



ADMINISTRATIVE SERVICES COMMITTEE MEETING AGENDA

Commission Chamber

Tuesday, February 13, 2024

1:05 PM

ADMINISTRATIVE SERVICES

1. Motion to approve utilizing the state contract (#SWC 9999-001-SPD0000183-002) for the purchase of two Chevrolet Tahoes at a total cost of \$118,857.40 from Hardy Chevrolet for the Richmond County Sheriff's Office.
2. Motion to approve the amendment of Purchase Order P434867 for Diamond Lakes Scoring Towers to add an additional \$154,687.75 for additional work completed. Additional funds will be taken from SPLOST 8 Facility Maintenance/ Existing Facilities (including Craig Houghton).
3. Receive a recommendation from the Central Services Department regarding a different design/concept for the Edward M. McIntyre sign for Riverwalk. (Referred from January 30 Administrative Services Committee)
4. Discuss why some committee meetings are not online (ex. P & Z committee) but others are (ex. Sheriff Merit Board). **(Requested by Commissioner Sean Frantom)**
5. Presentation of the Interim Administrator's recommendation regarding the Boathouse and the Rowing Club.
6. Motion to approve the minutes of the Administrative Services Committee held on January 30, 2024.



Administrative Services Committee Meeting

Meeting Date:

2024 – RCSO Chevrolet Tahoes

Department:	Central Services – Fleet Management
Presenter:	Ron Lampkin; Interim Central Services Director
Caption:	Motion to approve utilizing the state contract (#SWC 9999-001-SPD0000183-002) for the purchase of two Chevrolet Tahoes, at a total cost of \$118,857.40 from Hardy Chevrolet for the Richmond County Sheriff's Office.
Background:	<p>The Richmond County Sheriff's Office is requesting to purchase two Chevrolet Tahoes, to replace asset #213050, a 2013 Chevrolet Impala that was deemed totaled and asset #209056, a 2009 Ford Crown Victoria that was disposed of due to repairs exceeding the value and/or purchase price of the vehicle. The American Correctional Association (ACA) standards represents correctional practices that ensure staff and inmate safety and security. The larger SUVs are needed for the safety and security of the staff and inmates as they transport passengers on elongated trips across the United States.</p> <p>The state contract holder, Hardy Chevrolet, informed Fleet Management that the Chevrolet manufacture pricing for 2024 Chevrolet Tahoes were open and orders needed to be submitted as soon as possible to ensure we meet the state pricing deadline. The vendor requested a LOI to potentially hold the orders until the Augusta Commission has approved the purchase. Once approved, Fleet Management will acquire the purchase order and submit to the vendor for securing the purchase of the two vehicles.</p>
Analysis:	The Procurement Department issued a LOI (Letter of Intent) to secure the purchase of two Chevrolet Tahoes at a price of \$59,428.70 each totaling \$118,857.40.
Financial Impact:	<p>Funding in the amount of \$118,857.40 is available in the following SPLOST 8 Public Safety Vehicles account:</p> <ul style="list-style-type: none"> 330-03-1310/222-03-9002/54-22110
Alternatives:	(1) Approve (2) Do not approve
Recommendation:	Motion to approve utilizing the state contract (#SWC 9999-001-SPD0000183-002) for the purchase of two Chevrolet Tahoes, at a total cost

of \$118,857.40 from Hardy Chevrolet for the Richmond County Sheriff's Office.

Item 1.

Funds are available in the following accounts: 330-03-1310/222-03-9002/54-22110

REVIEWED AND N/A
APPROVED BY:



Procurement Department

Mrs. Geri Sams, Director

LETTER OF INTENT TO PURCHASE VEHICLE FROM HARDY CHEVROLET BUICK GMC, INC.

This letter of intent dated, **January 19, 2024**, is to inform you that the Central Services Department – Fleet Management Division has concluded that we intend to purchase: **two (2) 2024 Chevrolet Tahoe Purist** for the below listed Departments, utilizing:

Statewide Contract Number: 99999-001-SPD0000183-0002

Vehicles: 2024 Chevrolet Tahoe Purist

Contract: Effective Date: January 4, 2022 – Expiration Date: January 3, 2025

The specific specifications and pricing information for this purchase is attached.

