Proj: 19-3620.00 FL

Test Report: Allergenco-D(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	**341914846-0010**								
Client Sample ID:	**2618814**								
Volume (L):	**150**								
Sample Location:	**Outdoor 2**								
Analyt. Sensitivity 600x	-	21	-				-	-	-
Analyt. Sensitivity 300x	-	7*	-				-	-	-
Skin Fragments (1-4)	-	2	-				-	-	-
Fibrous Particulate (1-4)	-	2	-				-	-	-
Background (1-5)	-	2	-				-	-	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.

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EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Microbiology Chain of Custody

EMSL Order Number (*Lab Use Only*): 341914846

EMSL ANALYTICAL, INC.
200 ROUTE 130 NORTH
CINNAMINSON, NJ 08077
PHONE: (800) 220-3675
FAX:(856) 786-0262

Company Name: GFA International	**EMSL-Bill to:** ☐ Same ☐ Different if Bill to is Different note instructions in Comments
Street: 201 Waldo Ave N	*Third Party Billing requires written authorization from third party.*
City: Lehigh Acres **State/Province:** FL	**Zip/Postal Code:** 33971 **Country:**
Report To (Name): Michelle McIntyre	**Telephone #:** 239-489-2443
Email Address: mmcintyre@teamgfa.com	**Fax #:** **Purchase Order:**
Project Name/Number: 19-3620.00	**Please Provide Results:** ☐ Fax ☒ Email
U.S. State Samples Taken: FL **Project Zip Code:**	**Connecticut Samples:** ☐ Commercial ☐ Residential

Sterile, Sodium Thiosulfate Preserved Bottle Used: ☐ **Biocide Used in Source (specify):** ☐

Public Water Supply Samples: ☐ **Note: All results may automatically be reported to DOH if required by state.**

Turnaround Time (TAT) Options - Please Check

☐ 3 Hour	☐ 6 Hour	☒ 24 Hour	☐ 48 Hour	☐ 72 Hour	☐ 96 Hour	☐ 1 Week	☐ 2 Week

Microbiology Test Codes

M001 Air-O-Cell
M174 MoldSnap
M030 Micro 5
M032 Allergenco-D
M041 Fungal Direct Examination
M169 Pollen ID & Enumeration
M280 Dust Characterization Level-1
M281 Dust Characterization Level-2
M005 Viable Fungi- Air Samples (Genus ID & Count)
M006 Viable Fungi- Air Samples (Includes *Penicillium, Aspergillus, Cladosporium, Stachybotrys* Species ID & Count)
M007 Culturable fungi - Surface Samples (Genus ID & Count)
M008 Culturable fungi - Surface Samples (Includes *Penicillium, Aspergillus, Cladosporium, Stachybotrys* Species ID & Count)
M009 Bacteria Culture Gram Stain & Count
M010 Bacteria Count & ID - 3 Most Prominent
M011 Bacteria Count & ID - 5 Most Prominent

M012 *Pseudomonas aeruginosa* (P/A***)
M024 *Pseudomonas aeruginosa* (MFT*)
M015 Heterotrophic Plate Count
M017 Total Coliform & *E. coli* (Colilert P/A***)
M018 Total Coliform & *E. coli* (MFT*)
M114 Total Coliform & *E. coli* Enumeration (Colilert MPN**)
M019 Fecal Coliform (MFT*)
M020 Fecal *Streptococcus* (MFT*)
M029 *Enterococci* (MFT*)
M129 *Enterococci* (Enterolert P/A***)
M180 Real Time qPCR-ERMI 36 Panel
M025 Sewage Screen –Water (MFT*)

M115 Sewage Screen - Water (P/A***)
M116 Sewage Screen - Water (MPN**)
M117 Sewage Screen - Swab (P/A***)
M013 Sewage Screen - Swab (MFT*)
M133 *Methicillin-resistant Staph. aureus* (MRSA)
M031 Rapid-growing non-TB *Mycobacteria* Detection & Enumeration
M014 Endotoxin Analysis
M044 Group Allergen (Cat, Dog, Cockroach, Dust Mite)
Other See Analytical Price Guide
***Legionella* Analysis** Please use EMSL *Legionella* COC

*MFT= Membrane Filtration Technique
**MPN= Most Probable Number
***P/A= Presence/Absence

Name of Sampler: EG **Signature of Sampler:**

Sample #	Sample Location/Description	Sample Type	Potable/ NonPotable (Only for Waters)	Test Code	Volume/ Area	Date/Time Collected	Temperature (°C) (Lab Use Only)
Example A1	Kitchen Sink/Tap	Water	☒ P ☐ NP	M017	100 mL	9/1/13 4:00 PM	
2618811	FL 2 W OFFICE	AIR	☐ P ☐ NP	M041	150 L	9.26.19	
2912102	FL 2 AP OFFICE		☐ P ☐ NP				
2912112	FL 2 FINANCE DIRECTOR		☐ P ☐ NP				
2912122	FL 2 RECORDS		☐ P ☐ NP				
2618829	FL 1 CHAMBERS		☐ P ☐ NP				

Client Sample # (s): - **Total # of Samples:** 10 **Samples Received Chilled?** Yes / No (Lab Use Only)

Relinquished (Client): EG **Date:** 9.26.19 **Time:** 3PM

Received (Lab): AC **Date:** 9/27/19 **Time:** 9:30

Comments/Special Instructions:

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this chain of custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

Controlled Document – COC-34 Micro R8 11/14/2017

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Microbiology Chain of Custody

EMSL Order Number (*Lab Use Only*): 341914846

EMSL ANALYTICAL, INC.
200 ROUTE 130 NORTH
CINNAMINSON, NJ 08077
PHONE: (800) 220-3675
FAX:(856) 786-0262

Additional pages of the chain of custody are only necessary if needed for additional sample information.

Sample #	Sample Location/Description	Sample Type	Potable/ NonPotable (Only for Waters)	Test Code	Volume/ Area	Date/Time Collected	Temperature (°C) (Lab Use Only)
2618857	FL 1 ESTUARY OFFICE		☐ P ☐ NP				
2912121	FL 1 CLERK RECEPTION		☐ P ☐ NP				
2912105	FL 1 O SW of CC		☐ P ☐ NP				
2618819	OUTDOOR 1		☐ P ☐ NP				
2618814	OUTDOOR 2		☐ P ☐ NP				
— NO	MORE —		☐ P ☐ NP				
			☐ P ☐ NP				
			☐ P ☐ NP				
			☐ P ☐ NP				
			☐ P ☐ NP				
			☐ P ☐ NP				
			☐ P ☐ NP				
			☐ P ☐ NP				
			☐ P ☐ NP				
			☐ P ☐ NP				
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			☐ P ☐ NP				
			☐ P ☐ NP				
			☐ P ☐ NP				
			☐ P ☐ NP				
			☐ P ☐ NP				
			☐ P ☐ NP				

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Controlled Document – COC-34 Micro R8 11/14/2017

ATTACHMENT G

Certifications (Mold)

RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

MOLD-RELATED SERVICES LICENSING PROGRAM

THE MOLD ASSESSOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

MCINTYRE, MICHELLE MUNIER

5851 COUNTRY LAKES DRIVE
FORT MYERS FL 33905

LICENSE NUMBER: MRSA2204

EXPIRATION DATE: JULY 31, 2020

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RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

MOLD-RELATED SERVICES LICENSING PROGRAM

THE MOLD ASSESSOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

GOELLER, ERIC BRUCE

18516 EASTSHORE DRIVE
FORT MYERS FL 33967

LICENSE NUMBER: MRSA824

EXPIRATION DATE: JULY 31, 2020

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ATTACHMENT H

Mold Assessment Photo Log

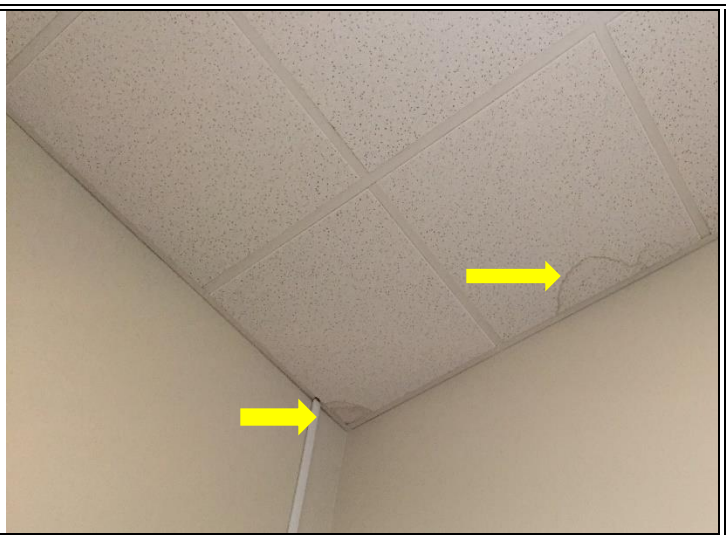


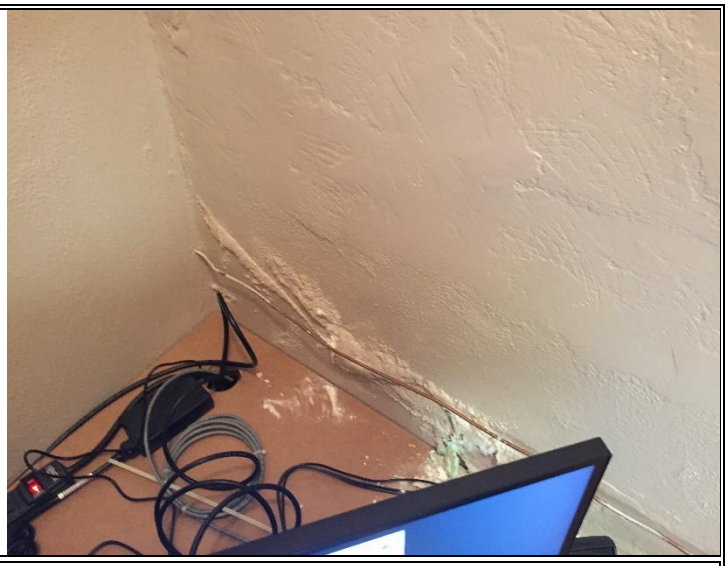
Photo 1: 1st Floor Council Chambers – water staining was observed along north wall ceiling tiles.

Photo 2: 1st Floor Council Chambers – water staining was observed along north wall ceiling tiles.

Photo 3: 1st Floor Council Chambers Vestibule – water staining was observed on center ceiling tiles.

Photo 4: 1st Floor East Hallway – water staining was observed on north ceiling tiles.

Photo 5: 1st Floor East Hallway – water staining was observed on north ceiling tiles.	Photo 6: 1st Floor Estuary Program Office – water staining was observed on the ceiling tile surrounding an HVAC vent.

	
Photo 7: 1st Floor Council A/V Office - dust accumulation and/or suspect mold growth was observed on ceiling tiles.	Photo 8: 1st Floor Council A/V Office - deteriorated and water damaged hard coat wall plaster was observed.

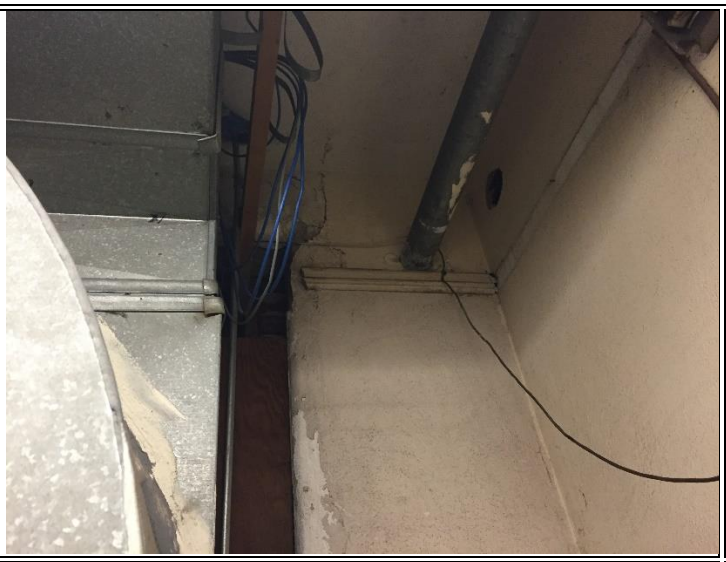


Photo 9: 1st Floor HVAC Room – Cracking and peeling paint was observed.	Photo 10: Stairwell 1 - deteriorated and water damaged hard coat wall plaster was observed; significantly elevated moisture content was detected.

Photo 11: Stairwell 1 - deteriorated and water damaged hard coat wall plaster was observed.	Photo 12: Stairwell 1 – dust/debris accumulation and suspect mold growth were observed on window components.

Photo 13: 1st Floor South of the City Clerk's Office – A significantly damaged and stained ceiling tile was observed.

Photo 14: 1st Floor City Clerk's Office - Bubbling and water damaged hard coat wall plaster was observed at the north wall.

Photo 15: 1st Floor City Clerk's Office - Water staining was observed on a ceiling tile at the upper north wall.

Photo 16: 2nd Floor Records Room – damaged and water stained ceiling tiles were observed.

Photo 17: 2nd Floor Records Room – water stained ceiling tiles were observed.

Photo 18: 2nd Floor Records Room – water stained ceiling tiles were observed.

Photo 19: 2nd Floor Finance Director's Office – cracking, peeling, and water damaged hard coat wall plaster was observed; elevated moisture content was not detected.

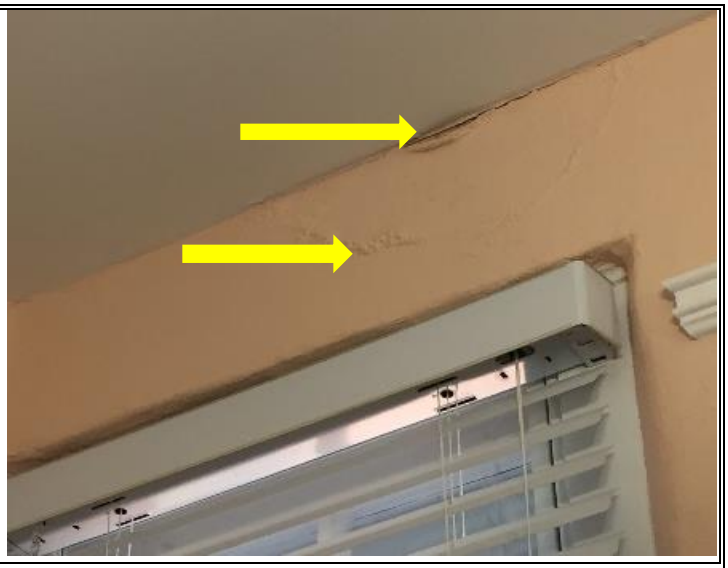


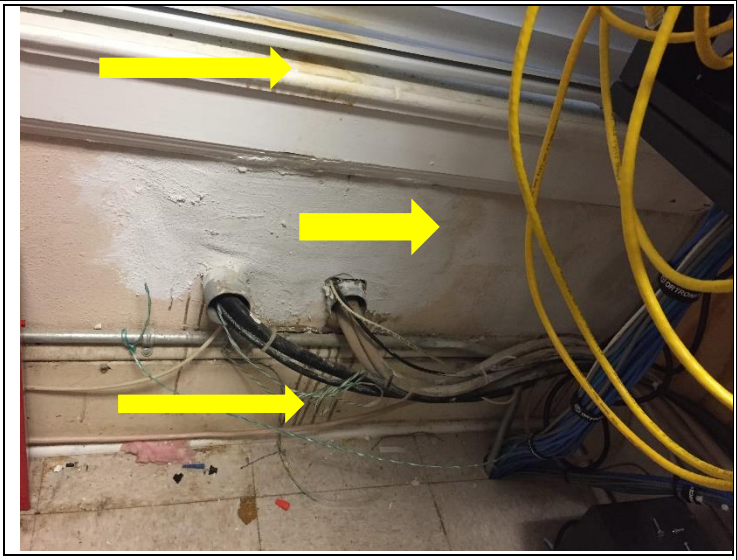
Photo 20: 2nd Floor Finance Director's Office - cracking, peeling, and water damaged hard coat wall plaster was observed.

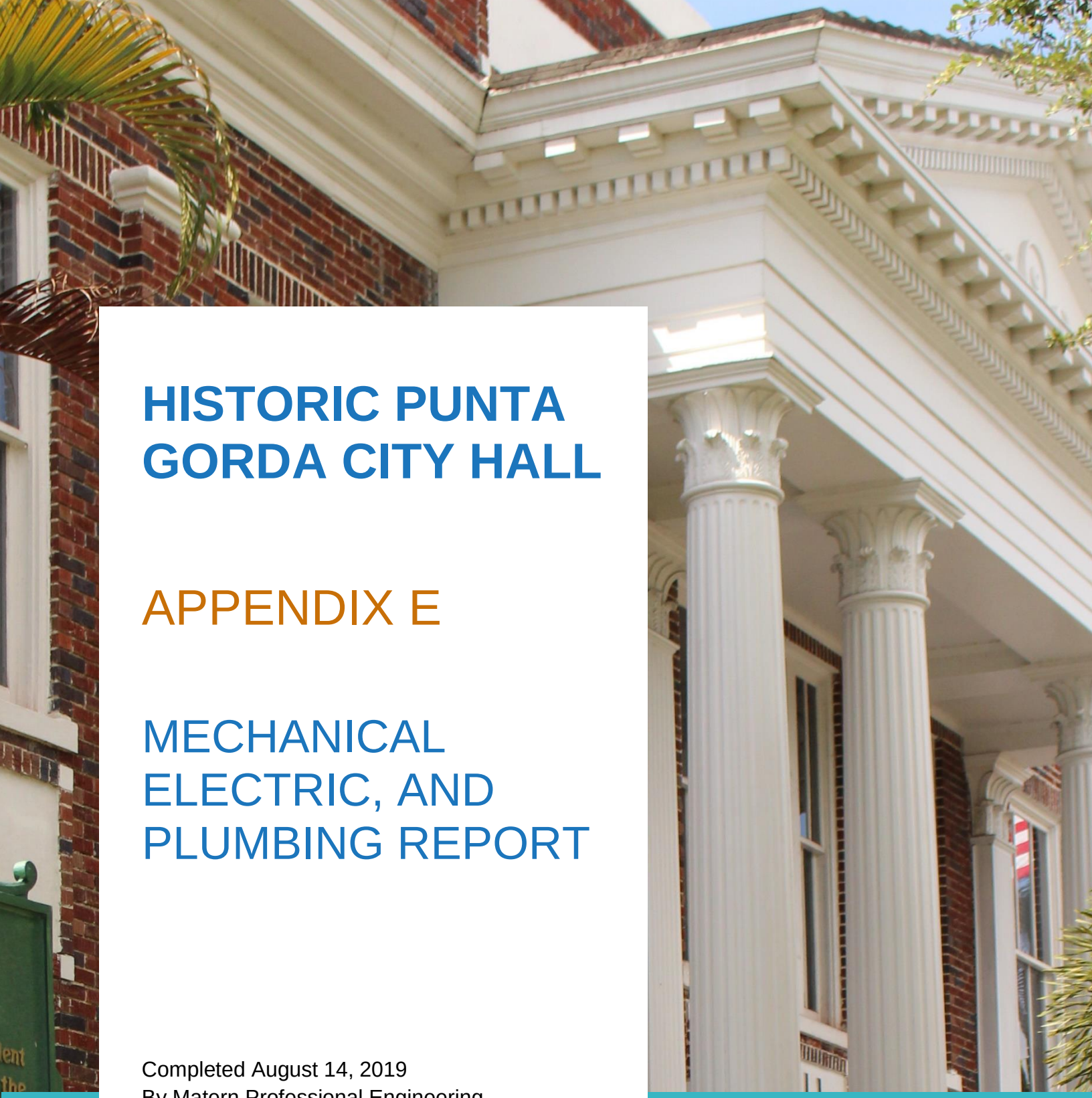
Photo 21: 2nd Floor Main Hallway – dust accumulation was observed on ceiling HVAC vents.

Photo 22: 2nd Floor Men's Bathroom – deteriorated hard coat was observed.

Photo 23: 2nd Floor Women's Bathroom – cracking, peeling, and water damaged hard coat wall plaster was observed.

Photo 24: 2nd Floor Women's Bathroom – cracking, peeling, and water damaged hard coat wall plaster was observed.

	
Photo 25: 2nd Floor HVAC Closet – water staining was observed on ceiling tiles and the upper north wall.	Photo 26: 2nd Floor HVAC Closet – Evidence of previous water intrusion was observed including water staining and water damage at the north wall.



HISTORIC PUNTA GORDA CITY HALL

APPENDIX E

MECHANICAL ELECTRIC, AND PLUMBING REPORT

Completed August 14, 2019
By Matern Professional Engineering
And Liebl & Barrow Engineering, Inc.

PARKER/MUDGETT/SMITH ARCHITECTS, INC.

Mechanical, Electrical, & Plumbing (MEP) Report

Introduction

The systems within all areas of the building were surveyed for condition, location, code compliance, and remaining anticipated useful life. Specific items were documented in the PlanGrid Task Report format. This format provides descriptions, photographic documentation, and plan sheet reference for all items.

Electrical

The survey of the electrical system included reviews of components, fixtures, and circuitry. The recommendation to replace the identified items outnumbered the determination that the items were adequate and may remain by a factor of 2:1. Twice as many items are recommended for replacement. In addition, of those items suggested for replacement, almost two thirds were noted as needing immediate attention.

Plumbing

The survey of the plumbing system was a nondestructive process. Only those items observable or tested were reviewed. However, this was enough access to determine that all fixtures are either at the end of their useful life cycle or are already obsolete. This includes fixtures positioned so as to be noncompliant with current codes.

At the time fixtures are replaced the current conditions of the plumbing system components upstream and downstream may be more completely evaluated. Replacement of much of the system, particularly in the historic portion of the building, is anticipated based upon the length of time the old fixtures have been in place.

Mechanical

The survey of the mechanical systems is comprehensive due to the fact that the vast majority of the system is accessible and visible. Malfunctions and deteriorating conditions are generally quickly noticed. The review of the systems indicated the only components that are possible candidates to remain are an air handler and the controls associated with the Council Chamber. All other components are recommended for replacement. In addition, of those items suggested for replacement, over half were recommended for immediate replacement.

Mechanical, Electrical, & Plumbing (MEP) Report

August 14, 2019

MATERN

CREATING BUILDING SYSTEMS THAT WORK FOR YOU

Mechanical • Electrical • Plumbing • Fire Protection
Technology • Commissioning • Energy Engineers

LIEBL & BARROW

Structural Engineering

PlanGrid Task Report - Aug 14, 2019

Description

38 tasks in this report.

Contents

#38 Electrical 3
#37 Electrical 5
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#26 Lighting Fixture 21
#25 Electrical 22
#24 Electrical 23
#23 Electrical 24
#22 Electrical 26
#21 Electrical 27
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#19 Plumbing 30
#18 Plumbing 31
#17 Plumbing 32
#16 Plumbing 34
#15 Mechanical 35
#14 Mechanical 36
#13 Mechanical 37
#12 Mechanical 38
#11 Mechanical 40
#10 Mechanical 42
#9 Mechanical 44
#8 Mechanical 45
#7 Mechanical 48
#6 Mechanical 50
#5 Plumbing 51
#4 Plumbing 52
#3 Mechanical 53
#2 Mechanical 54
#1 Mechanical 55

#38 Electrical

Status
Open

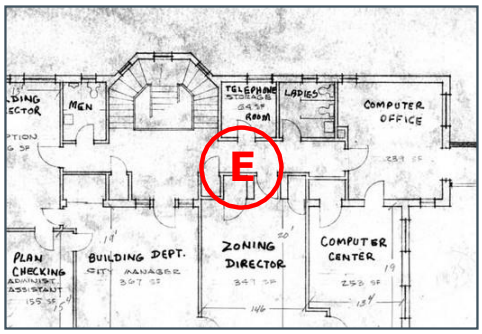
Type
Issue

Description
Misc panels located in closets in fair condition.

Created
Aug 14, 2019 3:26 PM
tgriffith@matern.net

Last Updated
Aug 14, 2019 3:27 PM

Sheet
A4.4



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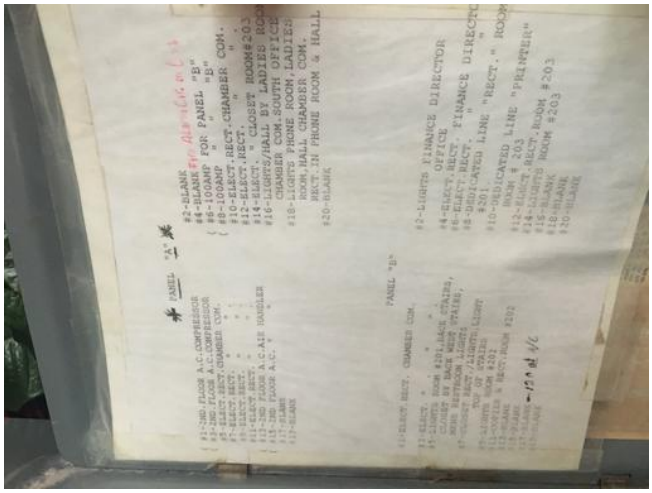
Jun 13, 2019 10:37 AM
IMG_2917

Jun 13, 2019 10:36 AM
IMG_2915



Jun 13, 2019 10:36 AM

IMG_2914

Jun 13, 2019 10:36 AM

IMG_2913

Jun 13, 2019 10:36 AM

IMG_2911

Jun 13, 2019 10:36 AM

IMG_2910

#37 Electrical

Status
Open

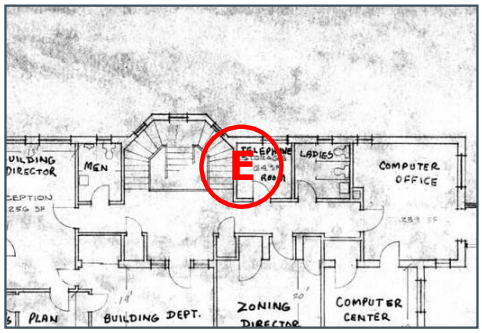
Type
Issue

Description
FACP in fair condition. Hardwired panel, will need to be replaced in near future.

Created
Aug 14, 2019 3:24 PM
tgriffith@matern.net

Last Updated
Aug 14, 2019 3:26 PM

Sheet
A4.4



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IMG_2906

Jun 13, 2019 10:34 AM
IMG_2904

Jun 13, 2019 10:34 AM

IMG_2903

#36 Electrical

Status
Open

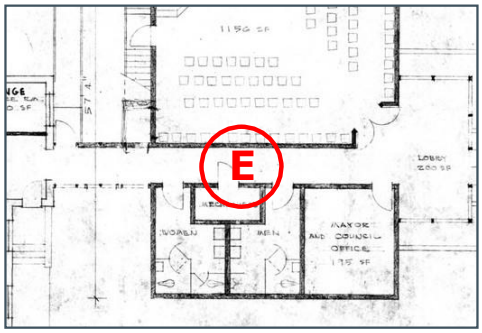
Type
Issue

Description
Fire Alarm in "new" building is in excellent condition. includes smoke coverage.

Created
Aug 14, 2019 3:18 PM
tgriffith@matern.net

Last Updated
Aug 14, 2019 3:20 PM

Sheet
A4.4



Photos

Jun 13, 2019 10:25 AM
IMG_2887

#35 Electrical

Status
Open

Type
Issue

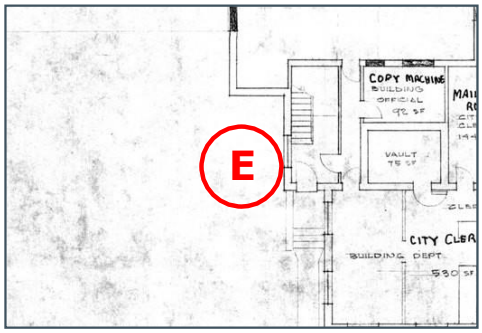
Description

Created
Aug 14, 2019 3:03 PM
tgriffith@matern.net

Last Updated
Aug 14, 2019 3:18 PM

Sheet
A4.4

Fire Alarm in original building does not include smoke detection, not code compliant. Full smoke detection coverage required when no automatic sprinklers are present.



#34 Electrical

Status
Open

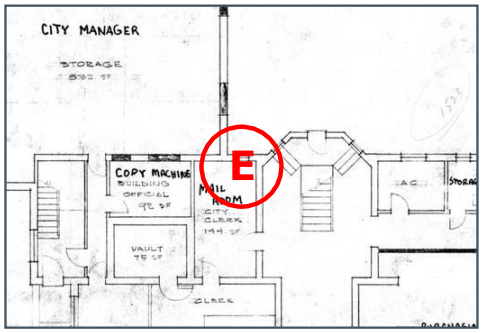
Type
Issue

Description
Panel is located above break room counter, not code compliant. Panel in fair condition, multiple revisions have been made.

Created
Aug 14, 2019 2:56 PM
tgriffith@matern.net

Last Updated
Aug 14, 2019 3:03 PM

Sheet
A4.4



Photos

Jun 13, 2019 10:20 AM
IMG_2878

Jun 13, 2019 10:20 AM
IMG_2877

Jun 13, 2019 10:20 AM

IMG_2876

#33 Electrical

Status
Open

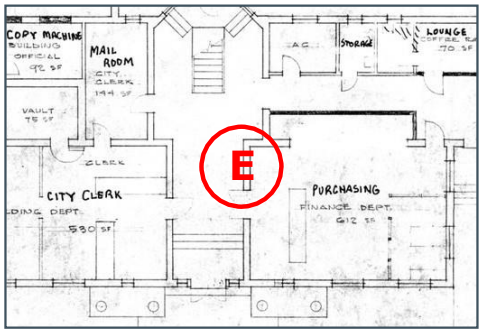
Type
Issue

Description
Existing abandoned panel enclosure being used as a wireway. Easy access to wiring, not safe for public.

Created
Aug 14, 2019 2:52 PM
tgriffith@matern.net

Last Updated
Aug 14, 2019 2:55 PM

Sheet
A4.4



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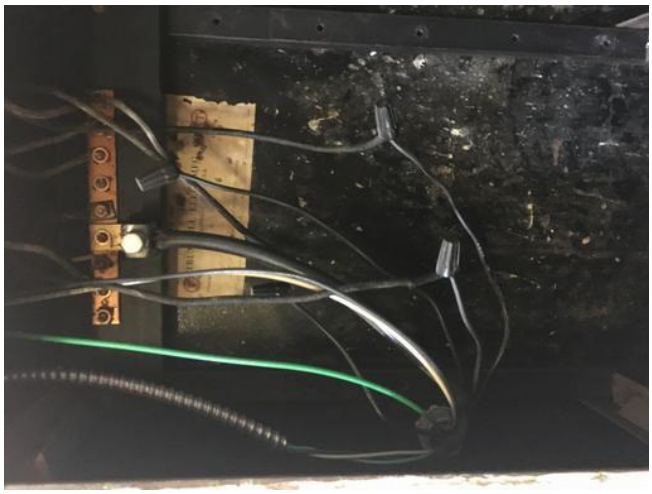

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Jun 13, 2019 10:18 AM
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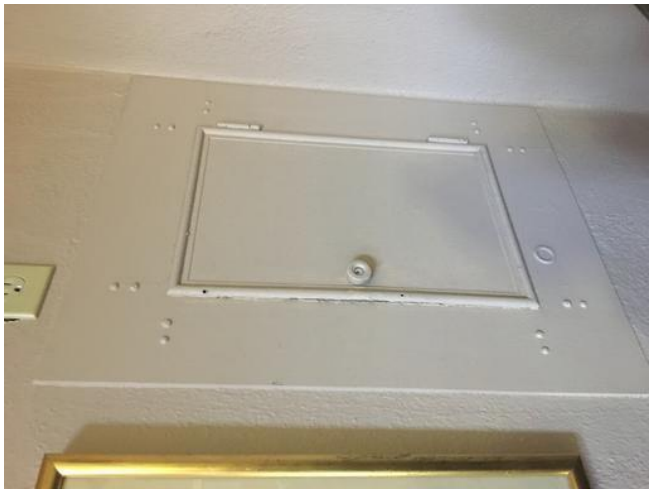


Jun 13, 2019 10:18 AM

IMG_2871

#32 Electrical

Status
Open

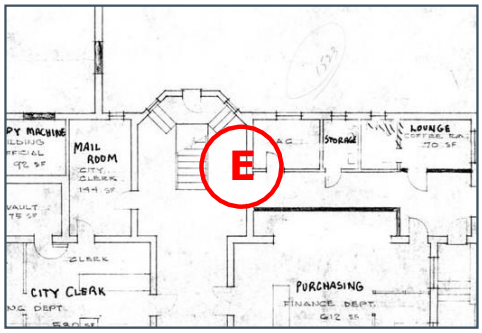
Type
Issue

Description
existing fire alarm system appears to be outdated. needs to be replaced with addressable system.

Created
Aug 14, 2019 2:50 PM
tgriffith@matern.net

Last Updated
Aug 14, 2019 2:52 PM

Sheet
A4.4



Photos

Jun 13, 2019 10:17 AM
IMG_2867

Jun 13, 2019 10:17 AM
IMG_2865

#31 Lighting Fixture

Status
Open

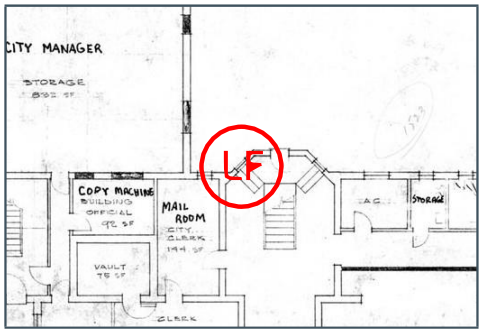
Type
Issue

Description
Exit lighting using Photoluminescent exit signs (glow in the dark). This is an acceptable means of exit path lighting but no "charging source" was present. These exit signs require continuous illumination by external source to charge.

Created
Aug 14, 2019 2:46 PM
tgriffith@matern.net

Last Updated
Aug 14, 2019 2:49 PM

Sheet
A4.4



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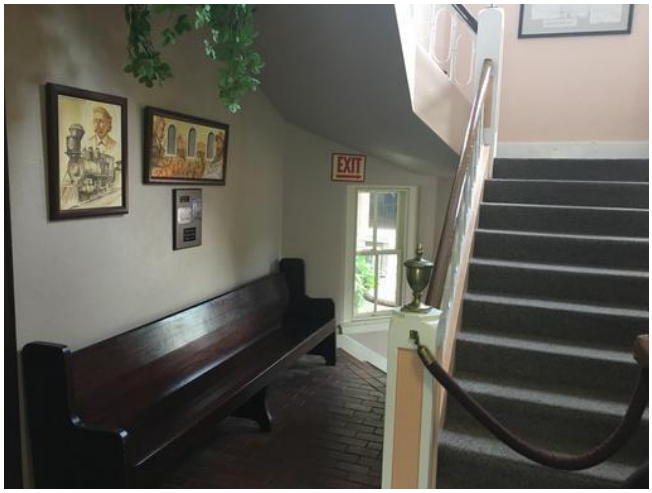


Jun 13, 2019 10:17 AM
IMG_2866

#30 Lighting Fixture

Status
Open

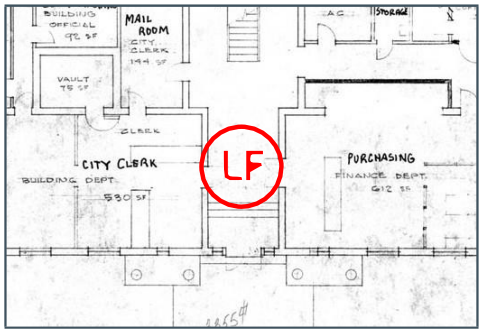
Type
Issue

Description
Entry lighting in fair condition. No emergency or exit lighting in this area.

Created
Aug 14, 2019 2:44 PM
tgriffith@matern.net

Last Updated
Aug 14, 2019 2:46 PM

Sheet
A4.4



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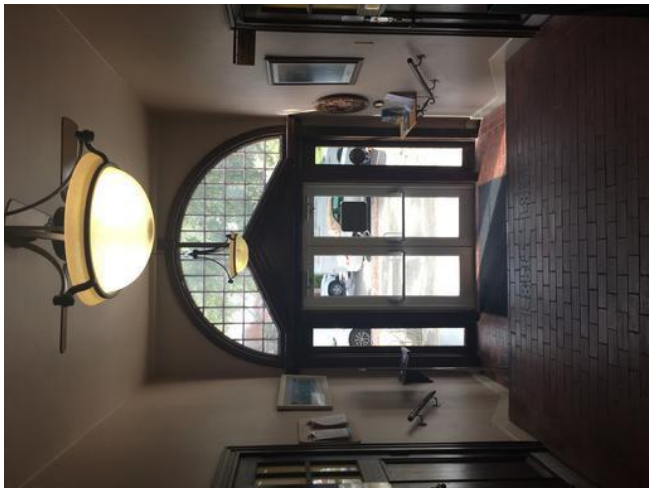


Jun 13, 2019 10:17 AM
IMG_2863

#29 Electrical

Status
Open

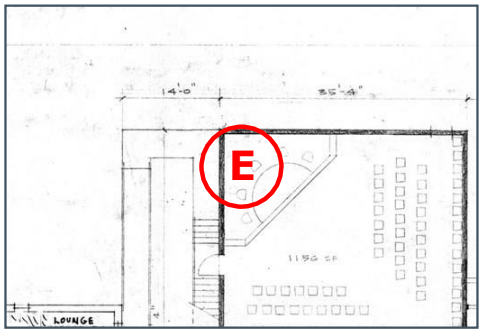
Type
Issue

Description
Main electrical room (not shown on original plans): Gear in fair condition. Should be replaced in the near future.

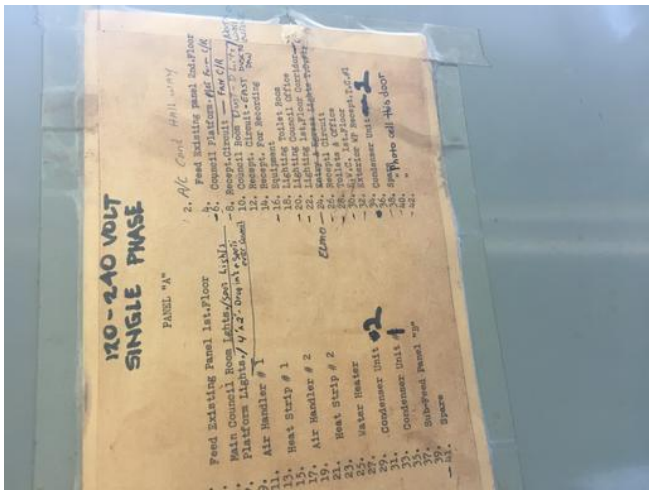
Created
Aug 14, 2019 2:41 PM
tgriffith@matern.net

Last Updated
Aug 14, 2019 2:44 PM

Sheet
A4.4



Photos



Jun 13, 2019 10:07 AM
IMG_2842

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IMG_2841

Jun 13, 2019 10:07 AM

IMG_2840

Jun 13, 2019 10:07 AM

IMG_2839

Jun 13, 2019 10:07 AM

IMG_2837

Jun 13, 2019 10:06 AM

IMG_2834

Jun 13, 2019 10:06 AM

IMG_2832

#28 Electrical

Status
Open

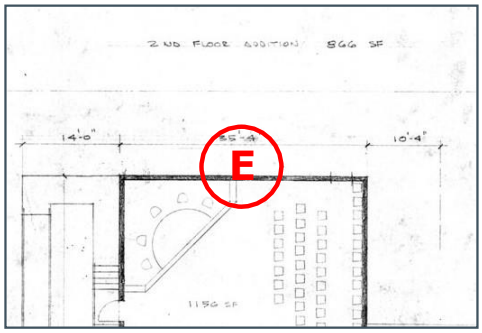
Type
Issue

Description
Photovoltaic equipment in excellent condition.

Created
Aug 14, 2019 2:40 PM
tgriffith@matern.net

Last Updated
Aug 14, 2019 2:40 PM

Sheet
A4.4



Photos

Jun 13, 2019 10:04 AM
IMG_2821

#27 Electrical

Status
Open

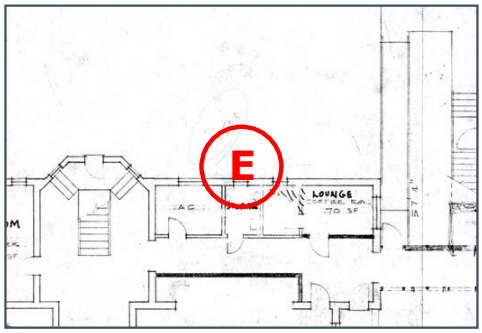
Type
Issue

Description
Disconnects for HVAC equipment need to be replaced.

Created
Aug 14, 2019 2:38 PM
tgriffith@matern.net

Last Updated
Aug 14, 2019 2:39 PM

Sheet
A4.4



Photos

Jun 13, 2019 10:01 AM

IMG_2807

#26 Lighting Fixture

Status
Open

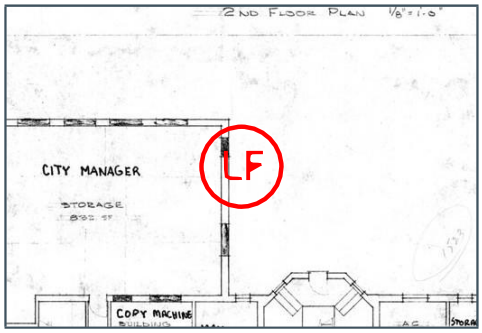
Type
Issue

Description
Lighting needs to be replaced.

Created
Aug 14, 2019 2:37 PM
tgriffith@matern.net

Last Updated
Aug 14, 2019 2:38 PM

Sheet
A4.4



Photos

Jun 13, 2019 9:56 AM
IMG_2789

#25 Electrical

Status
Open

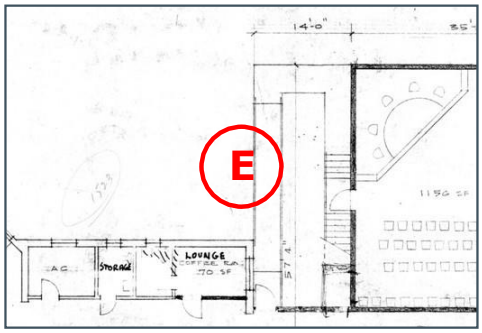
Type
Issue

Description
building transformers

Created
Aug 14, 2019 2:36 PM
tgriffith@matern.net

Last Updated
Aug 14, 2019 2:37 PM

Sheet
A4.4



Photos

Jun 13, 2019 9:56 AM
IMG_2787

#24 Electrical

Status
Open

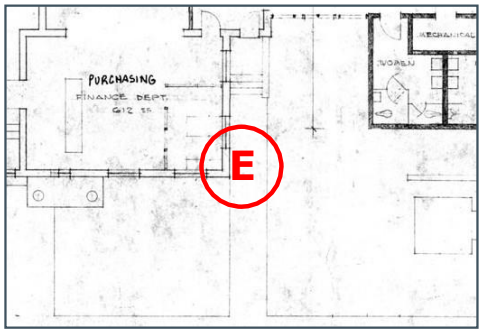
Type
Issue

Description
Open box. Exposed conduit should be RMC not PVC.

Created
Aug 14, 2019 2:33 PM
tgriffith@matern.net

Last Updated
Aug 14, 2019 2:35 PM

Sheet
A4.4



Photos

Jun 13, 2019 9:52 AM
IMG_2776

#23 Electrical

Status
Open

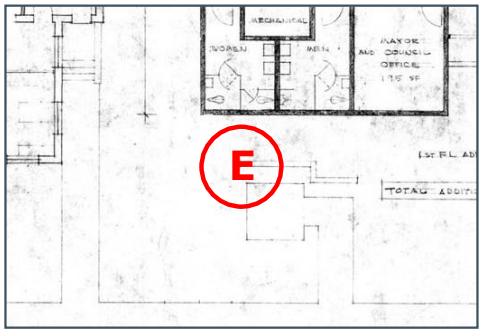
Type
Issue

Description
Flagpole flood lights being fed from extension cord. needs to be replaced.

Created
Aug 14, 2019 2:31 PM
tgriffith@matern.net

Last Updated
Aug 14, 2019 2:33 PM

Sheet
A4.4



Photos

Jun 13, 2019 9:52 AM
IMG_2773

Jun 13, 2019 9:52 AM
IMG_2772

Jun 13, 2019 9:52 AM

IMG_2771

#22 Electrical

Status
Open

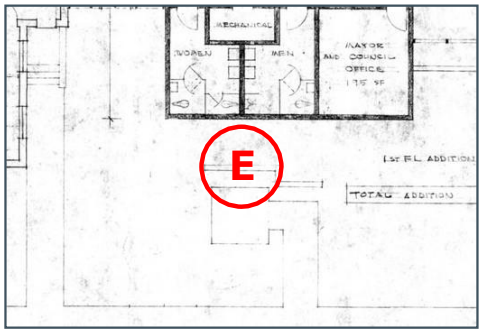
Type
Issue

Description
Exterior panels for site power are in excellent condition. One box is missing coverplate, needs to be replaced.

Created
Aug 14, 2019 2:29 PM
tgriffith@matern.net

Last Updated
Aug 14, 2019 2:30 PM

Sheet
A4.4



Photos

Jun 13, 2019 9:51 AM

IMG_2765

#21 Electrical

Status
Open

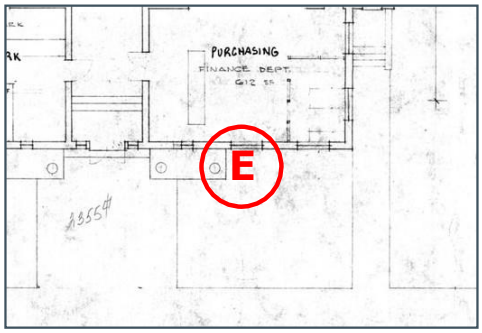
Type
Issue

Description
Existing ground connection loose or disconnected. Ground may have been abandoned. If not, should be replaced/reconnected.

Created
Aug 14, 2019 2:25 PM
tgriffith@matern.net

Last Updated
Aug 14, 2019 2:35 PM

Sheet
A4.4



Photos

Jun 13, 2019 9:54 AM
IMG_2782

Jun 13, 2019 9:51 AM
IMG_2762

#20 Lighting Fixture

Status
Open

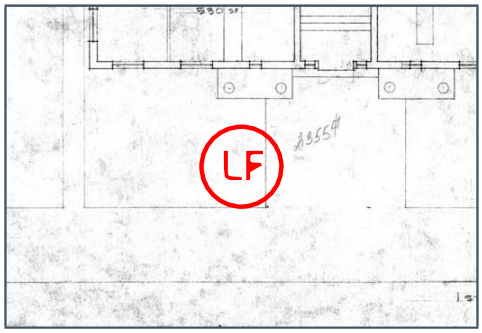
Type
Issue

Description
Exterior site lights are in fair condition and appear to be metal halide or HPS. Site lighting powered by surface mounted box with attached outlet. Some outlets missing weatherproof covers.

Created
Aug 14, 2019 2:23 PM
tgriffith@matern.net

Last Updated
Aug 14, 2019 2:36 PM

Sheet
A4.4



Photos

Jun 13, 2019 9:54 AM
IMG_2783

Jun 13, 2019 9:50 AM
IMG_2761

Jun 13, 2019 9:50 AM

IMG_2760

#19 Plumbing

Status
Open

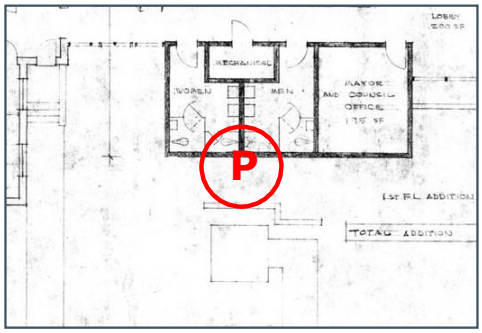
Type
Issue

Description
This appears to be one location where domestic water enters the building and sanitary sewer exits the building.