1. **Buyer:** Augusta, Georgia – Central Services Department: Fleet Management Division
2. **Seller:** Hardy Chevrolet Buick GMC Inc.: Hardy Fleet Group Sales (Attn: Colt Deems)
1249 Charles Hardy Parkway, Dallas, GA 30157
3. **Vehicle Total Purchase Price:** \$118,857.40
4. **Source:** Georgia Statewide Contract Number: **99999-001-SPD0000183-0002**

Vehicles to be purchased and Departments to receive vehicles:

# of Vehicles	Department	Division	Price
Two (2)	Sheriff's Office	Operations	\$118,857.40

A purchase order will be provided upon the approval of the Augusta, Georgia Commission.

Respectfully submitted,

Geri A. Sams

Director of Procurement

Attachments: Vehicle Purchase Price /Specifications/Quotes

Room 605 - 535 Telfair Street, Augusta Georgia 30901
(706) 821-2422 - Fax (706) 821-2811

www.augustaga.gov

Register at www.demandstar.com/supplier for automatic bid notification



Scan this QR code with your smartphone or camera equipped tablet to visit the Augusta, Georgia

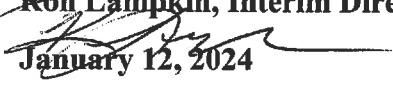


Central Services Department

Ron Lampkin, Interim Director
LaQuona Sanderson, Fleet Manager

Fleet Management
1568-C Broad Street
Augusta GA 30904
Phone: (706) 821-2892

MEMORANDUM

TO: Geri Sams, Director, Procurement Director JAN 18 PM 1:15
FROM: ~~Ron Lampkin~~, Interim Director, Central Services Director
DATE:  January 12, 2024
SUBJECT: Request to Utilize State Contract #SWC 99999-001-SPD0000183-0002
– 2024 Chevrolet Tahoe Pursuit

Central Services-Fleet Management request to utilize state contract #SWC 99999-001-SPD0000183-0002 (2024 Chevrolet Tahoe Pursuit) and a "Letter of Intent" (LOI) to purchase two Chevrolet Tahoe's for the Augusta Richmond County Sheriffs Office.

The state contract holder, Hardy Chevrolet, informed Fleet Management that the Chevrolet manufacture pricing for 2024 Chevrolet Tahoe Purist would open in January 2024 and to place orders as soon as possible to ensure we meet the state pricing deadline. The vendor requested a LOI to potentially hold our orders until the Augusta Commission has approved the purchases. Once approved, Fleet Management will acquire the purchase order and submit to the vendor for securing the asset purchases.

Augusta Richmond County Sheriffs Office is requesting two Chevrolet Tahoe's utilizing SPLOST 8 Public Safety vehicles allocation. Central Services-Fleet Management has consulted with the department to ensure the vehicle specifications meet their operation needs.

Please approve the use of the state contract and LOI in total amount of \$118,857.40 to Hardy Chevrolet. Thank you for your assistance. Please contact Fleet Management with any questions or concerns.

LS/kb

Hardy Chevrolet
2024 Chevrolet Tahoe Pursuit
Colt Deems, Fleet Sales

2024 Tahoe - PPV (9C1) Standard Equipment : 4WD - V8 · Auto · A/C · AM/FM/BT · Power Windows · Locks, & Mirrors · Power Drivers Seat · Cloth Bucket Seats w/ No Console · Vinyl Rear Seat · Tilt Steering Wheel · Cruise Control · Remote Keyless Entry · Vinyl Floor Covering · Rear View Camera · Auxiliary Battery			\$52,558.70
Available Options:	place "x" if desired	Cost	
Admin. Package (Carpet, Console, Remote Start)		1,263.00	0.00
Inoperable Inside Door Handle, Windows, Locks		258.29	0.00
Red/White Front Auxiliary Dome Light		320.00	0.00
2WD Discount (9C1 Pursuit)		-2,620.00	0.00
4 Extra Key Fobs/Keys	X	500.00	500.00
Spot lamp LED (Arges)		1,250.00	0.00
Spot lamp LED		904.00	0.00
Carpet w/ Mats (included in Admin. Package)		264.00	0.00
Grill Lamp & Speaker Wiring		264.00	0.00
Wig-Wag Head/Tail (factory) 6J7	X	130.00	130.00
4WD (5W4 non-Pursuit)		-650.00	0.00
Special Paint Quick Silver	X	520.00	520.00
Delivery	X	150.00	150.00
Exterior Color(Add Number of Units Per Color)			
Black	_____		
Summit White	_____		
Empire Beige Metallic	_____		
SILVER SAGE Metallic	_____		
Midnight Blue Metallic	_____		
DARK ASH Metallic	_____		
Sterling Gray Metallic	_____		
special paint RED(Additional Charge \$520)	_____		
Total Per Unit Price		\$53,858.70	
Total Vehicles Ordered		0	
Total Purchase Order		\$0.00	