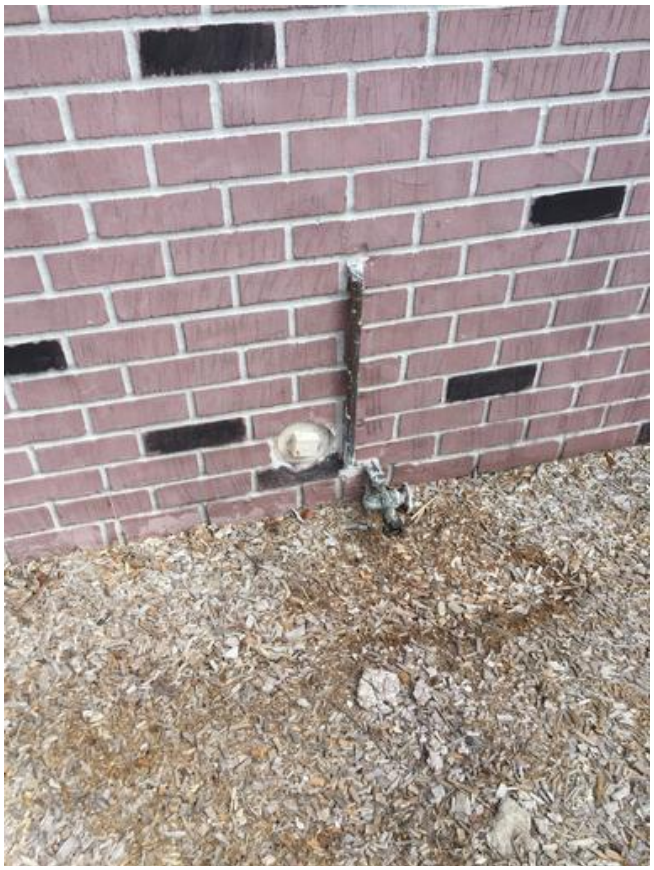
Created
Jun 18, 2019 4:10 PM
tgriffith@matern.net

Last Updated
Jun 18, 2019 4:11 PM

Sheet
A4.4



Photos



Jun 13, 2019 10:03 AM
IMG_0705

#18 Plumbing

Status
Open

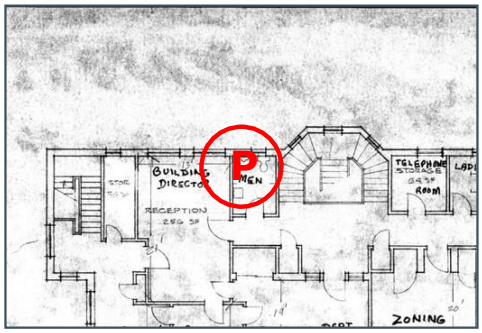
Type
Issue

Description
The existing plumbing fixtures are old and in need of replacement. Typical for the entire building.

Created
Jun 18, 2019 4:03 PM
tgriffith@matern.net

Last Updated
Jun 18, 2019 4:37 PM

Sheet
A4.4



Photos

Jun 13, 2019 10:40 AM
IMG_0741

#17 Plumbing

Status
Open

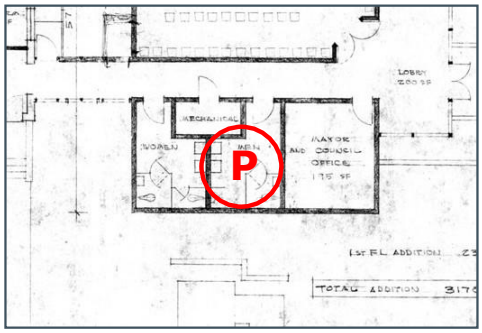
Type
Issue

Description
The existing plumbing fixtures are old and in need of replacement. Typical for the entire building.

Created
Jun 18, 2019 4:03 PM
tgriffith@matern.net

Last Updated
Jun 18, 2019 4:13 PM

Sheet
A4.4



Photos

Jun 13, 2019 10:27 AM
IMG_0727

Jun 13, 2019 10:27 AM
IMG_0726

Jun 13, 2019 10:27 AM

IMG_0725

#16 Plumbing

Status
Open

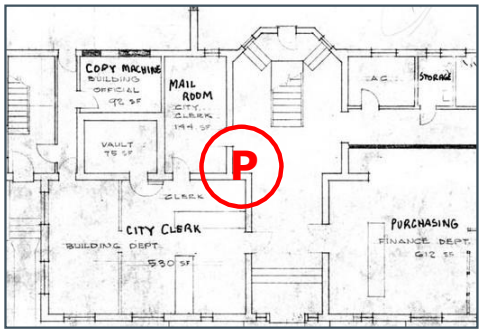
Type
Issue

Description
Existing EWC does not meet accessibility requirements and should be replaced.

Created
Jun 18, 2019 4:03 PM
tgriffith@matern.net

Last Updated
Jun 18, 2019 4:32 PM

Sheet
A4.4



Photos

Jun 13, 2019 10:48 AM
IMG_0744

#15 Mechanical

Status
Open

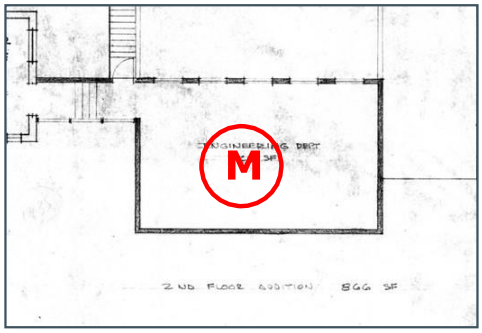
Type
Issue

Description
There were existing air distribution devices in this room but it was unclear as to the location of the existing air handler serving the space. It is reasonable to assume that this ac system is in need of replacement.

Created
Jun 18, 2019 4:02 PM
tgriffith@matern.net

Last Updated
Jun 18, 2019 4:38 PM

Sheet
A4.4



#14 Mechanical

Status
Open

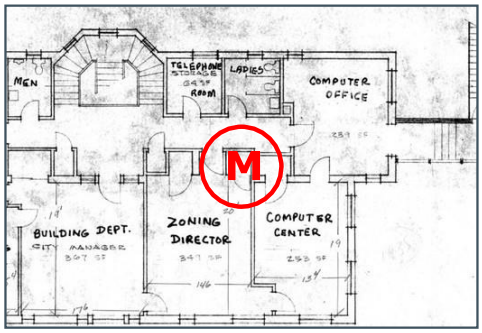
Type
Issue

Description
Existing air handling unit appears to be in fair condition but should be considered for replacement with the associated condensing unit.

Created
Jun 18, 2019 4:02 PM
tgriffith@matern.net

Last Updated
Jun 18, 2019 4:35 PM

Sheet
A4.4



Photos

Jun 13, 2019 10:40 AM
IMG_0742

#13 Mechanical

Status
Open

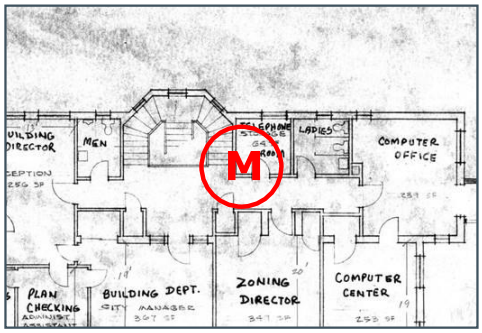
Type
Issue

Description
Existing air handling unit appears to be in fair condtion but should be considered for replacement with the associated condensing unit.

Created
Jun 18, 2019 4:02 PM
tgriffith@matern.net

Last Updated
Jun 18, 2019 4:36 PM

Sheet
A4.4



Photos

Jun 13, 2019 10:35 AM
IMG_0737

#12 Mechanical

Status
Open

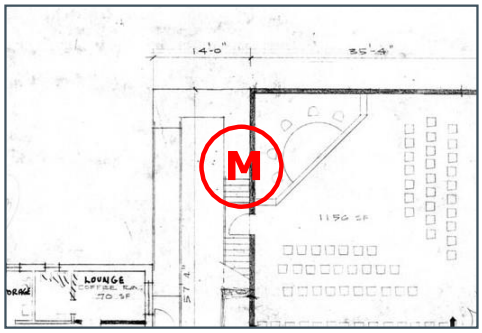
Type
Issue

Description
Existing air handler appears to be in satisfactory condition. The room should be cleaned to provide for proper service and maintenance clearance and access.

Created
Jun 18, 2019 4:01 PM
tgriffith@matern.net

Last Updated
Jun 18, 2019 4:29 PM

Sheet
A4.4



Photos

Jun 13, 2019 10:32 AM

IMG_0736

Jun 13, 2019 10:32 AM

IMG_0735

#11 Mechanical

Status
Open

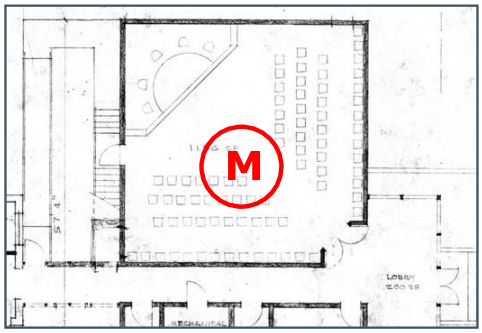
Type
Issue

Description
Existing council chambers air distribution and HVAC controls appear to be in satisfactory condition.

Created
Jun 18, 2019 4:01 PM
tgriffith@matern.net

Last Updated
Jun 18, 2019 4:17 PM

Sheet
A4.4



Photos

Jun 13, 2019 10:29 AM
IMG_0732

Jun 13, 2019 10:29 AM
IMG_0731

Jun 13, 2019 10:28 AM

IMG_0730

Jun 13, 2019 10:28 AM

IMG_0729

#10 Mechanical

Status
Open

Type
Issue

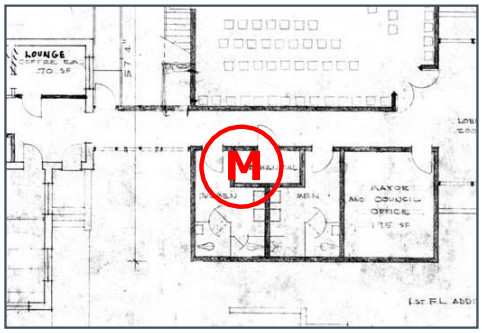
Description
Existing residential grade air handling unit appears to be in fair condition but is reaching the end of its useful life. Unit should be considered for replacement with associated condensing unit.

Photos

Created
Jun 18, 2019 4:00 PM
tgriffith@matern.net

Last Updated
Jun 18, 2019 4:25 PM

Sheet
A4.4



Jun 13, 2019 10:31 AM

IMG_0733

#9 Mechanical

Status
Open

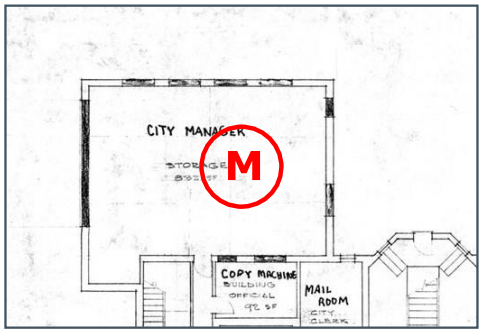
Type
Issue

Description
Existing air handling unit appears to be in fair condtion but should be considered for replacement with the associated condensing unit.

Created
Jun 18, 2019 4:00 PM
tgriffith@matern.net

Last Updated
Jun 18, 2019 4:34 PM

Sheet
A4.4



Photos

Jun 13, 2019 10:22 AM
IMG_0718

#8 Mechanical

Status
Open

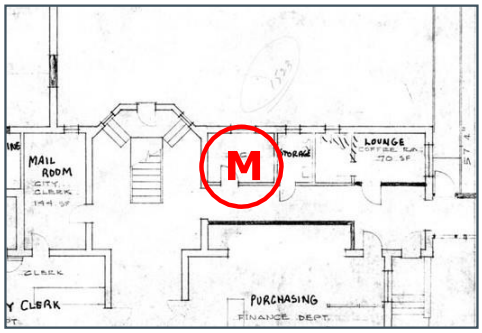
Type
Issue

Description
Existing air handling unit is old and in need or replacement. It was noted that the existing supply duct has blown out on the backside of this air handler and was discharging large amounts of cold conditioned air into the mechanical room

Created
Jun 18, 2019 3:59 PM
tgriffith@matern.net

Last Updated
Jun 18, 2019 4:31 PM

Sheet
A4.4



Photos

Jun 13, 2019 10:16 AM

IMG_0716

Jun 13, 2019 10:14 AM

IMG_0715

Jun 13, 2019 10:12 AM

IMG_0712

#7 Mechanical

Status
Open

Type
Issue

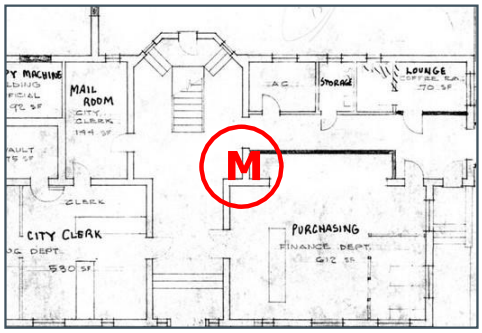
Description
Existing residential grade air handling unit appears to be in fair condition but is reaching the end of its useful life. Unit should be considered for replacement with associated condensing unit.

Photos

Created
Jun 18, 2019 3:59 PM
tgriffith@matern.net

Last Updated
Jun 18, 2019 4:25 PM

Sheet
A4.4



Jun 13, 2019 10:25 AM

IMG_0720

#6 Mechanical

Status
Open

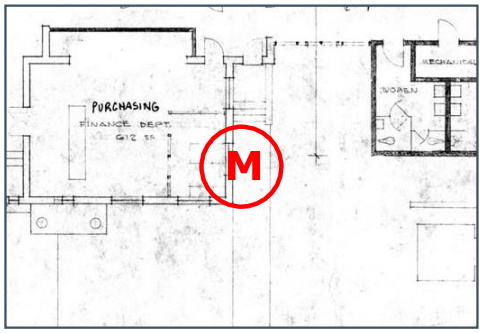
Type
Issue

Description
Existing outdoor condensing units are old and in need of replacement.

Created
Jun 18, 2019 3:59 PM
tgriffith@matern.net

Last Updated
Jun 18, 2019 4:09 PM

Sheet
A4.4



Photos

Jun 13, 2019 10:02 AM
IMG_0699

#5 Plumbing

Status
Open

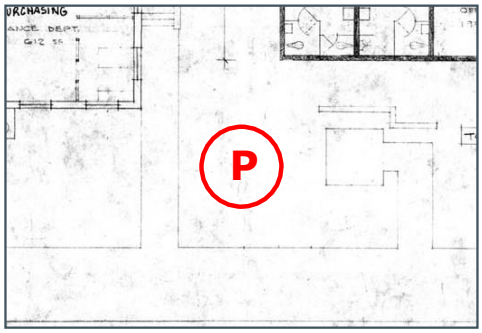
Type
Issue

Description
Existing water meter location

Created
Jun 18, 2019 3:59 PM
tgriffith@matern.net

Last Updated
Jun 18, 2019 4:09 PM

Sheet
A4.4



Photos

Jun 13, 2019 10:00 AM
IMG_0697

#4 Plumbing

Status
Open

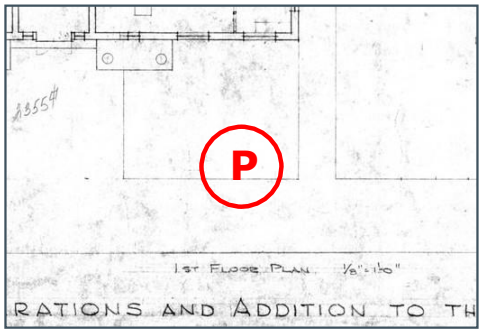
Type
Issue

Description
Existing water meter location

Created
Jun 18, 2019 3:58 PM
tgriffith@matern.net

Last Updated
Jun 18, 2019 4:08 PM

Sheet
A4.4



Photos

Jun 13, 2019 10:00 AM
IMG_0695

#3 Mechanical

Status
Open

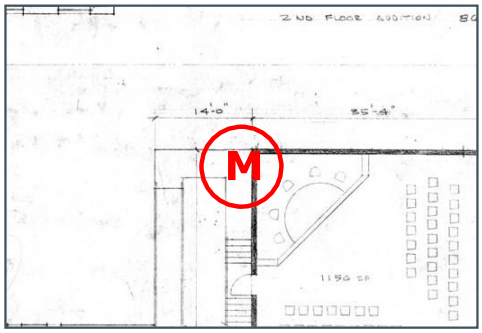
Type
Issue

Description
Existing outdoor condensing unit is old and is in need of replacement.

Created
Jun 18, 2019 3:58 PM
tgriffith@matern.net

Last Updated
Jun 18, 2019 4:19 PM

Sheet
A4.4



Photos

Jun 13, 2019 9:56 AM
IMG_0690

#2 Mechanical

Status
Open

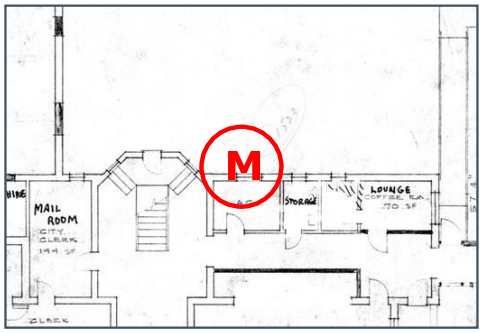
Type
Issue

Description
Existing outdoor condensing units are old and in need of replacement.

Created
Jun 18, 2019 3:57 PM
tgriffith@matern.net

Last Updated
Jun 18, 2019 4:06 PM

Sheet
A4.4



Photos

Jun 13, 2019 9:56 AM
IMG_0689

Jun 13, 2019 9:56 AM
IMG_0688

#1 Mechanical

Status
Open

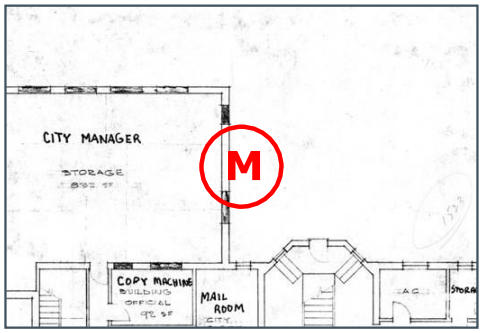
Type
Issue

Description
Existing outdoor condensing units are old and in need of replacement.

Created
Jun 18, 2019 3:57 PM
tgriffith@matern.net

Last Updated
Jun 18, 2019 4:06 PM

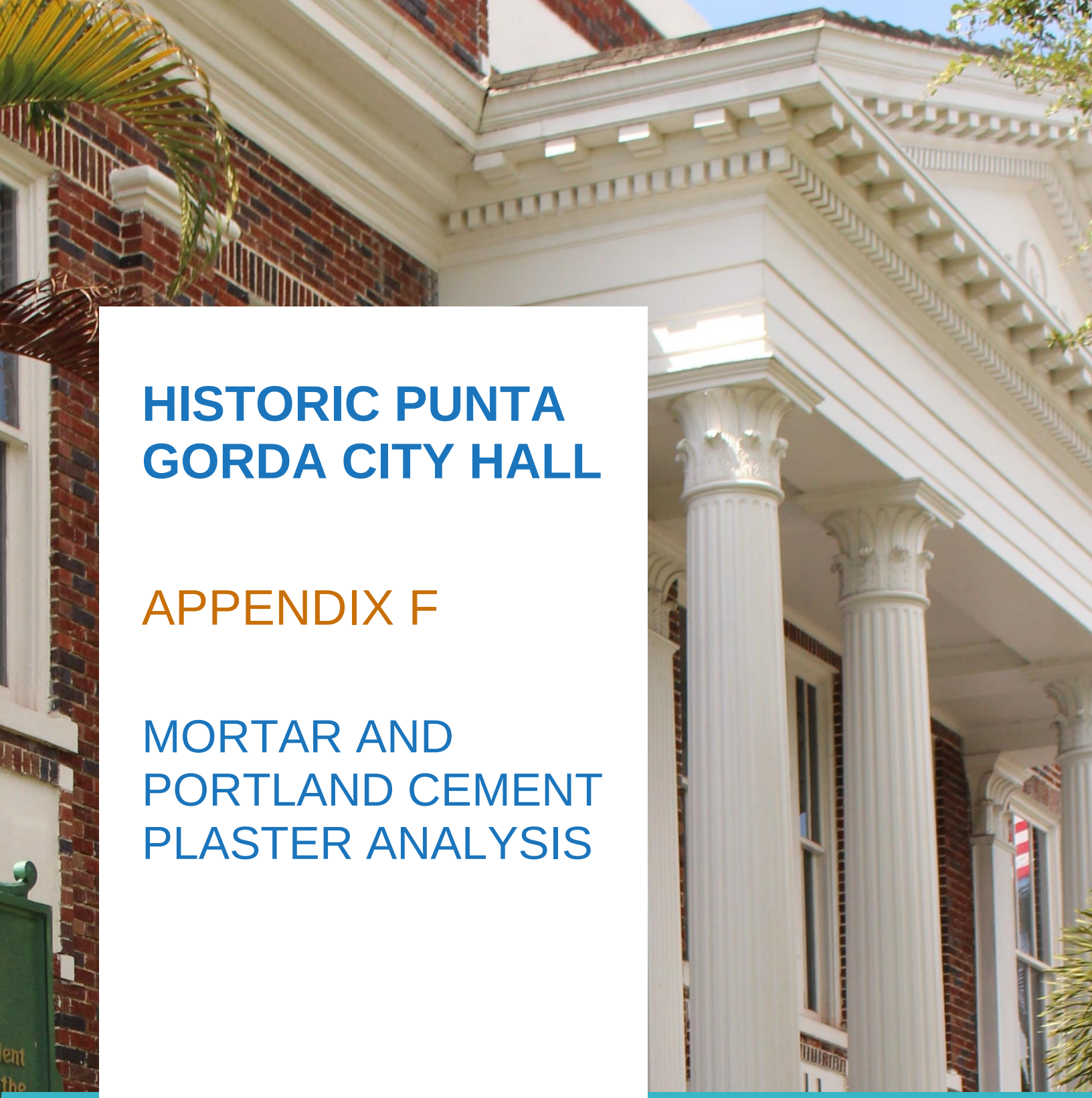
Sheet
A4.4



Photos

Jun 13, 2019 9:57 AM
IMG_0693

Jun 13, 2019 9:56 AM
IMG_0687



HISTORIC PUNTA GORDA CITY HALL

APPENDIX F

MORTAR AND PORTLAND CEMENT PLASTER ANALYSIS

Completed: November 26, 2019
By American Engineering Testing, Inc.

PARKER/MUDGETT/SMITH ARCHITECTS, INC.

Mortar and Portland Cement Plaster Analysis

Introduction

A close visual inspection of the exterior walls revealed the existence of many voids in the joints. Some portions of the grout were missing entirely. These conditions added to the lack of any type of vapor barrier produce clear breaches in the building's envelope. In several locations, conditioned air may be felt streaming from within the building. The openings in the exterior walls must be closed to ensure protection from water intrusion and optimum conditions for the best indoor environmental quality possible. To provide the required barrier on the building's exterior, all cracks and voids in the mortar joints need to be sealed.

Historic buildings are constructed using the materials and techniques of their times. When mortar repair is required, the proper mortar mixture needs to be used. The correct mixture needs to be compatible with the existing, historic mortar in terms of adhesion and color. In order to determine the precise mixture, representative samples are taken and analyzed in a controlled laboratory setting. The following analysis is generated for the samples taken from the Historic Punta Gorda City Hall. One sample was purposely taken of the discolored portion of the 1978 Expansion in an attempt to determine the source of the discoloration and any other information which may be helpful in determining the optimal solution.

AMERICAN ENGINEERING TESTING, INC.

CONSULTANTS
· ENVIRONMENTAL
· GEOTECHNICAL
· MATERIALS
· FORENSICS

REPORT OF MORTAR AND PORTLAND CEMENT PLASTER ANALYSIS

PROJECT:

HISTORIC PUNTA GORDA CITY HALL
EXTERIOR WALL STUDY

REPORTED TO:

PARKER/MUDGETT/SMITH
ARCHITECTS, INC.
2136 MCGREGOR BLVD.
FORT MYERS, FL 33901

ATTN: TYLER PATAK

AET PROJECT NO: 24-20668

DATE: NOVEMBER 26, 2019

INTRODUCTION

This report presents the results of laboratory work performed by our firm on four mortar samples and one portland cement plaster ('stucco') sample submitted by Dr. Tyler Patak of Parker/Mudgett/Smith Architects, Inc. on November 5, 2019. We understand sample #'s 1, 2, 3, and 4 represent masonry mortar from the above-referenced building which was constructed in the 1920's. Sample #5 represents two-coat stucco work from the building, which was of apparently more recent construction. The scope of our work was confined to performing petrographic and chemical analysis on the original mortar of samples #1 through 4 and each coat of the stucco system of sample, per ASTM C1324 "Examination and Analysis of Hardened Masonry Mortar" to document the condition, composition, and proportions of the mortar and stucco samples. Recommendations for a repair mortar mix design was also requested. The recommendation is issued separately from this report.

CONCLUSIONS

Based on our observations and analysis:

1. The following table outlines the volumetric proportions of ingredients documented in the submitted mortar samples:

Sample ID	Portland Cement	Hydrated Lime	Sand
#1	0.12	1	2.6
#2	0.11	1	2.2
#3 (Repair)*	1	Not Present	2.6
#4	0.10	1	1.6

* Repair Mortar portion was determined due to the limited amount of original material present in the submitted sample.

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2. The original mortar in the samples were composed of fairly-well consolidated mixtures of hydrated lime, a natural quartz-rich sand, and a relatively small amount of white portland cement. The mortar pastes were very soft (Mohs < 2) and white to yellowish gray in coloration (Munsell® N9 to 5Y 8/1). The lime observed in the mortars consisted of sand to silt-sized agglomerations which were apparent in hand sample. Additionally, a few pebble-sized paste agglomerations were documented in sample #2 which contained abundant residual cement particles. The binders contained autogenous shrinkage microcracking, typical of lime-based materials. The portland cement in the mortars was a 'white' cement which contained very little to no ferrite (iron) phase. The cement morphology was consistent with early 20th century material, exhibiting a coarser 'grind' and containing several belite clusters. The mortar binders were fully carbonated.

3. Samples #3 and 4 exhibited repair/re-pointing mortar overlying the original lime-based mortar. The repair mortars comprised a relatively dense and hard mixture of white portland cement and natural sand. The use of harder cement-based mortar in the repair of historic structures built with lime-based mortars can lead to a variety of undesirable issues, including damage to the surrounding masonry and moisture-related problems.

4. The fine aggregate in the historic mortar samples was similar and consisted of a natural quartz-rich sand. A few particles of chert and apatite (phosphate) were documented in the sand and likely represent a locally derived source. Further, several of the quartz particles exhibited light brown to orange coatings which may have influenced the overall coloration of the mortars. The sands were fairly well graded with a wide range of particle sizes present. The individual grains were mostly sub-round to round with several sub-angular particles also observed.

5. The following table outlines the volumetric proportions of ingredients documented in the stucco sample:

Sample ID	Masonry/Mortar Cement	Sand
#5 – Finish Coat	1	6.7
#5 – Scratch Coat	Not Determinable	Not Determinable

6. The stucco sample consisted of apparent two-coat work, comprising a scratch or base coat and overlying finish coat. Each coat was composed of a mixture of masonry/mortar cement (portland cement and limestone flour) and a natural sand. A small amount of fly ash pozzolan was present in each of the coats, and some coarsely-ground slag was present in the scratch coat. Due to the presence of slag, the ingredient proportions were not determinable by the test methodology of ASTM C1324. Each coat also contained an abundance of fine spherical air voids that were consistent with air entrainment. While the ingredients in the coats were similar, the size of the limestone flour was much coarser in the finish coat which was also fully carbonated. Additionally, the sand compositions were slightly different between the coats, with the finish coat containing many feldspar grains

as well as some other 'heavy' minerals. The scratch coat was non-carbonated and contained embedded expanded metal lath reinforcement. The scratch coat was light gray (Munsell® N7) and the finish coat was white in coloration (N9), with their binders being moderately soft (Mohs 2.5 – 3). The scratch coat ranged from 7 mm (1/4") to 9 mm (3/8") in thickness and the and the finish coat was a fairly uniform 5 mm (3/16") to 6 mm (1/4") thick.

SAMPLE IDENTIFICATION

Sample ID:	#1	#2	#3	#4
Sample Type:	Hardened Masonry Mortar			
Sample Size:	11.5 grams	10.9 grams	22.3 grams	51.7 grams

Sample ID:	#5
Sample Type:	Portland Cement Plaster (Stucco)
Sample Size:	21.2 grams

TEST PROCEDURES

Laboratory testing was performed on November 5, 2019 and subsequent dates. Our procedures were as follows:

Chemistry

Chemical Analysis was performed following procedures in ASTM C1324-latest revision, Standard Test Method for Examination and Analysis of Hardened Masonry Mortar. The test method is used for providing the proportion of the components in some masonry mortars. The petrographic findings suggest this method is applicable for this sample to provide the raw data that is used for estimating the mortar composition.

Dry Loss and Loss on ignition data at 105°, 550° and 950° C was measured following ASTM C1324-10, "Standard Test Method for Examination and Analysis of Hardened Masonry Mortar," Section 9.5. Insoluble residue was determined following ASTM C1324 Section 9.4. Siliceous aggregate content was calculated from the insoluble residue. Silicon and calcium content was measured, when applicable, according to ASTM C1324, "Standard Test Method for Examination and Analysis of Hardened Masonry Mortar." Testing was done in singular due to the limited amount material available for chemical analysis.

Petrography

Petrographic observations were performed in accordance with Standard Operating Procedure 24 LAB 005, "Examination and Analysis of Hardened Masonry Mortar," ASTM C1324 - Section 8 Petrographic Examination. The hand sample was viewed under an Olympus SZX12 stereo-zoom microscope with magnification up to 100x magnification. Thin section analysis was performed in accordance with Standard Operating Procedure 24 LAB 012, "Preparation of Thin Sections for

Petrographic Analysis, AET Method". The samples are first epoxy-impregnated, highly polished, then epoxied to a glass slide. The excess sample is cut from the glass and the slide is polished until the material reaches 25 microns or less in thickness. The resulting sample is reviewed under a Nikon E600 petrographic microscope at magnifications up to 600x. Thin section analysis is used to identify various cementitious and non-cementitious portions of the mortar.

REMARKS

The remaining portions of the samples will be retained for a period of sixty days from the date of this report. Unless further instructions are received by that time, the samples may be discarded. The services for this project have been conducted in a manner consistent with that level of care and skill exercised by members of the profession currently practicing in this area under similar budget and time constraints. The results relate only to the samples analyzed. No warranty, expressed or implied, is made.

Report Prepared By:
American Engineering Testing, Inc.

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brebel@amengtest.com

CHEMICAL RESULTS

Chemical results and calculations are below. Table I reports the measured chemical composition of the mortar sample following ASTM C1324. Table II reports the calculated values. The calculated volumetric ratio of cement to lime to sand is presented in Table III.

TABLE I: MEASURED COMPOSITION OF MORTAR SAMPLE

Client ID	#1
Loss @ 105 ° C	0.10
Loss @ 550 ° C	1.45
% Soluble Silica	0.90
% Insoluble Residue	78.8

TABLE II: CALCULATED COMPOSITION OF MORTAR SAMPLE

Client ID	#1
Siliceous Sand %	78.8
Portland Cement %	4.26
Hydrated Lime %	15.4

TABLE III: CALCULATED VOLUMETRIC COMPOSITION OF MORTAR SAMPLE

Client ID	#1
Portland Cement content	0.12
Lime content	1
Sand content	2.6
Portland Cement to Lime to Sand	0.12 : 1 : 2.6

Chemical results and calculations are below. Table I reports the measured chemical composition of the mortar sample following ASTM C1324. Table II reports the calculated values. The calculated volumetric ratio of cement to lime to sand is presented in Table III.

TABLE I: MEASURED COMPOSITION OF MORTAR SAMPLE

Client ID	#2
Loss @ 105 ° C	0.24
Loss @ 550 ° C	1.48
% Soluble Silica	0.96
% Insoluble Residue	76.5

TABLE II: CALCULATED COMPOSITION OF MORTAR SAMPLE

Client ID	#2
Siliceous Sand %	76.5
Portland Cement %	4.57
Hydrated Lime %	17.2

TABLE III: CALCULATED VOLUMETRIC COMPOSITION OF MORTAR SAMPLE

Client ID	#2
Portland Cement content	0.11
Lime content	1
Sand content	2.2
Portland Cement to Lime to Sand	0.11 : 1 : 2.2

Chemical results and calculations are below. Table I reports the measured chemical composition of the mortar sample following ASTM C1324. Table II reports the calculated values. The calculated volumetric ratio of cement to sand is presented in Table III.

TABLE I: MEASURED COMPOSITION OF MORTAR SAMPLE

Client ID	#3 Repair mortar
Loss @ 105 ° C	1.54
Loss @ 550 ° C	3.18
% Soluble Silica	5.95
% Insoluble Residue	62.0

TABLE II: CALCULATED COMPOSITION OF MORTAR SAMPLE

Client ID	#3 Repair Mortar
Siliceous Sand %	62.0
Portland Cement %	28.4

TABLE III: CALCULATED VOLUMETRIC COMPOSITION OF MORTAR SAMPLE

Client ID	#3 Repair Mortar
Portland Cement content	1
Sand content	2.6
Portland Cement to Sand	1 : 2.6

Chemical results and calculations are below. Table I reports the measured chemical composition of the mortar sample following ASTM C1324. Table II reports the calculated values. The calculated volumetric ratio of cement to lime to sand is presented in Table III.

TABLE I: MEASURED COMPOSITION OF MORTAR SAMPLE

Client ID	#4 Original Mortar
Loss @ 105 ° C	0.35
Loss @ 550 ° C	2.02
% Soluble Silica	4.54
% Insoluble Residue	73.5

TABLE II: CALCULATED COMPOSITION OF MORTAR SAMPLE

Client ID	#4 Original Mortar
Siliceous Sand %	73.5
Portland Cement %	4.54
Hydrated Lime %	19.6

TABLE III: CALCULATED VOLUMETRIC COMPOSITION OF MORTAR SAMPLE

Client ID	#4 Original Mortar
Portland Cement content	0.10
Lime content	1
Sand content	1.6
Portland Cement to Lime to Sand	0.10 : 1 : 1.6

Chemical results and calculations are below. Table I reports the measured chemical composition of the finish coat of the plaster/stucco sample following ASTM C1324. Table II reports the calculated values. The calculated volumetric ratio of masonry cement to sand is presented in Table III.

TABLE I: MEASURED COMPOSITION OF MORTAR SAMPLE

Client ID	#5 - Finish
Loss @ 105 ° C	0.84
Loss @ 550 ° C	2.36
% Soluble Silica	1.93
% Calcium Oxide	17.3
% Insoluble Residue	85.6

TABLE II: CALCULATED COMPOSITION OF MORTAR SAMPLE

Client ID	#5 - Finish
Siliceous Sand %	85.6
Masonry/Mortar Cement %	11.2

TABLE III: CALCULATED VOLUMETRIC COMPOSITION OF MORTAR SAMPLE

Client ID	#5 - Finish
Masonry Cement content	1
Sand content	6.7
Masonry Cement to Sand	1 : 6.7

The portland cement portion of the masonry cement was calculated to be 82%, which suggests the binder is similar to a Type M masonry cement.

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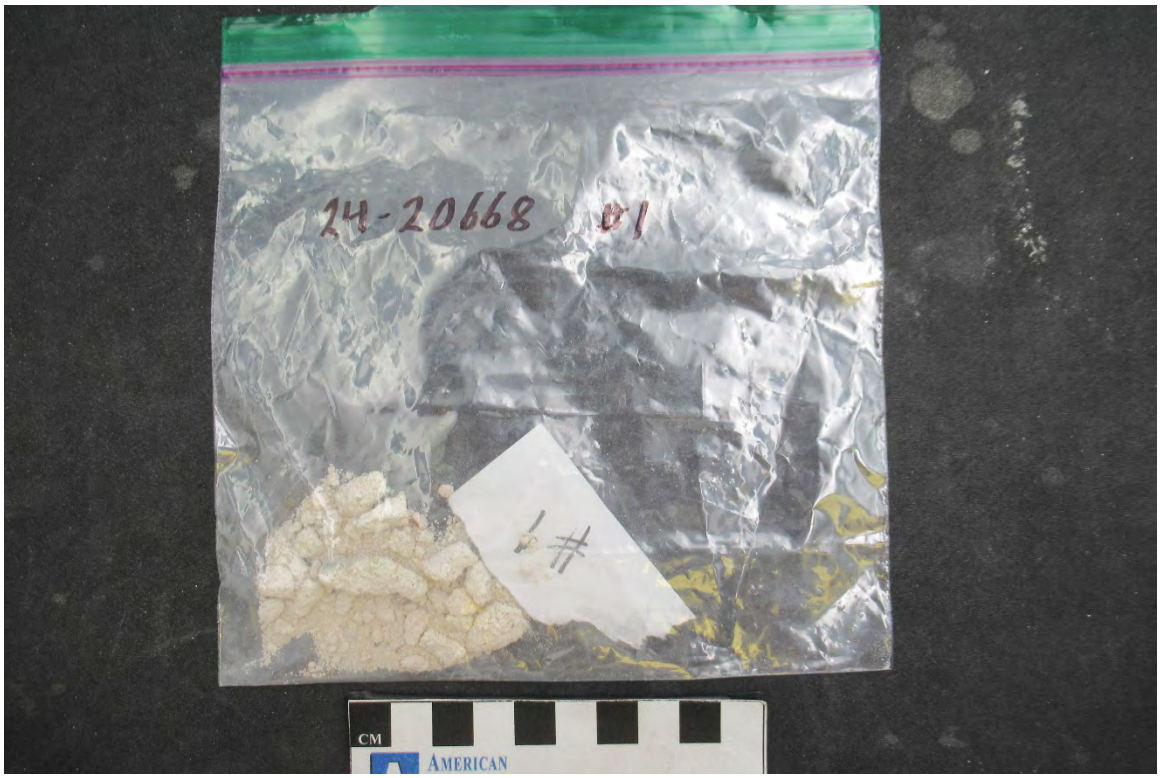
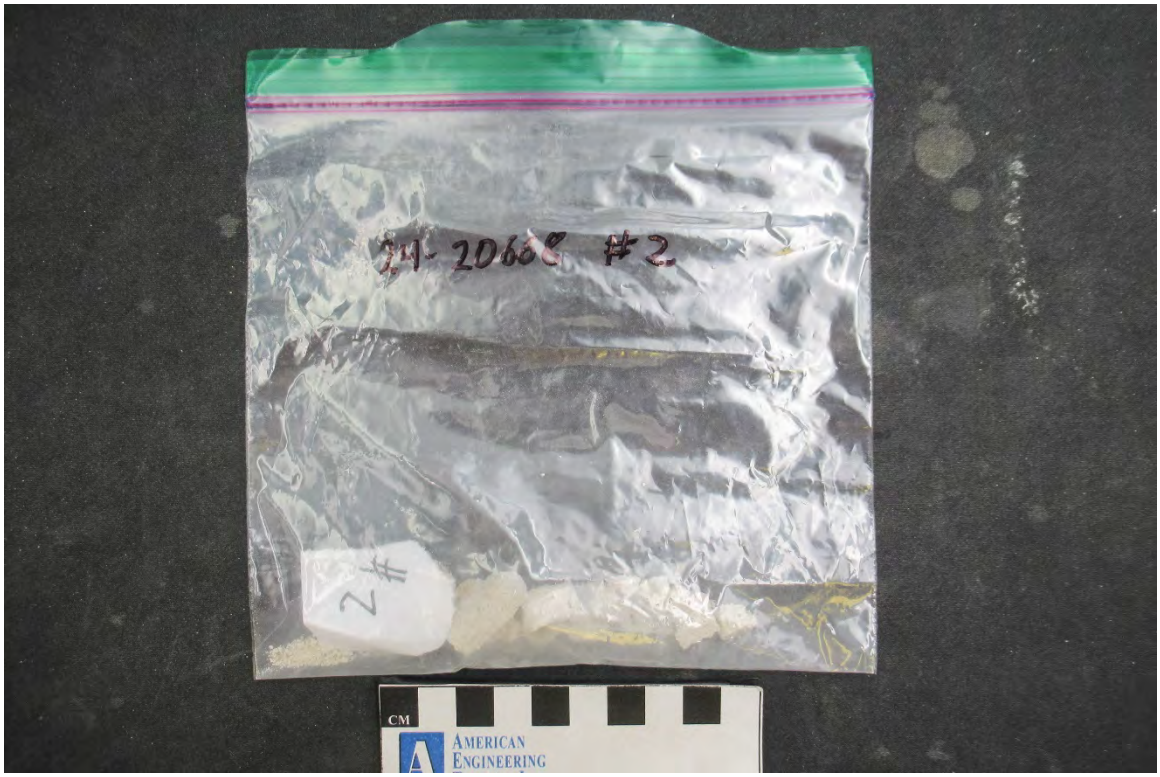
PHOTO: 1



SAMPLE ID: #1 **DESCRIPTION:** View of mortar sample as received in the laboratory.

PHOTO: 2



SAMPLE ID: #2 **DESCRIPTION:** View of mortar sample as received in the laboratory.

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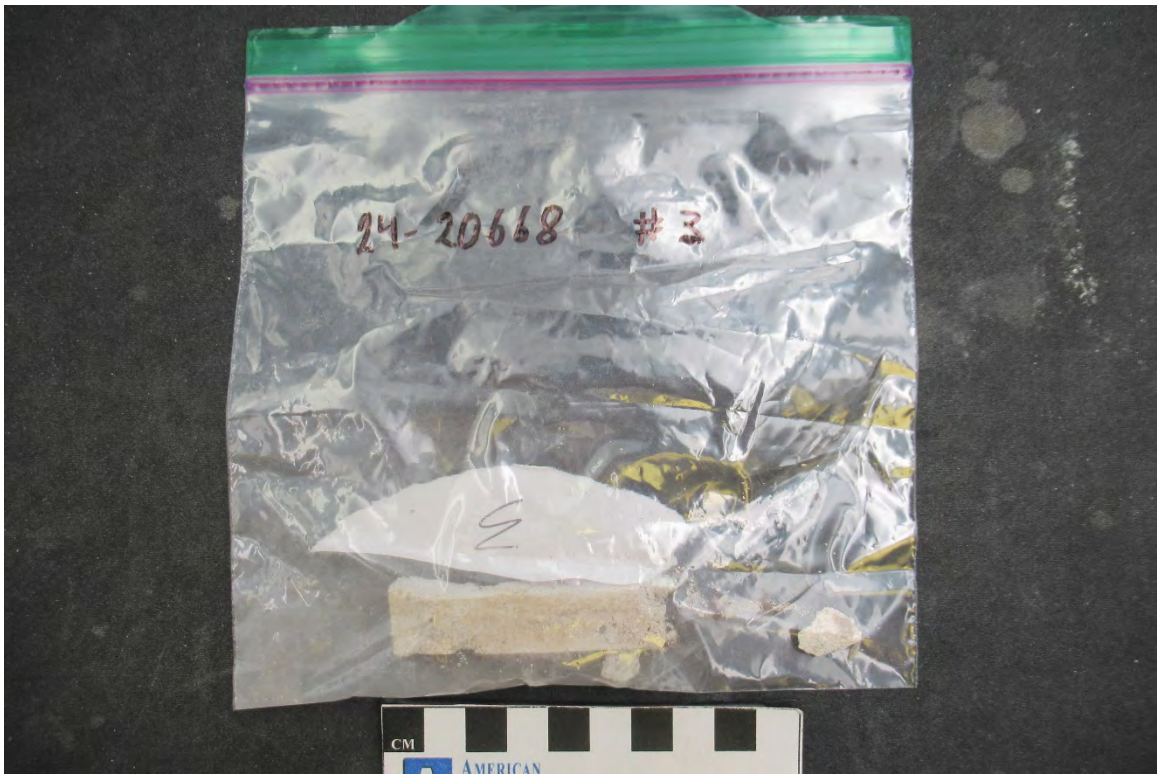
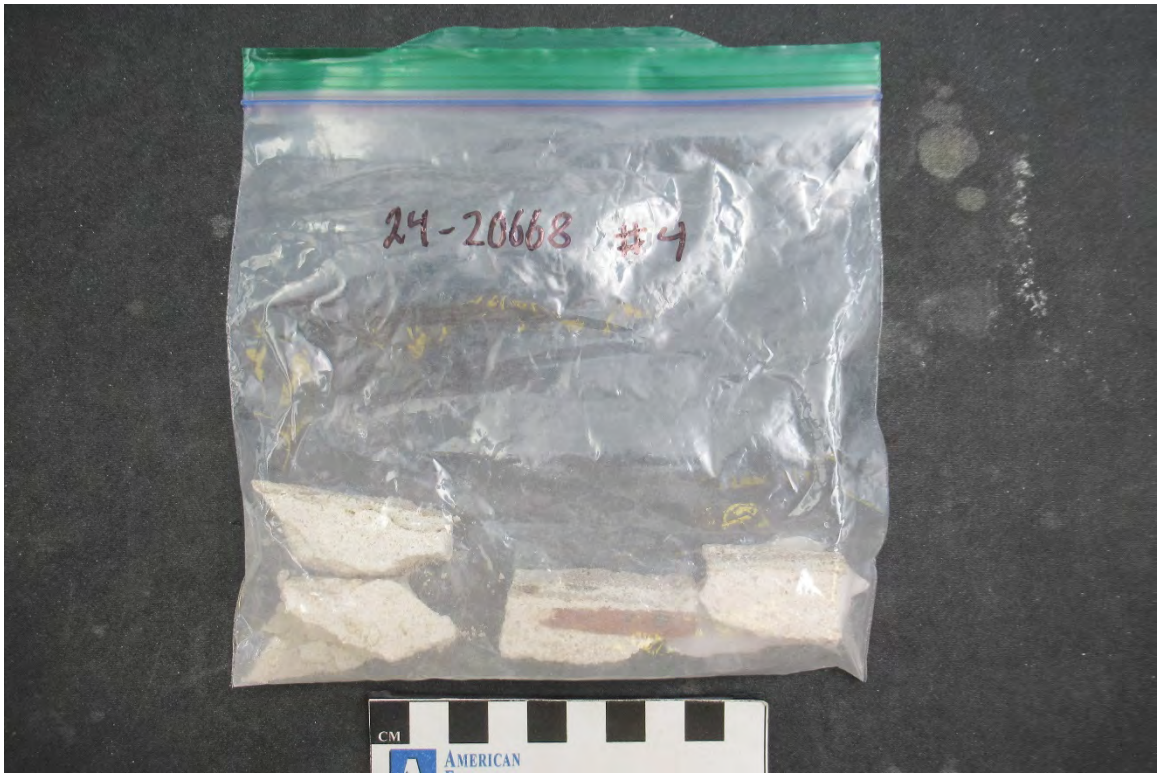
PHOTO: 3



SAMPLE ID: #3 **DESCRIPTION:** View of mortar sample as received in the laboratory.

PHOTO: 4



SAMPLE ID: #4 **DESCRIPTION:** View of mortar sample as received in the laboratory.

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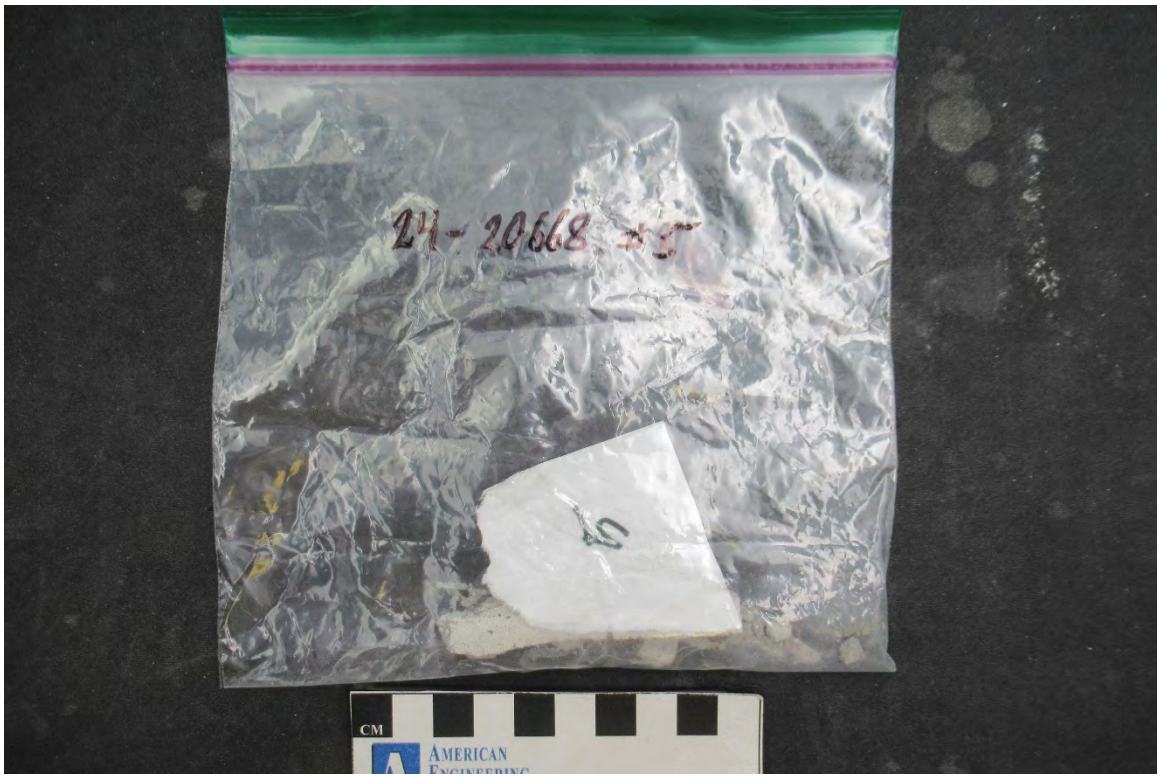
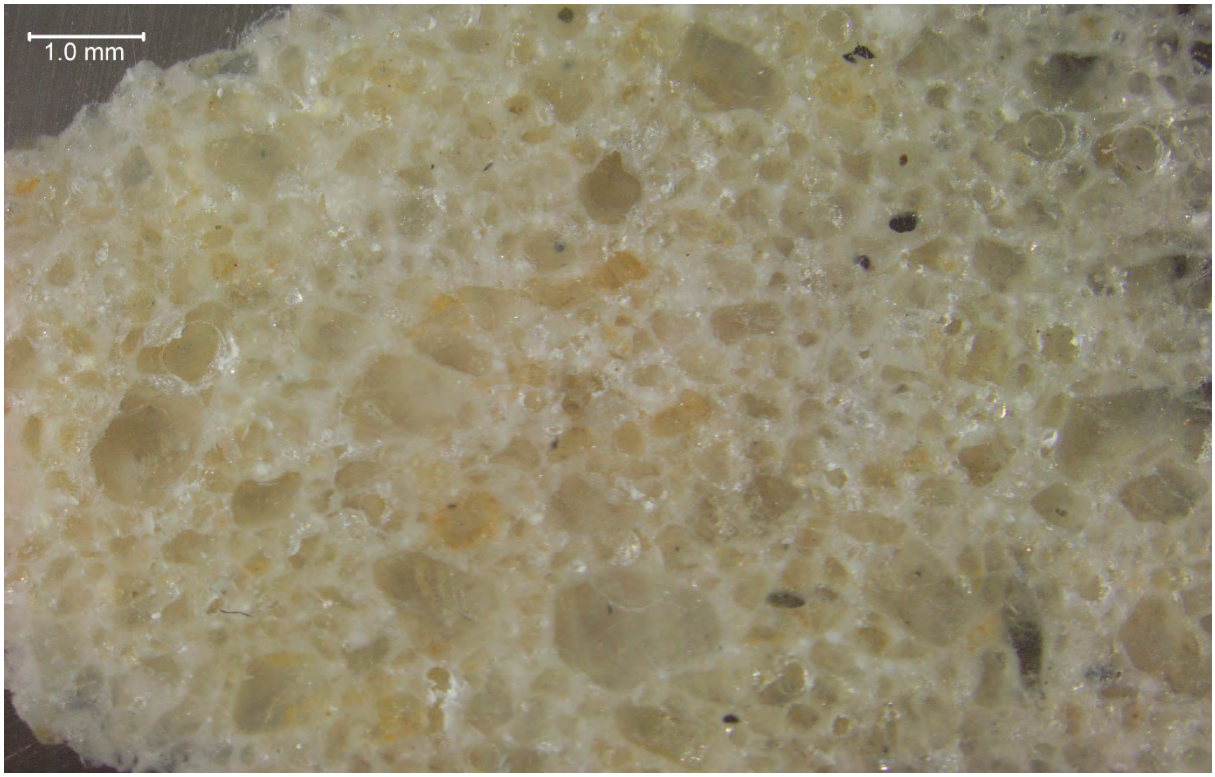
PHOTO: 5



SAMPLE ID: #5 **DESCRIPTION:** View of plaster/stucco sample as received in the laboratory.