State Wide Contract # 99999-001-SPD0000183-0002
cdeems@hardyautomotive.com
Cell 706-844-6962 / Office 770-445-9411 x 198 / Fax 770-445-9659

WEST WARNING EQUIPMENT SALES & SERVICE, LLC**QUOTE**

115 SAND BAR FERRY ROAD
AUGUSTA, GA 30901

Phone # 706-855-6916

Date	Quote #
12/13/2023	7794

Name / Address
FIRSTVEHICLE ATTN: TERRI PO BOX 507 AUGUSTA, GA 30903

Qty	Item	Description	Rate	Total
		2024 TAHOE - POLICE PACKAGE-PER VEHICLE TRANSPORT-ADMIN PACKAGE W/ FRONT & REAR CAGE		0.00
2	SOU-PMP2WSSSB	SOUND OFF PMP2WSSSB WINDOW SHROUD KIT FOR SINGLE 4" MPOWER W/STUD MOUNT (FRONT WINDSHIELD)	20.00	40.00
2	SOU-EMPS2STS3B	SOUND OFF EMPS2STS3B MPOWER 4" STUD MOUNT-SINGLE COLOR BLUE	120.00	240.00
1	FEN-FS-0416-B	FENIEX FS-0416-B S SERIES 400 LIGHTSTICK ALL BLUE (REAR BACK WINDOW)	269.00	269.00
2	FEN-S-ENDCAPBR...	FENIEX 32-00020-01 SHORT END CAP ARM BRKT-EACH	9.00	18.00
1	FEN-C-4017	FENIEX C-4017 TYPHOON FULL FUNCTION SIREN/CONTROLLER	305.00	305.00
1	COD-C3100TH21	CODE3 C3100TH21 21+ TAHOE SPEAKER WITH BRACKET	195.00	195.00
1	NEN-21TAHOEKIT	NENNO 21 TAHOE CONSOLE-POLICE BLACK CENTER CONSOLE KIT (INCLUDES CUPHOLDERS)	550.00	550.00
1	JOT-475-1657	JOTTO 475-1657 2021 TAHOE SPACE CREATOR PARTITION	795.00	795.00
1	JOT-475-1674	JOTTO 475-1674 2021 TAHOE 2PC LOWER EXTENSION	135.00	135.00
1	JOT-475-1709	JOTTO 475-1709 2021 TAHOE REAR CARGO BARRIER EXPANDED METAL W/ POLY COVER	595.00	595.00
1	JOT-475-1719	JOTTO 475-1719 2021 TAHOE WINDOW ARMOR-SECURE GRID	325.00	325.00
1	ABL-140553	ABLE2 14.0553 TRIPLE OUTLET	39.00	39.00
1	TINT	WINDOW TINT-2 FRONT ROLLDOWNS W/ 6" STRIP	200.00	200.00
1	5LB - 25614	5LB FIRE EXTINGUISHER W/ VEHICLE BRACKET	69.00	69.00
3	WAY-75716	WAYTEK 75716 RELAY	15.00	45.00
1	LABOR	LABOR TO INSTALL ABOVE & CONNECT FACTORY WIG WAG FUNCTION	1,750.00	1,750.00
This Quote is an offer by West Warning Equipment to purchase Goods and/or provide Services (as applicable) to the recipient of this quote in accordance with the specifications stated herein. This Quote is not binding or accepted until the recipient supplies West Warning Equipment with a purchase order for the quoted goods and/or services. Commencement of purchasing goods and/or providing services will occur once both parties agree upon a date. Quoted Prices are good for 30 days.			Sales Tax (8.0%)	\$0.00
			Total	\$5,570.00

DETENTION CENTER GENERAL ORDERS MANUAL

Chapter 1 Safety

Section 1B Vehicle Safety

1B-06 Inmate Transport

Transportation of inmates outside the facility emphasizes safety and security. Procedures are provided to all persons involved with transport. Only qualified personnel implement transport.