PHOTO: 6



SAMPLE ID: #1 **DESCRIPTION:** Magnified view of saw cut and lapped mortar surface after epoxy-stabilization.
MAG: 15x

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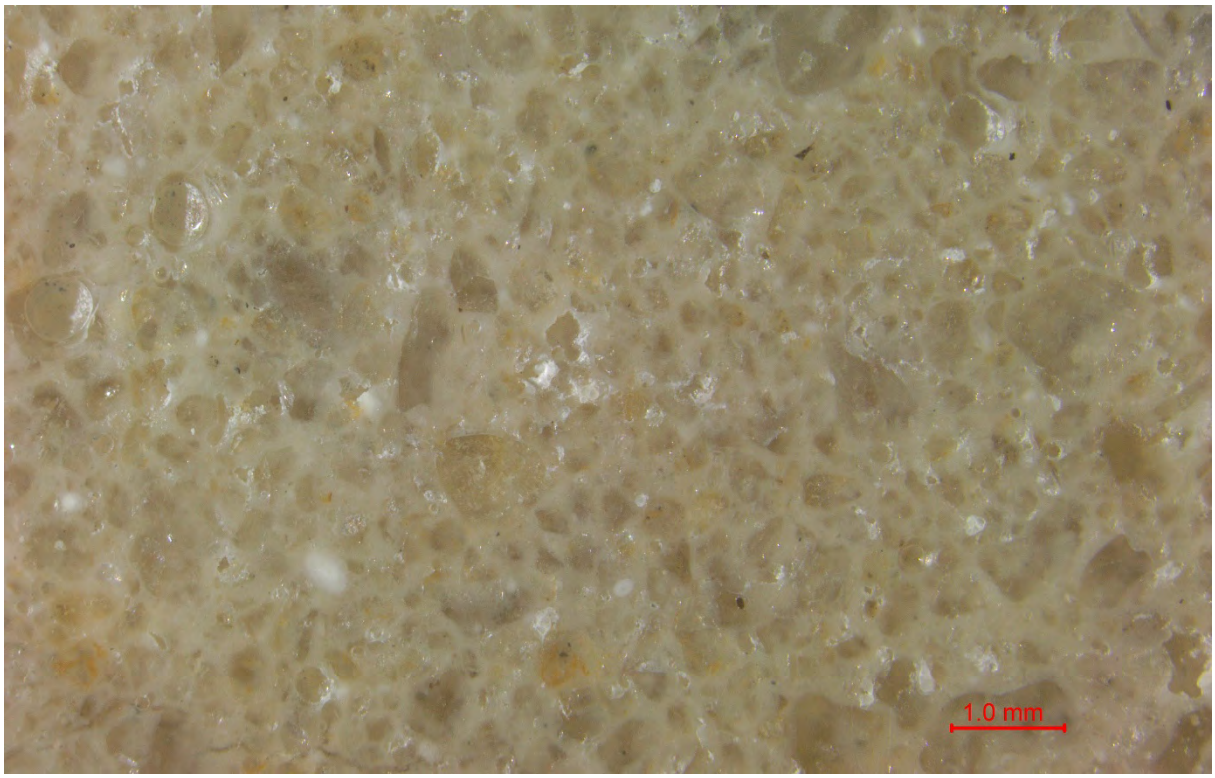
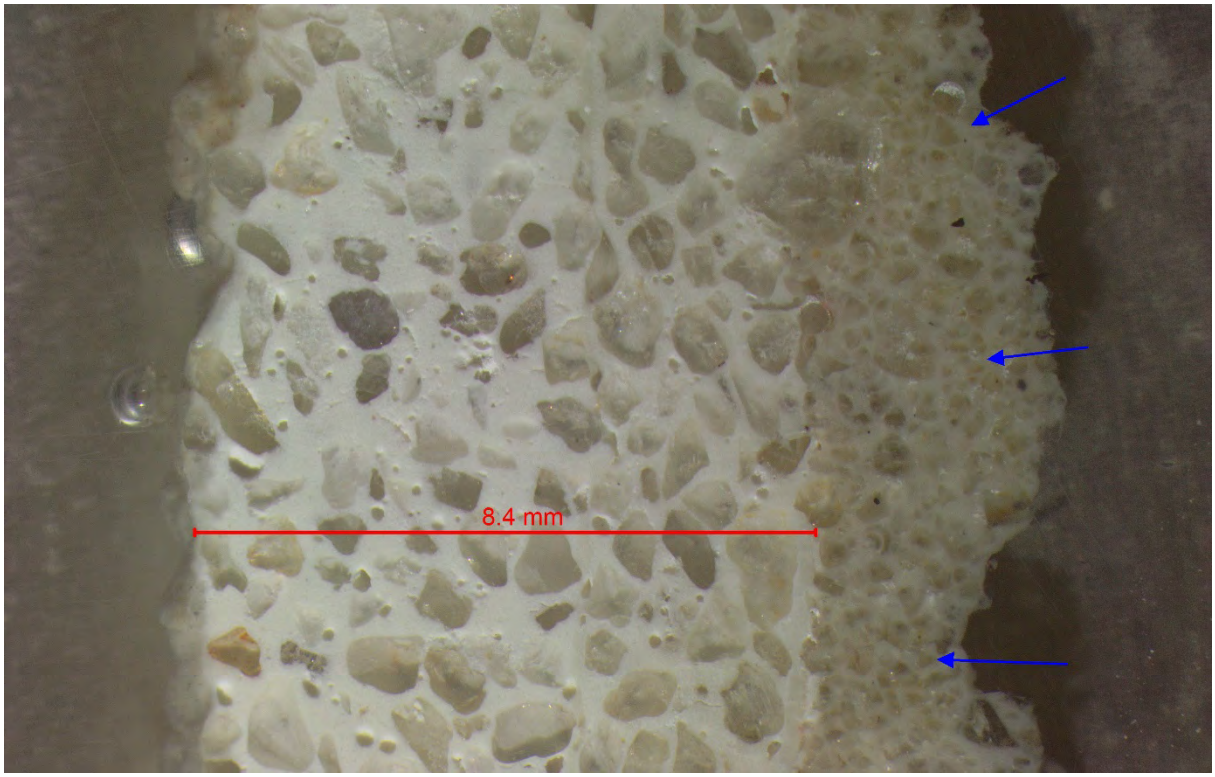
PHOTO: 7



SAMPLE ID: #2 **DESCRIPTION:** Magnified view of saw cut and lapped mortar surface after epoxy-stabilization.
MAG: 15x

PHOTO: 8



SAMPLE ID: #3 **DESCRIPTION:** Magnified view of saw cut and lapped mortar surface after epoxy-stabilization. Note a dense and hard repair mortar on the left comprised the majority of the sample with the underlying original mortar on the right (blue arrows).
MAG: 10x

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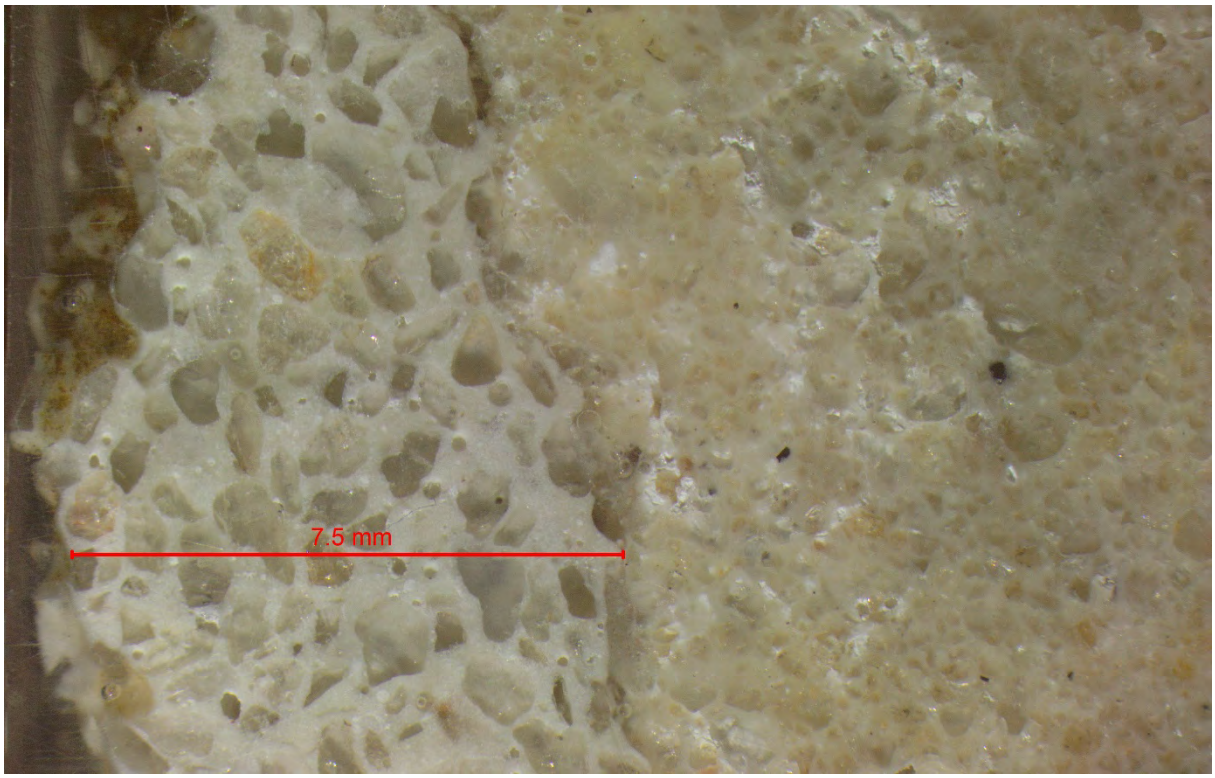
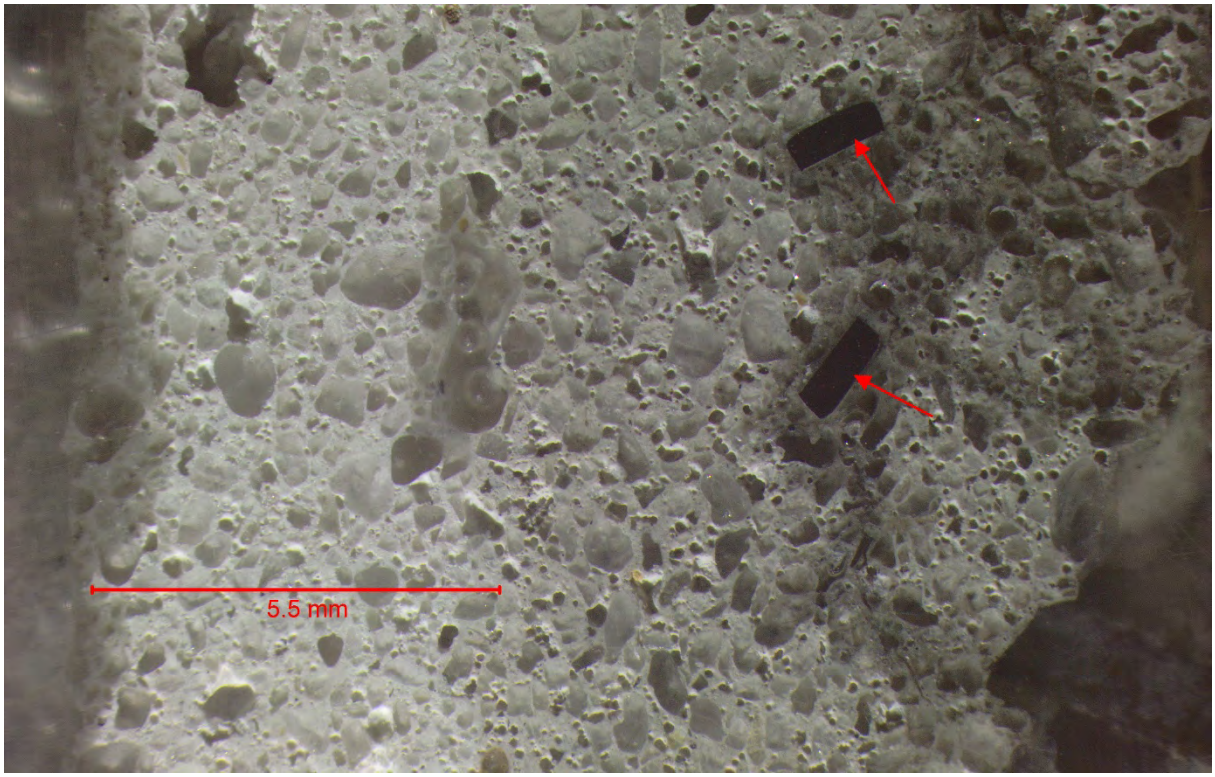
PHOTO: 9



SAMPLE ID: #4
MAG: 10x

DESCRIPTION: Magnified view of saw cut and lapped mortar surface after epoxy-stabilization. Note a dense and hard repair mortar on the left with the underlying original mortar on the right.

PHOTO: 10



SAMPLE ID: #5
MAG: 10x

DESCRIPTION: Magnified view of saw cut and lapped plaster/stucco surface after epoxy-stabilization. Note the system consisted of two-coats with a relatively darker underlying base/scratch coat which contained expanded metal lath and a lighter-colored finish coat (left). Note both coats were air entrained.

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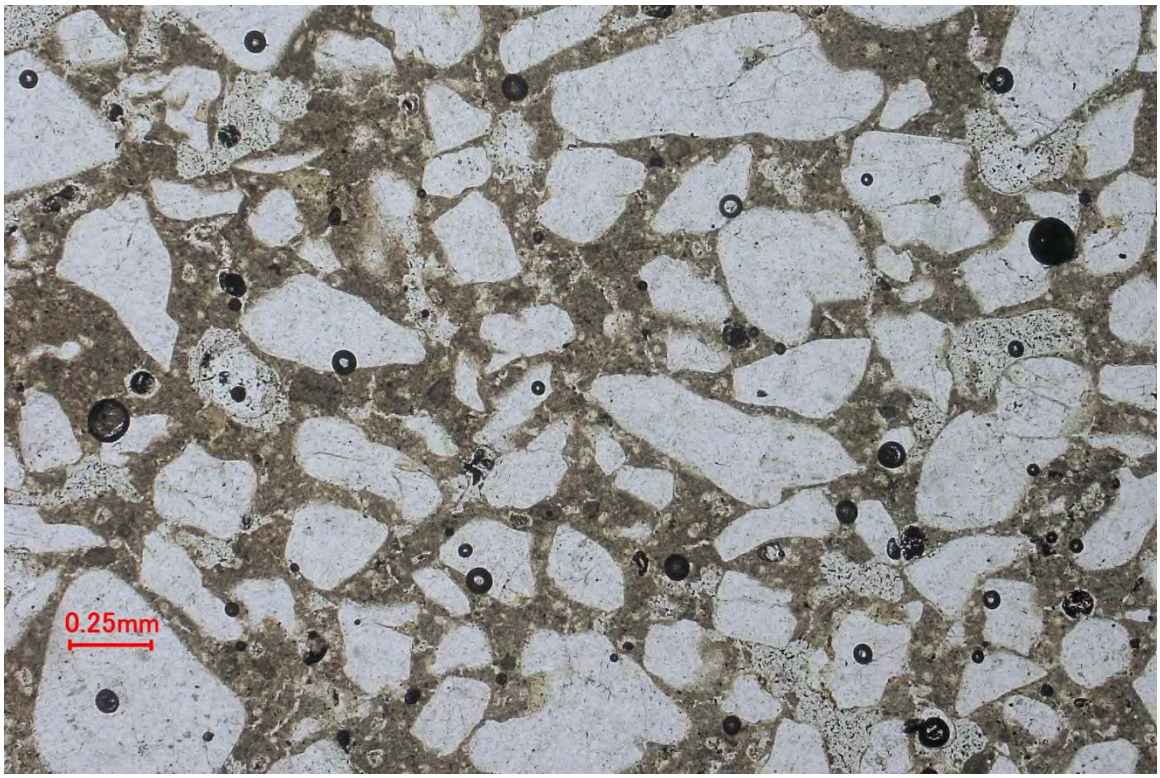
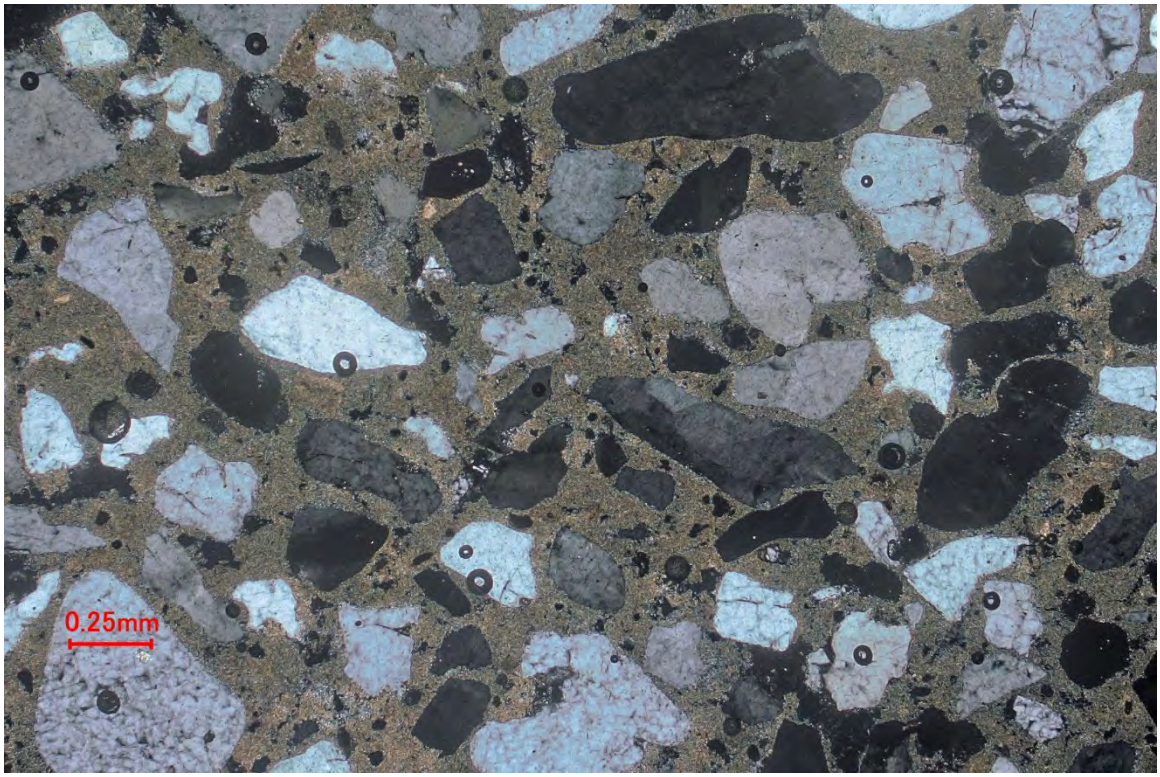
PHOTO: 11



SAMPLE ID: #1 **DESCRIPTION:** Overall view of mortar sample in thin section under transmitted plane polarized light. Note the sand appeared fairly-well graded and the individual grains appear white in this image.
MAG: 40x

PHOTO: 12



SAMPLE ID: #1 **DESCRIPTION:** Same view as above under transmitted cross polarized light. Note the brightly-colored/fully carbonated binder.
MAG: 40x

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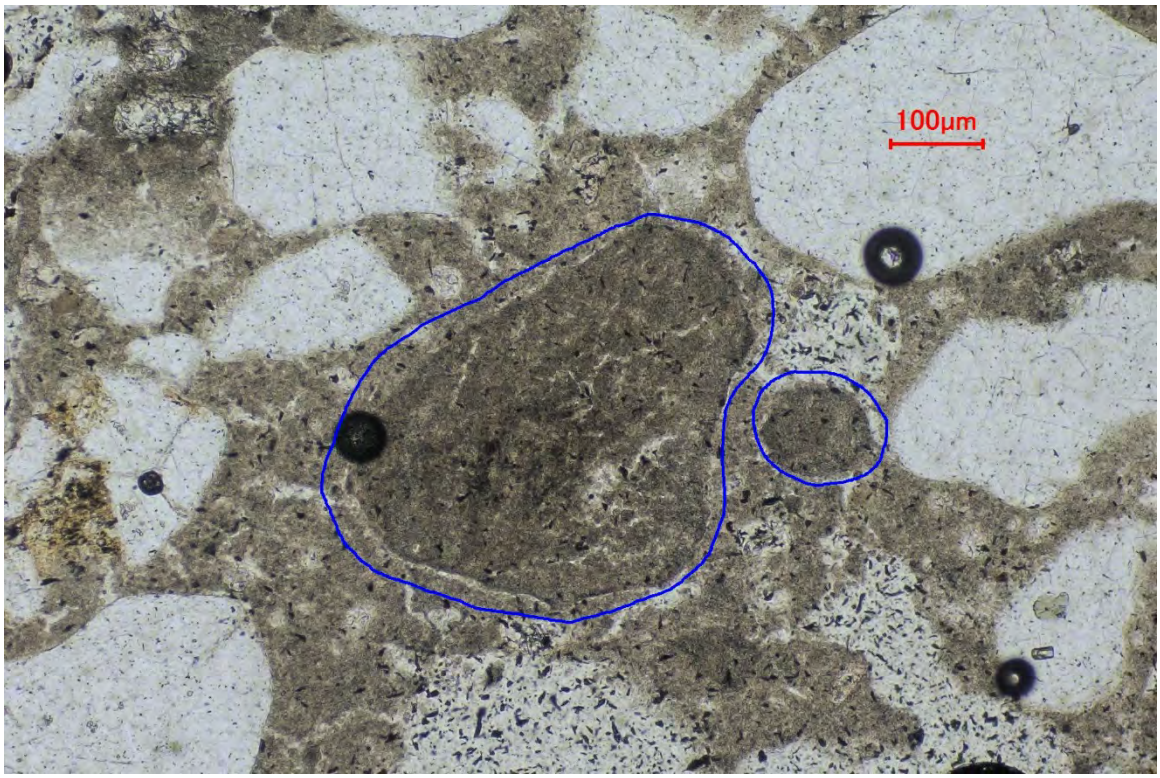
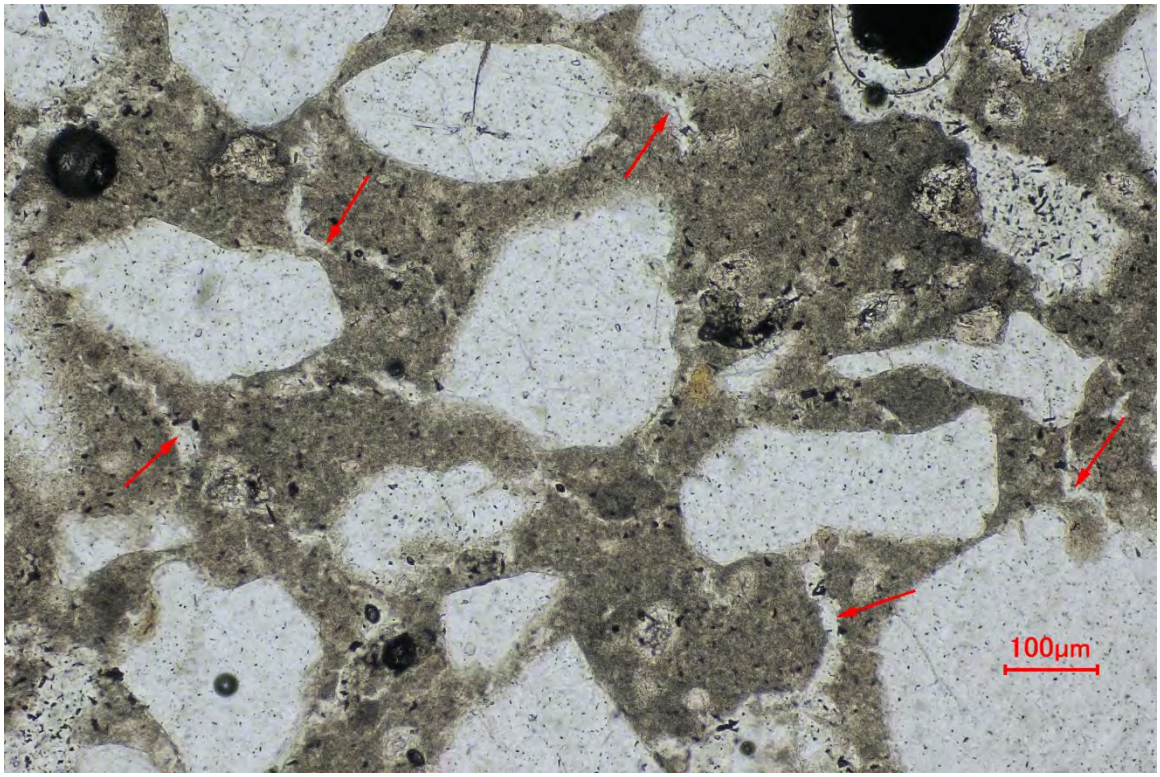
PHOTO: 13



SAMPLE ID: #1
MAG: 100x

DESCRIPTION: Agglomerations or nodules of hydrated lime (blue outlines) within mortar binder viewed in thin section under transmitted plane polarized light.

PHOTO: 14



SAMPLE ID: #1
MAG: 100x

DESCRIPTION: Several autogenous shrinkage microcracks (red arrows) within the mortar binder viewed in thin section of sample under transmitted plane polarized light.

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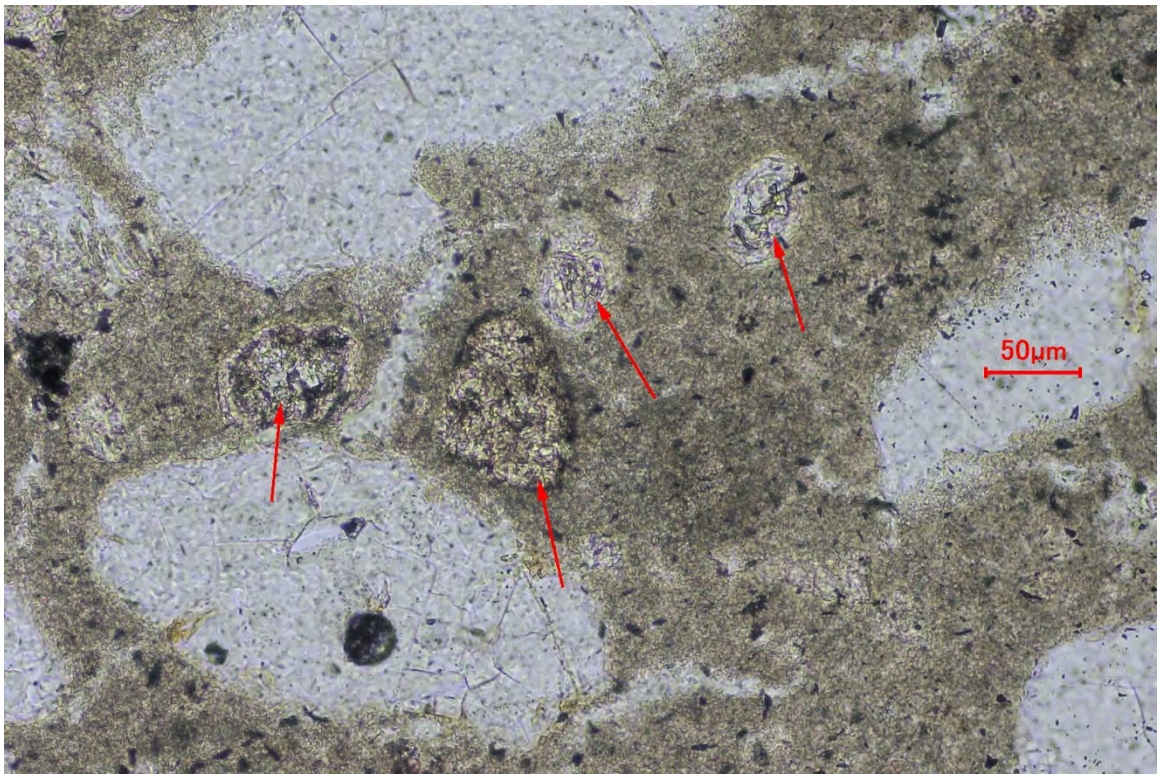
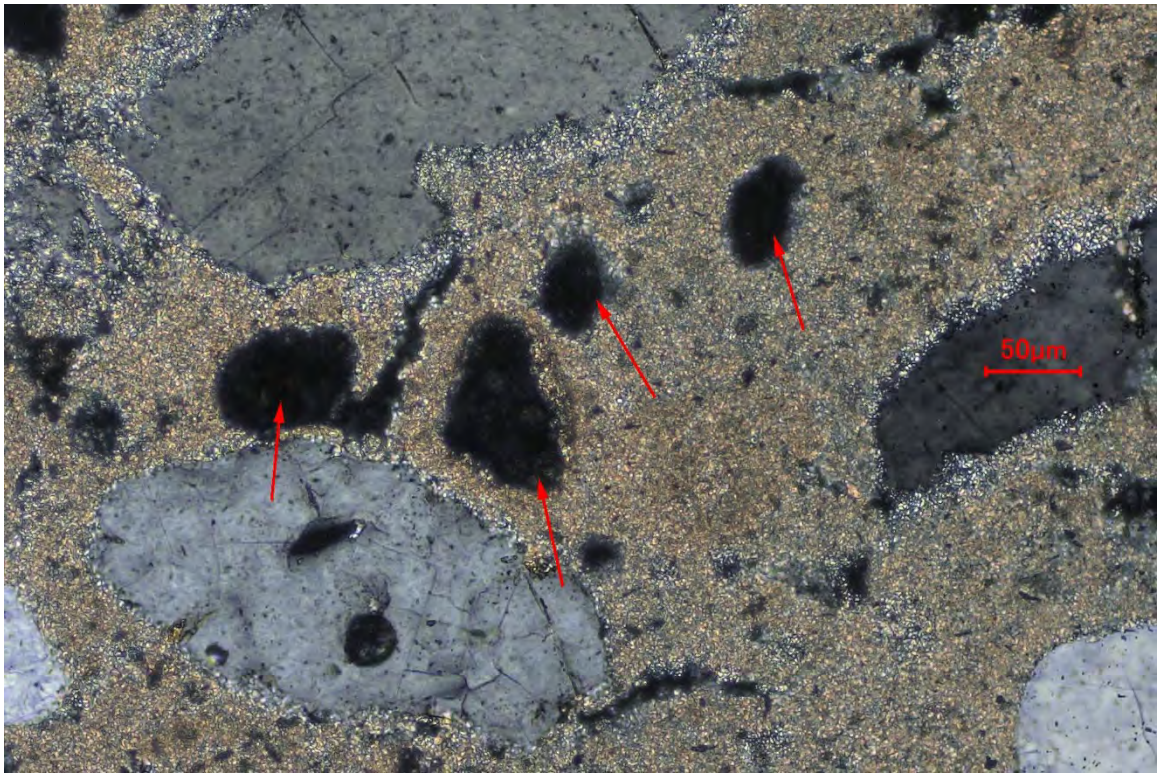
PHOTO: 15



SAMPLE ID: #1
MAG: 200x

DESCRIPTION: Fully hydrated 'relics' of white portland cement (red arrows) within mortar binder viewed in thin section under transmitted plane polarized light.

PHOTO: 16



SAMPLE ID: #1
MAG: 200x

DESCRIPTION: Same view as above under transmitted cross polarized light. Note the cement hydration product appears black (isotropic) and the surrounding binder is carbonated (brightly-colored).

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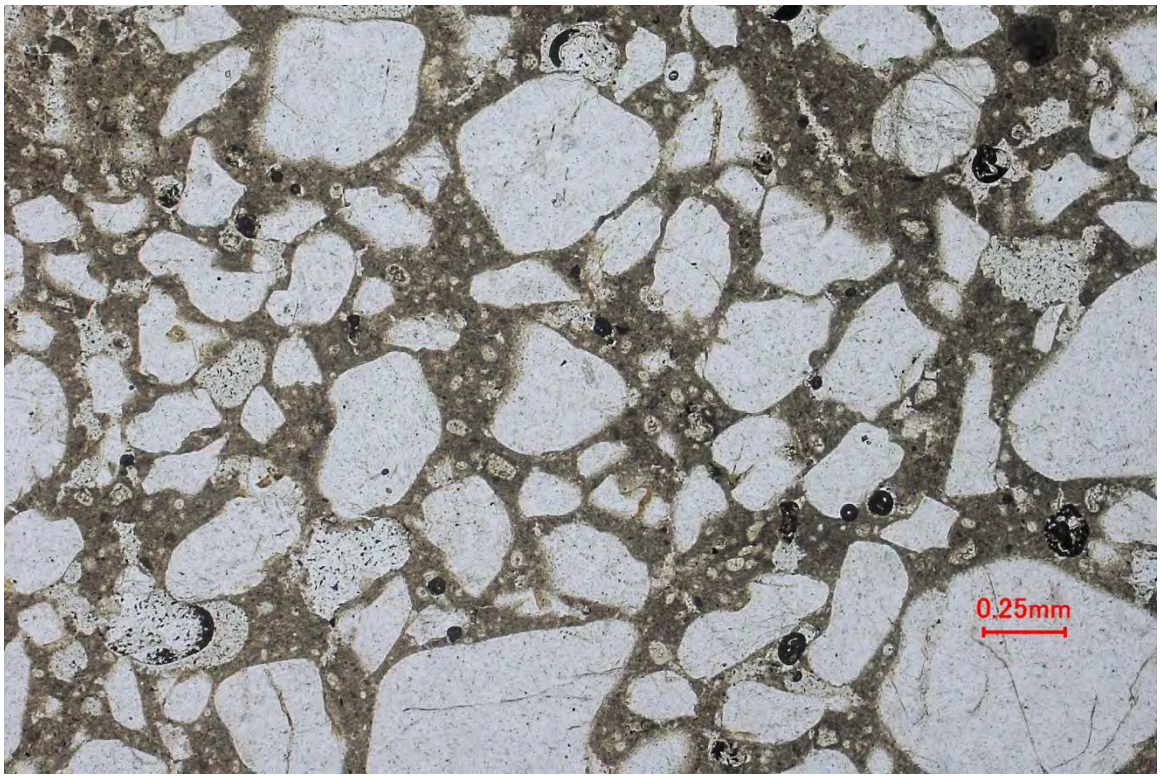
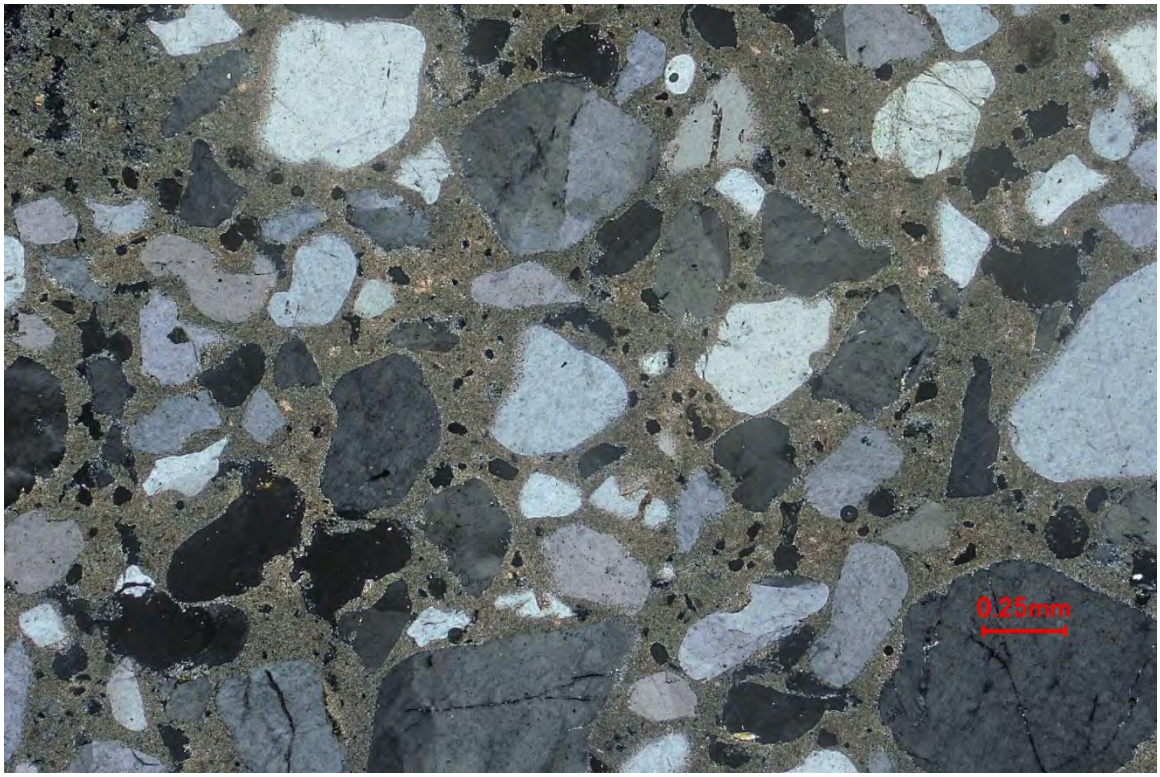
PHOTO: 17



SAMPLE ID: #2 **DESCRIPTION:** Overall view of mortar sample in thin section under transmitted plane polarized light.
MAG: 40x

PHOTO: 18



SAMPLE ID: #2 **DESCRIPTION:** Same view as above under transmitted cross polarized light. Note the binder was fully carbonated (brightly-colored).
MAG: 40x

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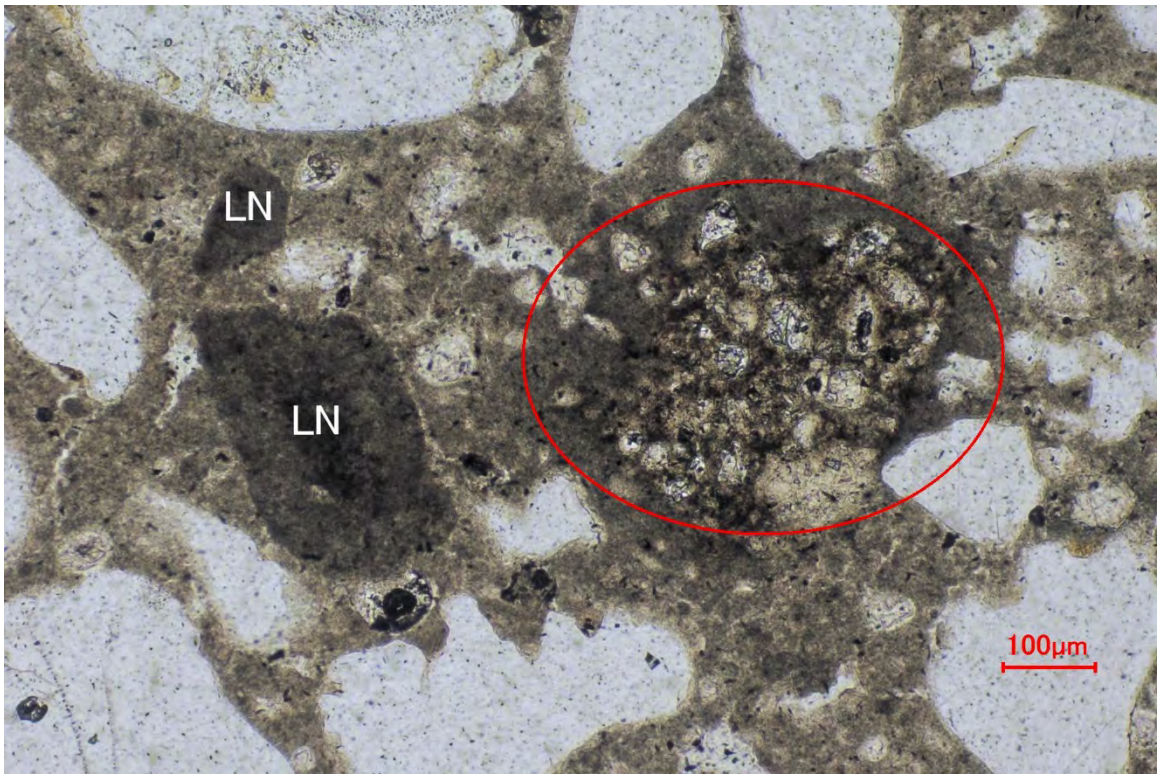
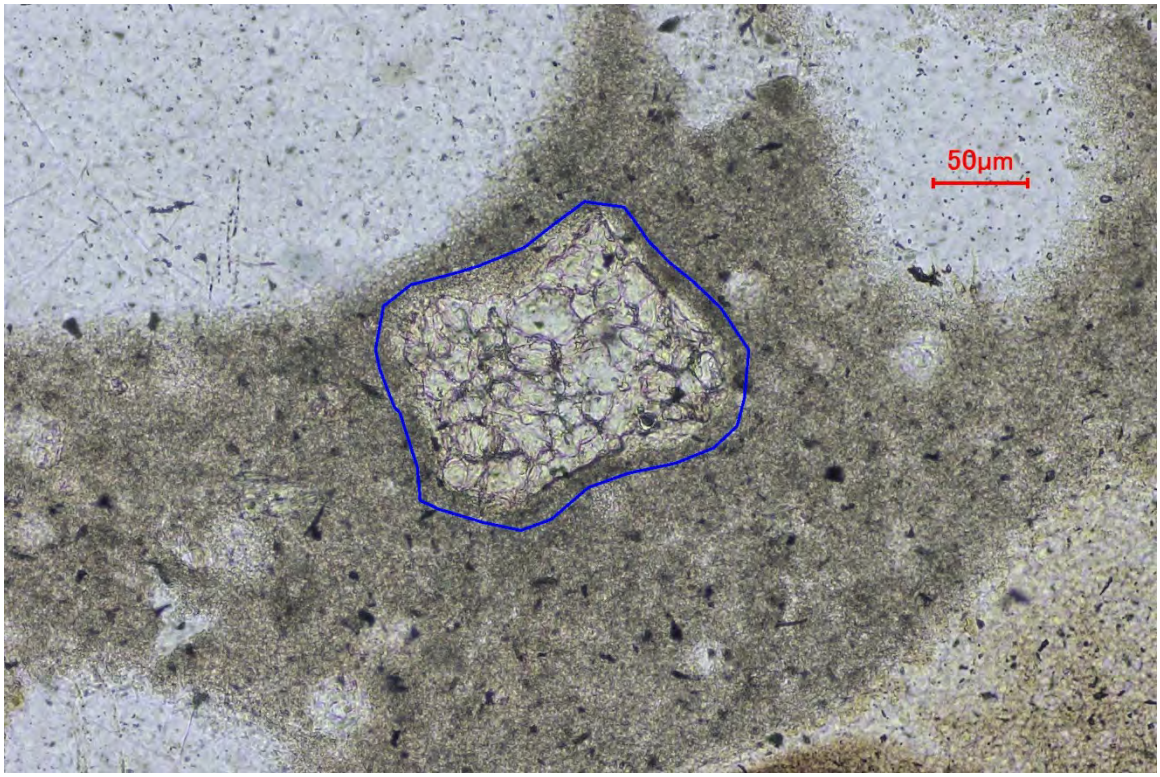
PHOTO: 19



SAMPLE ID: #2
MAG: 100x

DESCRIPTION: Lime nodules (LN) and cement 'clump' (red outline) within mortar binder viewed in thin section under transmitted plane polarized light.

PHOTO: 20



SAMPLE ID: #2
MAG: 200x

DESCRIPTION: Coarsely-ground belite-rich white portland cement relict (blue outline) within mortar binder viewed in thin section under transmitted plane polarized light.

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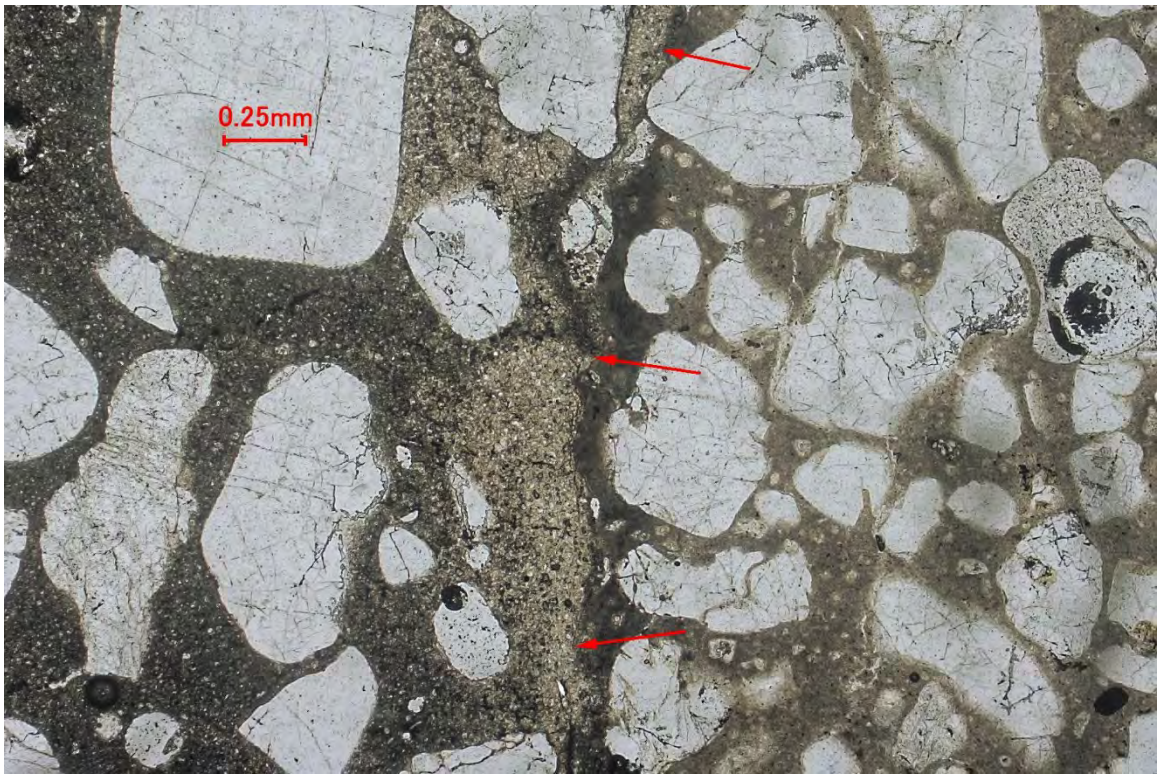
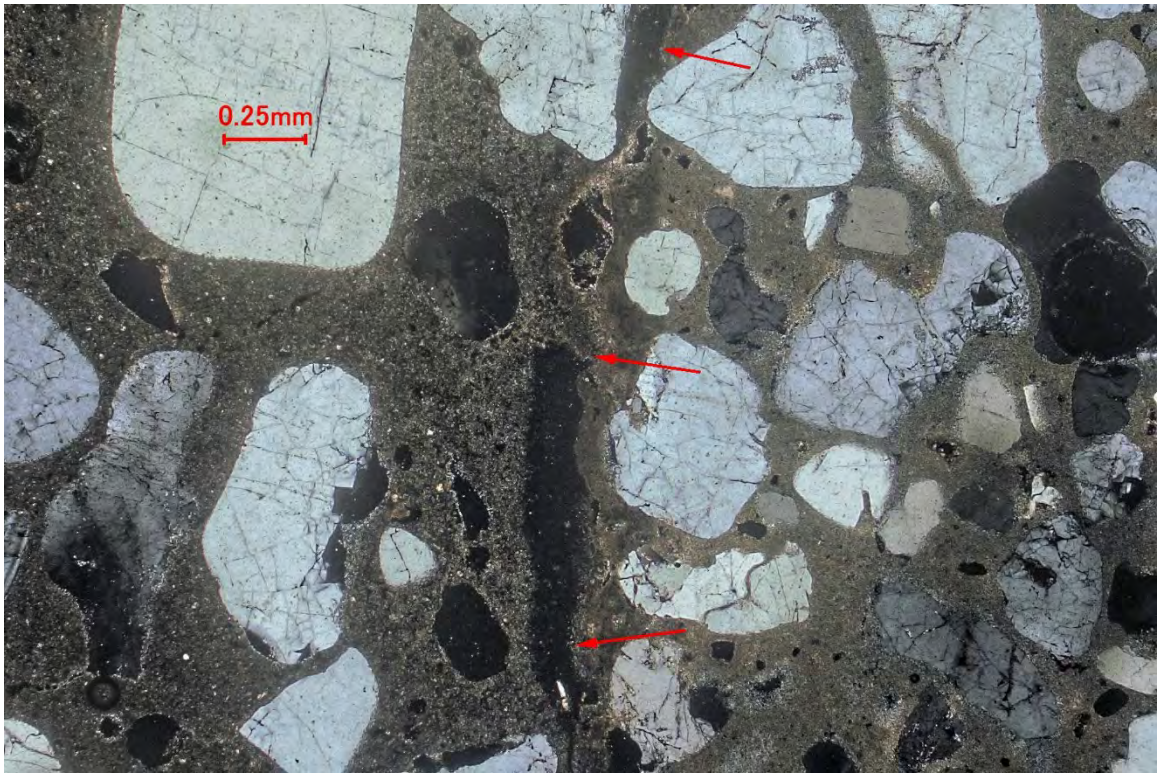
PHOTO: 21



SAMPLE ID: #3
MAG: 40x

DESCRIPTION: Overall view of mortar sample in thin section under transmitted plane polarized light showing the contact surface (red arrows) between the original lime-based mortar (left) and a newer cement-based repair mortar (left).

PHOTO: 22



SAMPLE ID: #3
MAG: 40x

DESCRIPTION: Same view as above under transmitted cross polarized light. Note the binder of the original mortar was fully carbonated (brightly-colored).

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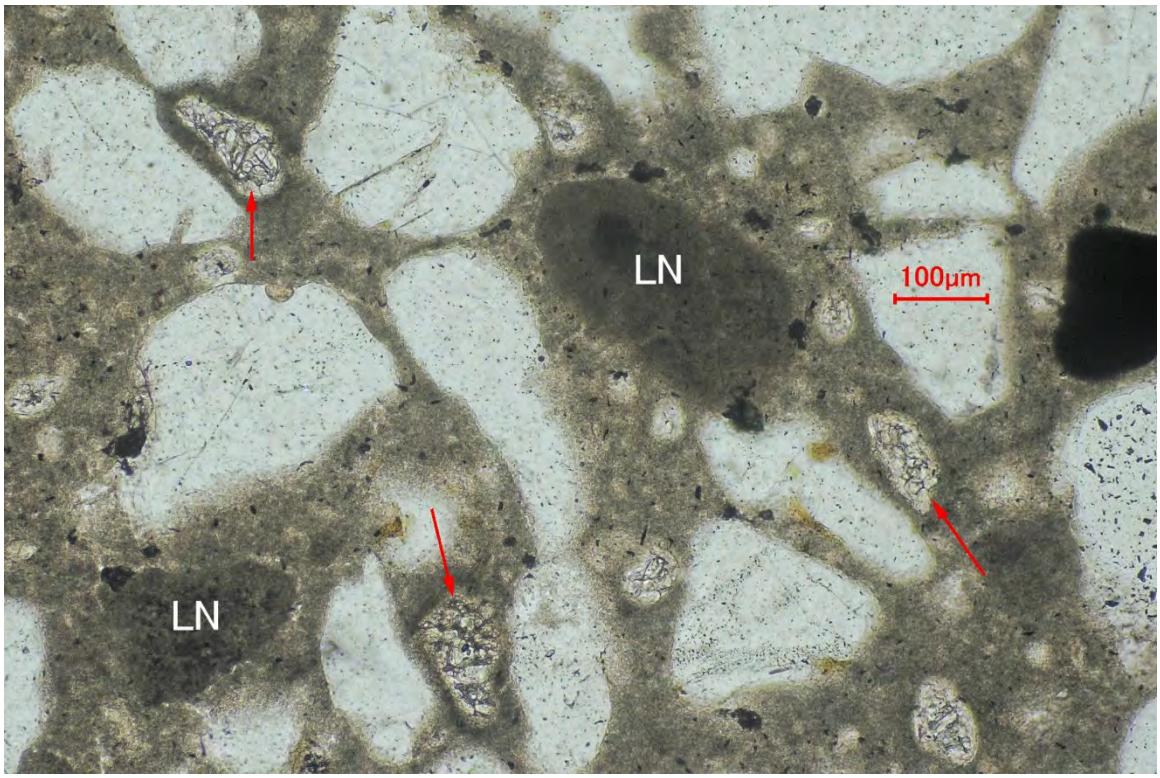
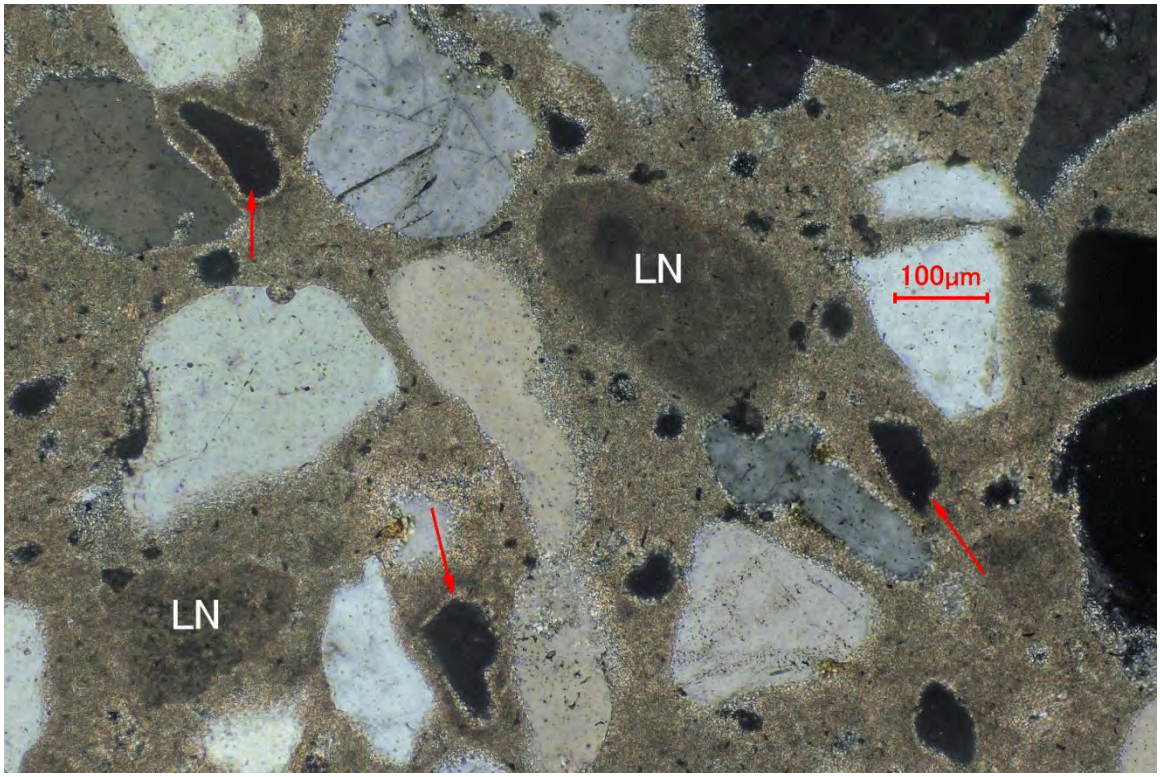
PHOTO: 23



SAMPLE ID: #3
MAG: 100x

DESCRIPTION: Lime nodules (LN) and relicts of white portland cement (red arrows) within the original mortar binder viewed in thin section under transmitted plane polarized light.

PHOTO: 24



SAMPLE ID: #3
MAG: 100x

DESCRIPTION: Same view as above under transmitted cross polarized light. Note the cement hydration product appears black (isotropic) and the surrounding binder is fully carbonated (brightly-colored).

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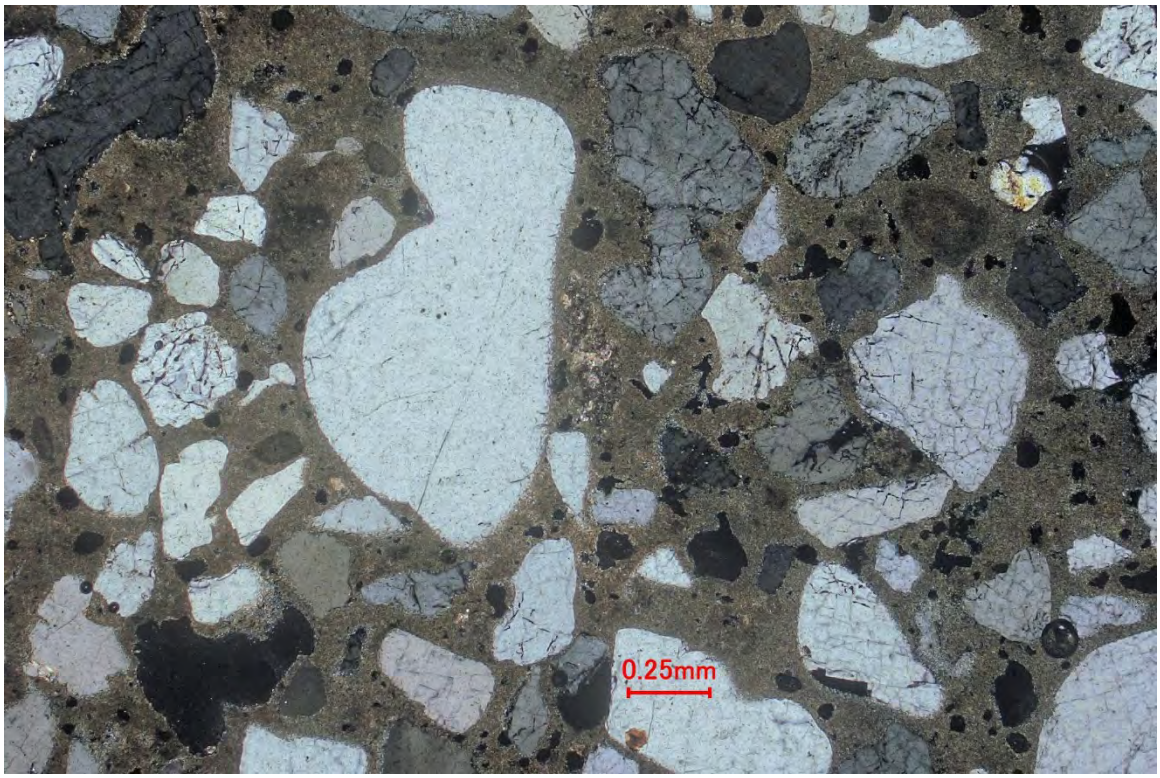
PHOTO: 25

SAMPLE ID: #4 **DESCRIPTION:** Overall view of mortar sample in thin section under transmitted plane polarized light.
MAG: 40x

PHOTO: 26



SAMPLE ID: #4 **DESCRIPTION:** Same view as above under transmitted cross polarized light. Note the binder is fully carbonated (brightly-colored).
MAG: 40x

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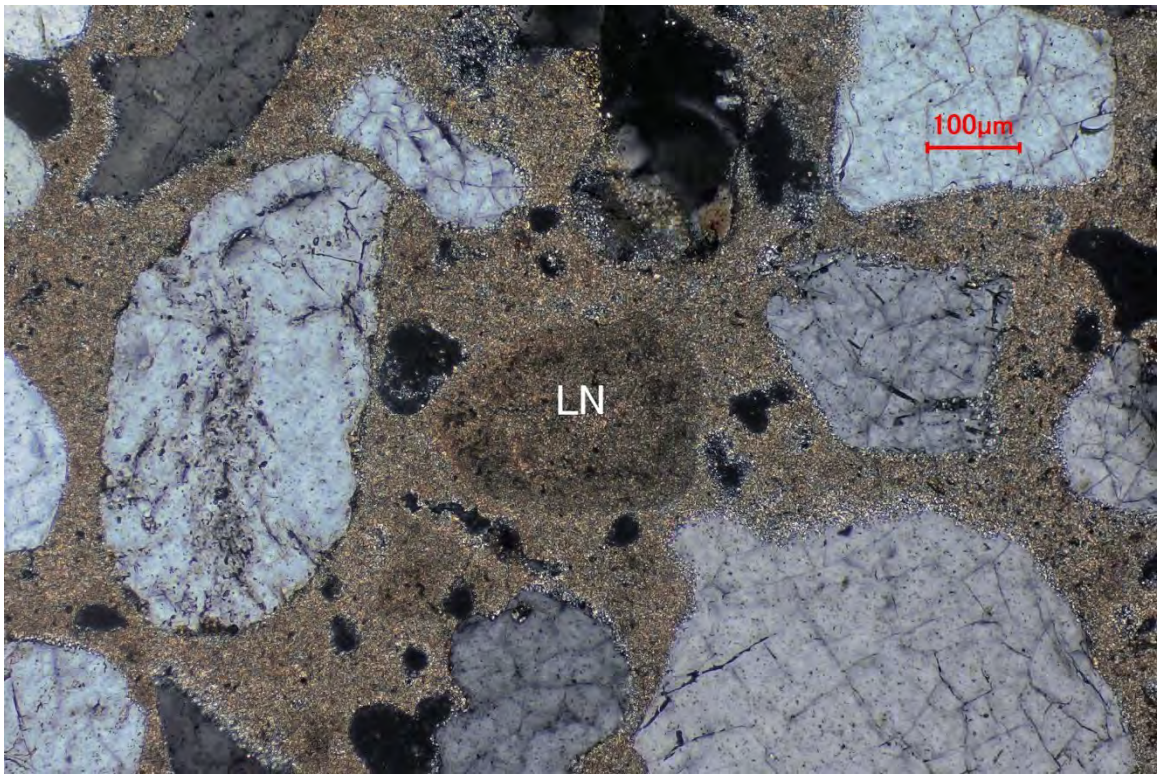
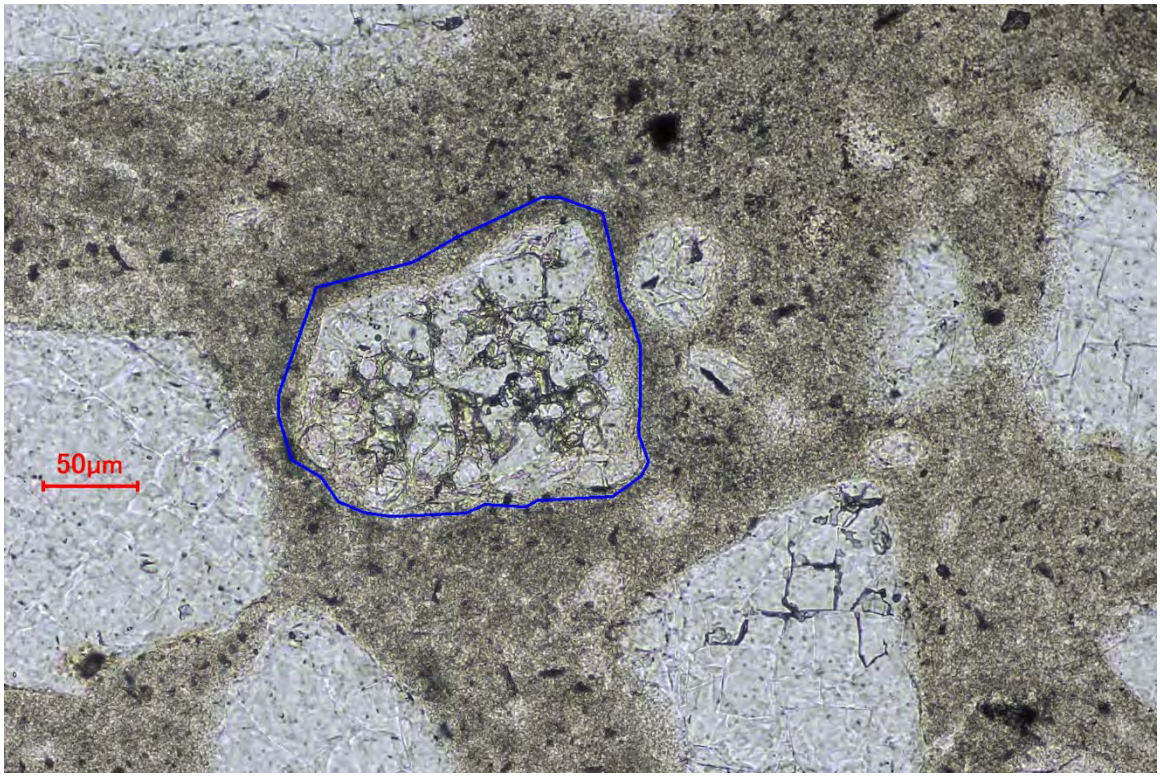
PHOTO: 27



SAMPLE ID: #4
MAG: 100x

DESCRIPTION: Lime nodule (LN) within mortar binder viewed in thin section of mortar sample under transmitted cross polarized light.

PHOTO: 28



SAMPLE ID: #4
MAG: 200x

DESCRIPTION: Coarsely-ground fully hydrated relic of white portland cement (blue outline) within mortar binder viewed in thin section under transmitted plane polarized light.

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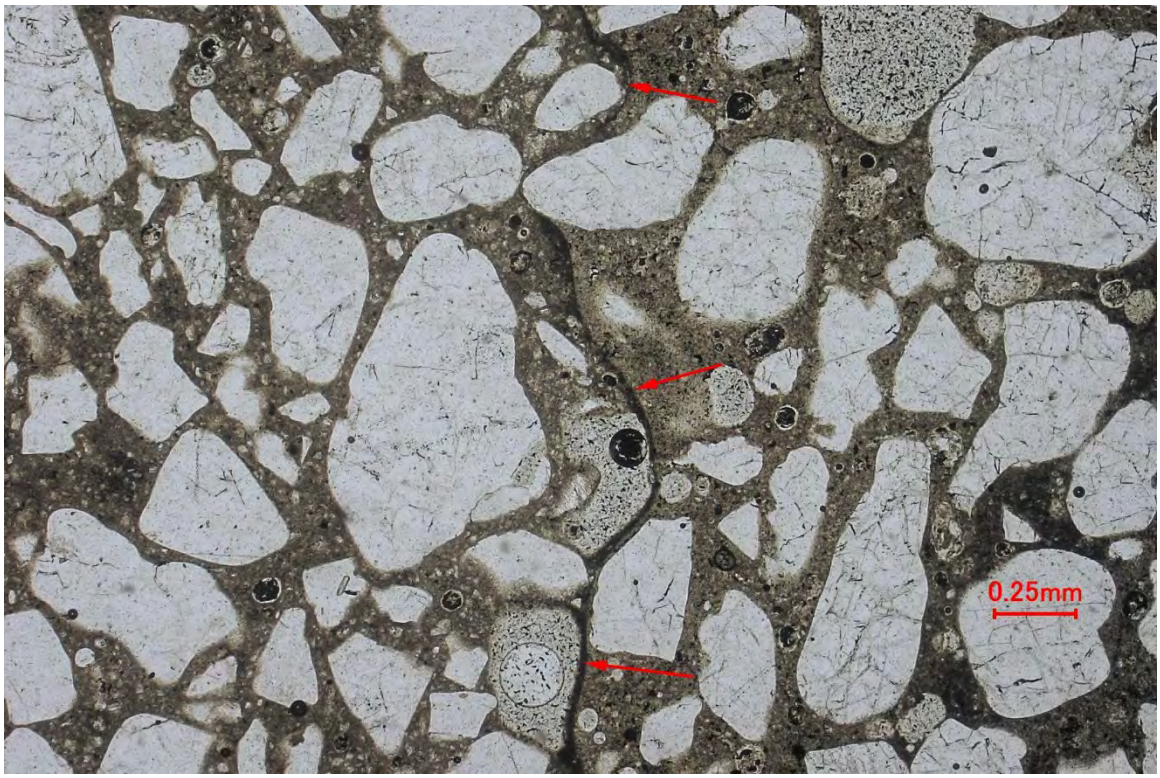
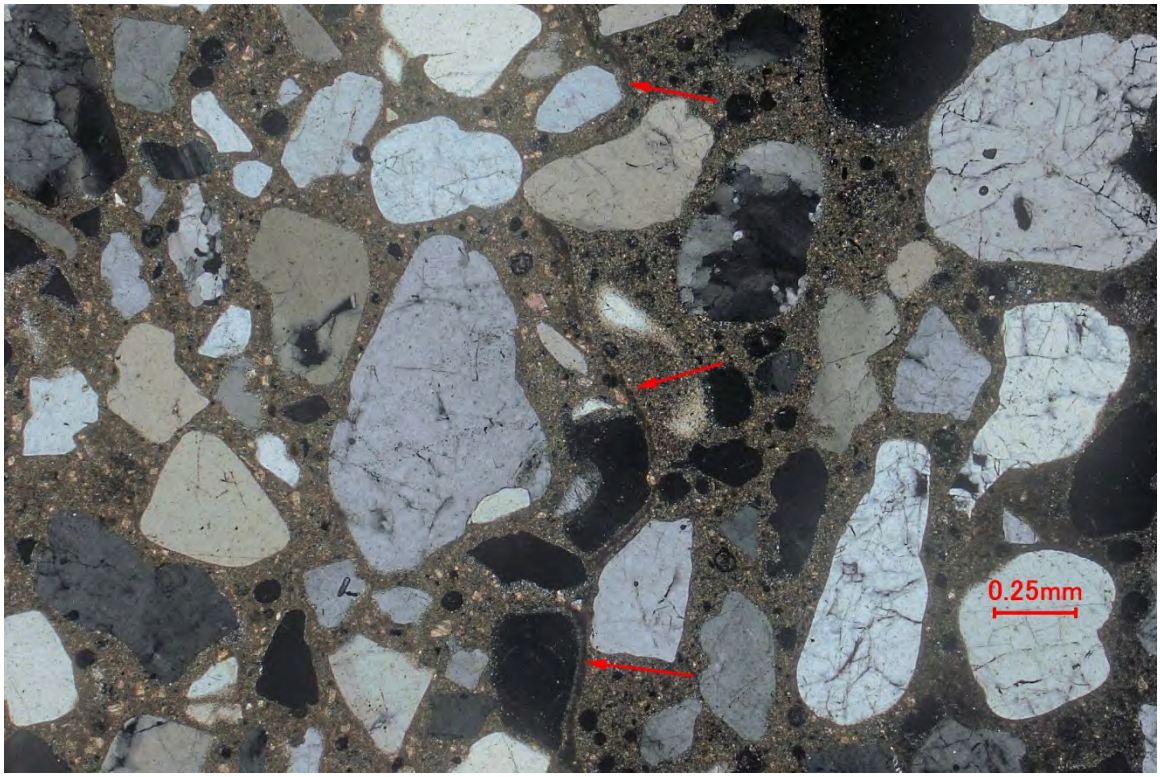
PHOTO: 29



SAMPLE ID: #5
MAG: 40x

DESCRIPTION: Contact surface (red arrows) between scratch/base coat of stucco system (right) and finish coat (left) as viewed in thin section under transmitted plane polarized light.

PHOTO: 30



SAMPLE ID: #5
MAG: 40x

DESCRIPTION: Same view as above under transmitted cross polarized light.

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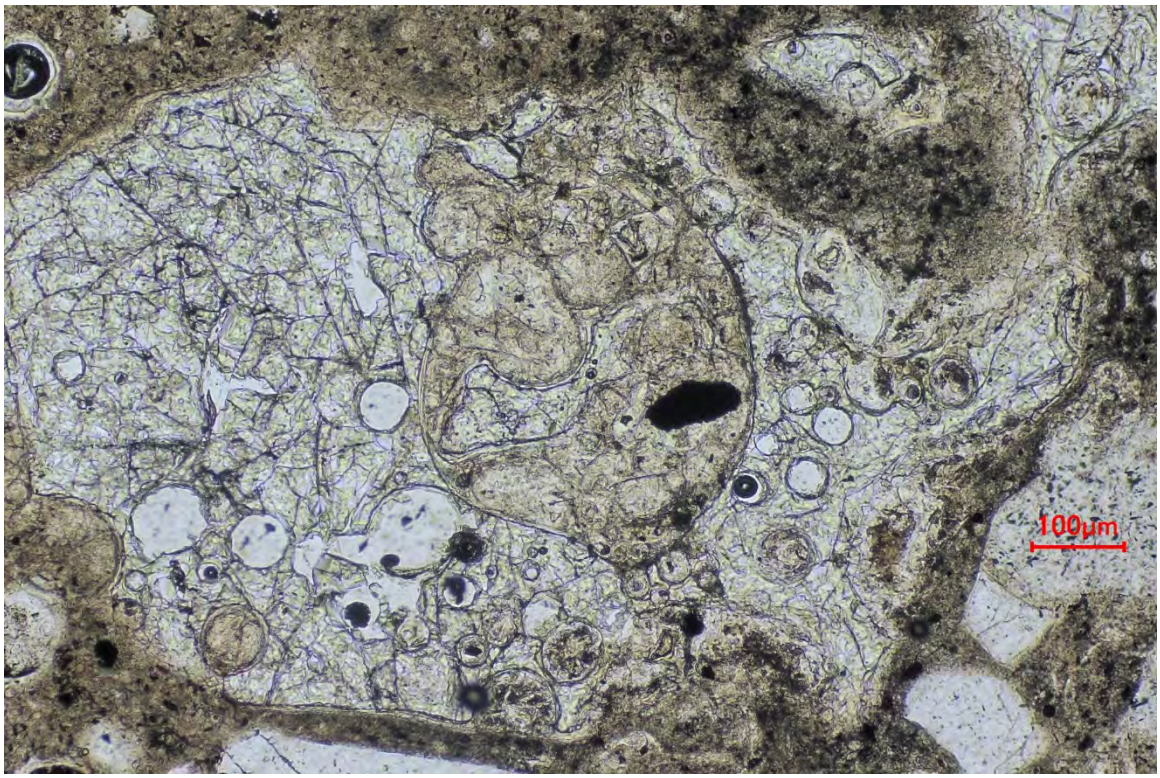
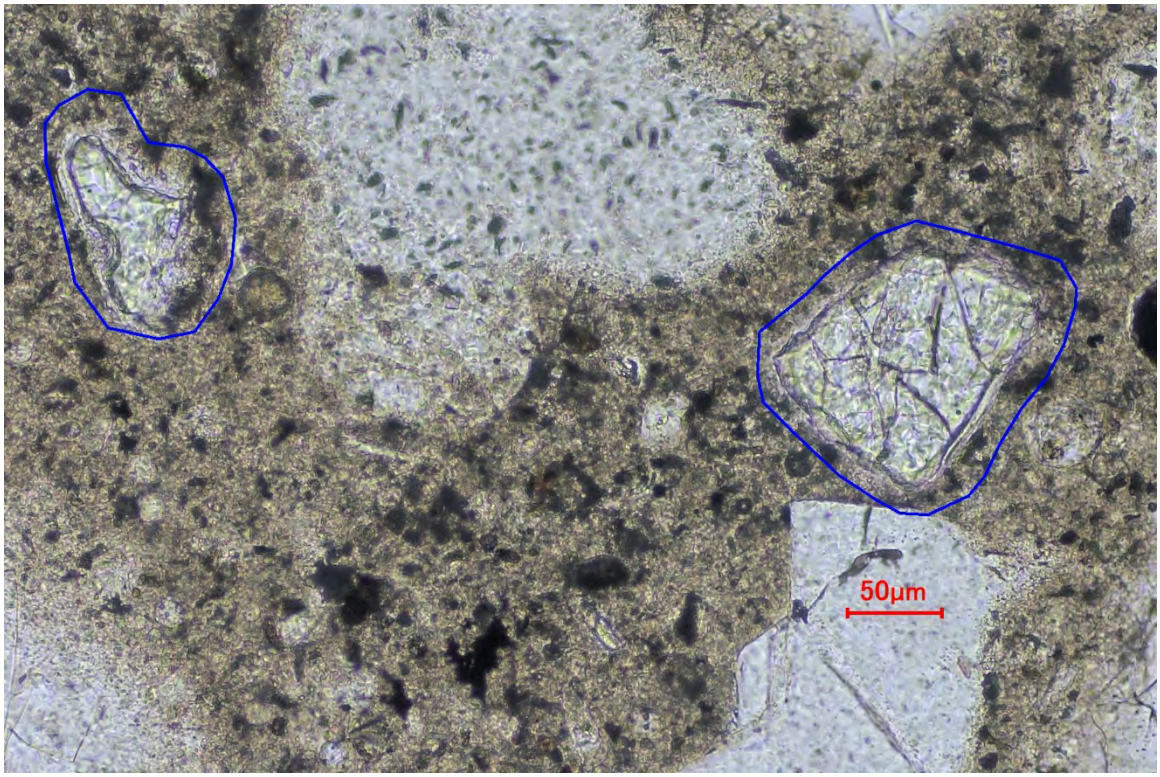
PHOTO: 31



SAMPLE ID: #5
MAG: 100x

DESCRIPTION: Very coarse particle of slag or glass within the base or scratch coat of the stucco system, viewed in thin section under transmitted plane polarized light.

PHOTO: 32



SAMPLE ID: #5
MAG: 200x

DESCRIPTION: Another view of slag particles (blue outlines) which exhibit some fine 'hydration' rims, within binder of scratch coat in thin section under transmitted plane polarized light.

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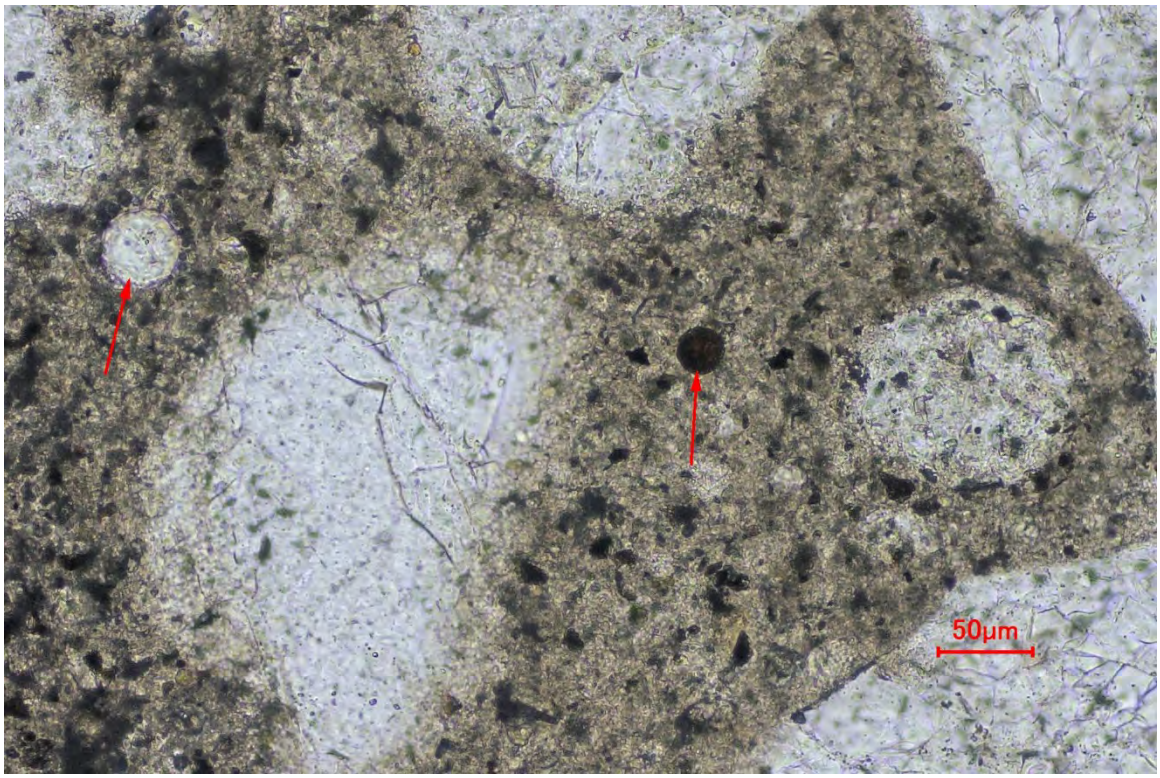
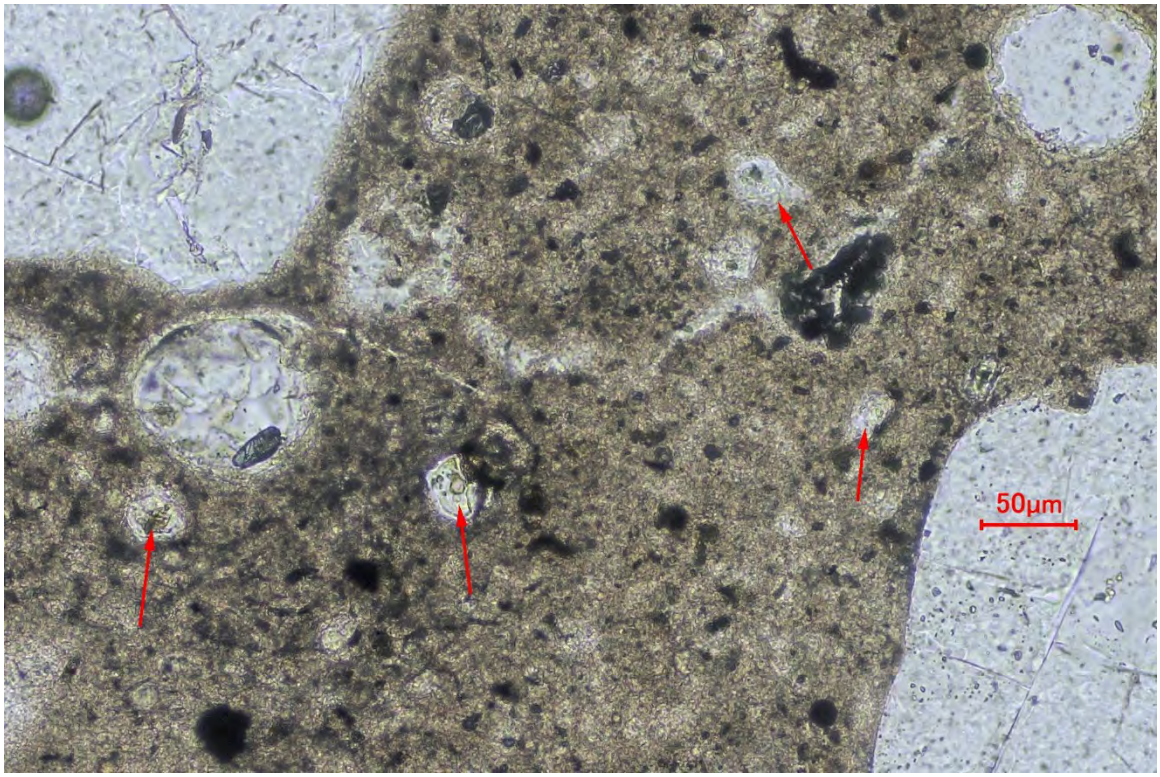
PHOTO: 33



SAMPLE ID: #5
MAG: 200x
DESCRIPTION: Few spherical fly ash pozzolan particles (red arrows) within binder of scratch coat viewed in thin section under transmitted plane polarized light.

PHOTO: 34



SAMPLE ID: #5
MAG: 200x
DESCRIPTION: Fully hydrated portland cement relicts (red arrows) within binder of scratch coat viewed in thin section under transmitted plane polarized light.

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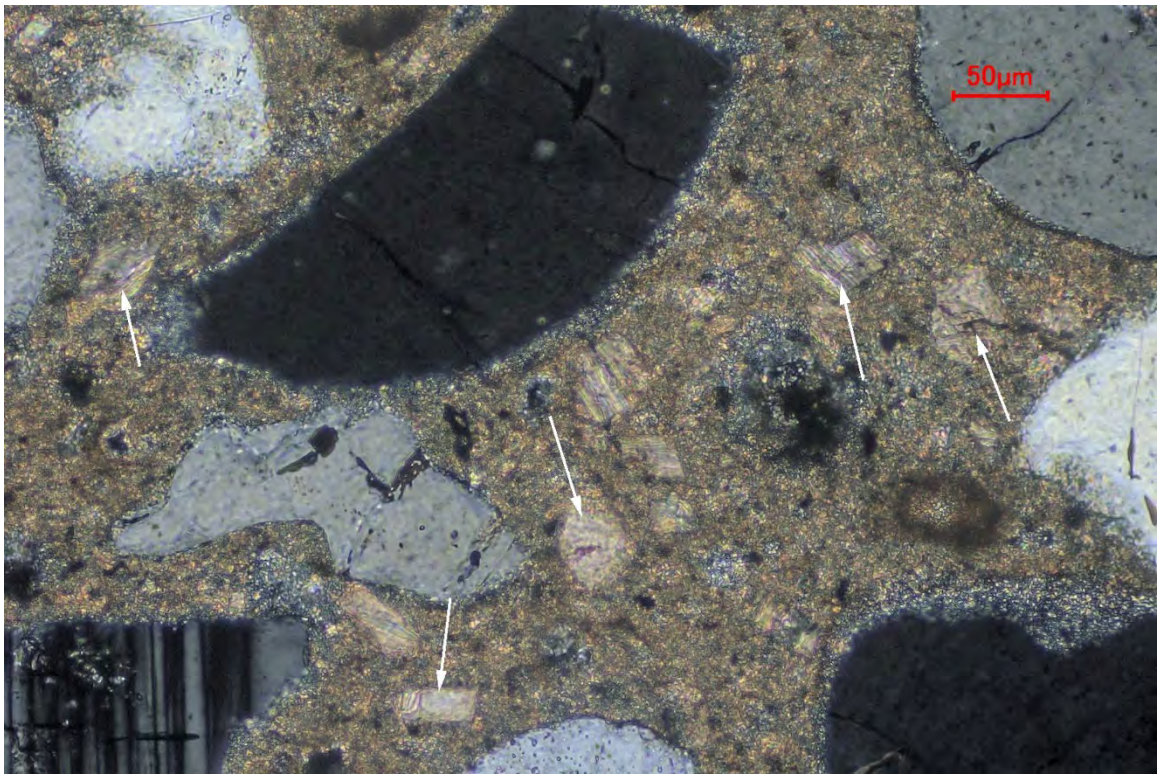
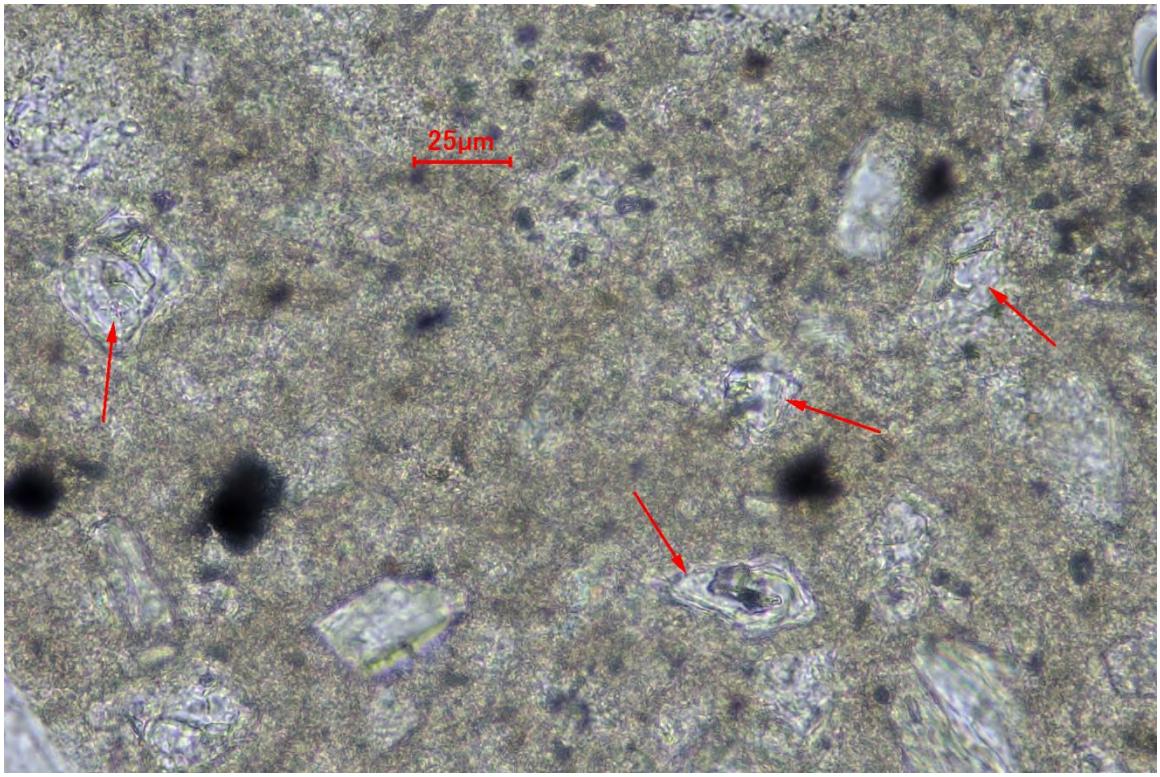
PHOTO: 35



SAMPLE ID: #5
MAG: 200x

DESCRIPTION: Limestone flour (white arrows) within binder of finish coat viewed in thin section of stucco sample under transmitted cross polarized light.

PHOTO: 36



SAMPLE ID: #5
MAG: 200x

DESCRIPTION: Fully hydrated portland cement relicts (red arrows) within binder of finish coat viewed in thin section under transmitted plane polarized light.

AMERICAN ENGINEERING TESTING, INC.

CONSULTANTS
· ENVIRONMENTAL
· GEOTECHNICAL
· MATERIALS
· FORENSICS

MORTAR MIX RECOMMENDATION

PROJECT:

HISTORIC PUNTA GORDA CITY HALL
EXTERIOR WALL STUDY

REPORTED TO:

PARKER/MUDGETT/SMITH
ARCHITECTS, INC.
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FORT MYERS, FL 33901

ATTN: TYLER PATAK

AET PROJECT NO: 24-20668

DATE: DECEMBER 3, 2019

INTRODUCTION

This recommendation draws upon the results of laboratory work performed by our firm on four mortar samples submitted by Dr. Tyler Patak of Parker/Mudgett/Smith Architects, Inc. on November 5, 2019. We understand that the samples represent masonry mortar samples from the original Punta Gorda City Hall construction; although one sample was mostly later repair work. The scope of our work on these samples was confined to performing petrographic and chemical analysis on the mortar sample, per ASTM C1324 "Examination and Analysis of Hardened Masonry Mortar" to document the condition, composition, and proportions of the mortar sample. This document provides recommendations for a replacement mortar.

RECOMMENDATIONS

These recommendations will ignore the results of the analysis of sample 3, because it apparently shows later repair work and is an outlier. The other three analyses show that the mortar samples approximately consist of 8 parts lime to 1 part Portland cement to 18 parts sand. This is a rich mix that is more flexible than modern (ASTM C270) mortar mixes. This mortar mix typically has a very high water vapor permeability rate, which protects the bricks and aids in allowing water to escape from the inside of the walls.

Modern mixes will not replicate this permeability, so we recommend the most permeable mixes. The first is recommended, but the second is included as an ASTM C270-compliant alternative.

Mortar Mix	Mix Proportions
Recommendation 1: NHL 2	1 part Natural Hydraulic Lime (NHL) 2, and 3 parts silica sand
Recommendation 2: Type O	1 part white Portland cement, 2 parts hydrated lime (type S), and 9 parts silica sand.

The project mason should be involved to judge if the mortar is appropriate for the repair work with the chosen material and existing substrate. Other parameters also need to be established

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such as color and texture to match the existing mortar. We recommend test areas with different color materials to establish the best mortar for a project.

DISCLAIMER

This mortar mix recommendation aims to replicate the performance characteristics of the analyzed mortar; including vapor permeability and compressive strength. Some consideration is also given to the availability of materials and the workability of the repair mortar to help ensure quality repair work.

Recommendation Prepared by:
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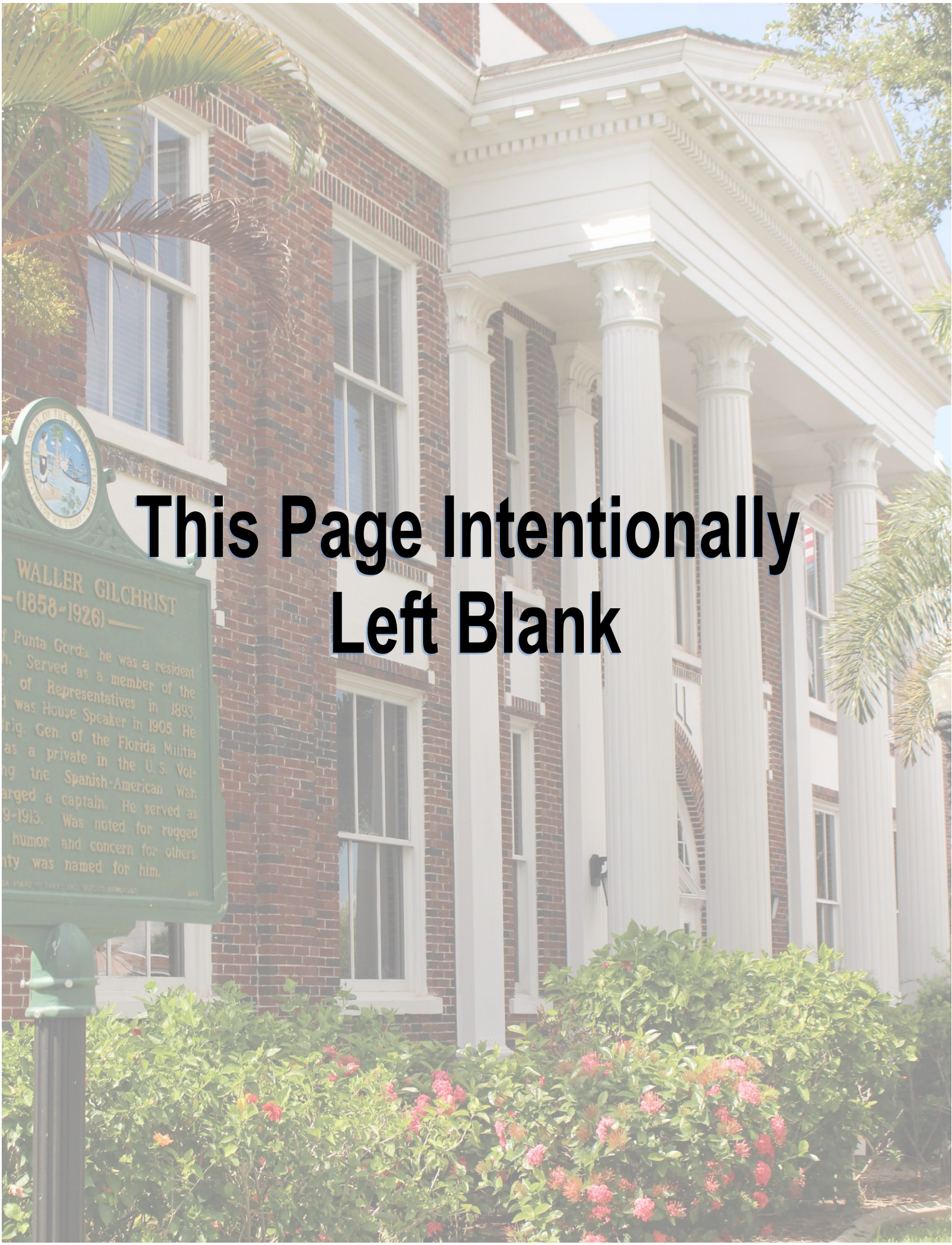

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