Safety and security shall be emphasized whenever inmates are transported off of the facility property. Only qualified personnel shall conduct transports of inmates. Vehicles used in the transportation of inmates are searched by a facility staff member prior to all transports and immediately following all transports to ensure that no weapons or other contraband are present in the vehicles. Before and after all transports, the transporting deputy will inspect:

- all door locking mechanisms for proper operation
- the headliner and under the driver and passenger side seats for any contraband or agency equipment that may have fallen
- all seat belts for proper operation
- the rear bench seat
- van seats to ensure they are securely fastened to the floor of the vehicle
- the front and rear barrier cages, if the vehicle is equipped therewith
- the window lock for proper function, for any stress cracks in the glass, and to ensure that there are no loose or broken screws and/or parts in the lower half of the unit.

It is the purpose of this policy to provide passenger seating options for transporting inmates by patrol car, transport vans and/or transport bus. Inmates will never be restrained to any fixed object within the transport vehicle while being transported.

Under no circumstance shall the cage window be open or left unsecured during a transport. Male and female inmates should never be transported together without the ability to separate them by sex.

Patrol Vehicle procedures are as follows:

- when transporting one (1) inmate, he/she shall be seated on the passenger side rear seat. This will allow the transporting deputy a clear view of the inmate during transport
- when transporting two (2) inmates, one (1) inmate should be seated on the passenger side rear seat and one (1) inmate should be seated directly behind the driver side. A second deputy is recommended, but is not required, to be present in the patrol vehicle and assist with the transport
- when transporting three (3) inmates, all three (3) inmates should be seated in the rear seat. A second deputy, if available, should be present in the patrol vehicle and assigned to assist with the transport.

Transport Van procedures are as follows:

- when transporting three (3) inmates to the same location, all three (3) of the inmates shall be placed on the middle bench seat when transporting three (3) male inmates and three (3) female inmates or any combination thereof, the males shall be placed on the rear bench seat and the females placed on the front bench seat. The middle bench seat will be utilized as a barrier between the male and female inmates
- when transporting eight (8) inmates, two (2) shall be placed on the rear bench seat, three (3) shall be placed on the middle bench seat, and three (3) shall be placed on the front bench seat.

Transport Bus procedures are as follows:

- a pre-trip inspection form is completed prior to the bus's operation to ensure safety. Prior to transport, the driver must inspect the tires, air brake system, and all gauges and perform a system check
- all outside doors and locks must be inspected and tested for proper operation
- the on board fire extinguisher and first aid kit is inspected
- the entrance barrier door shall be inspected and tested for proper operation
- the inner compartment of the bus used to house inmates during transport is searched prior to and after all transports.

If a problem is discovered during the pre-trip inspection, the bus (es) will not be utilized until the problem is corrected. The transportation supervisor is notified immediately and advised of the status of the bus. The operator of the bus shall hold a valid Georgia Commercial Driver's License and shall not operate any commercial vehicle that does not pass a standard pre-trip inspection.

The transport bus provides the best alternative when transporting eight (8) or more inmates at the same time. The inner compartment is divided and shall have seating arrangements for both male and female inmates. The following procedures shall be implemented:

When transporting several inmates of the opposite sex, the larger group shall be seated in the back compartment of the bus. The smaller group shall be seated in the front compartment of the bus. This helps distribute most of the passenger weight towards the middle of the bus. The transport bus always shall have a second deputy on board. He/she shall ride in the officer passenger seat. His/her primary function is to provide security during the transport. Adverse situations may arise during inmate transports. The following guidelines shall provide clarification and/or justification to interrupt a transport:

- if an inmate develops a medical emergency during a transport, the transporting deputy may transport the inmate to a medical facility or have an ambulance meet the transport vehicle, if that action would be more expedient. It is the responsibility of the transporting deputy to request assistance from the local jurisdiction to have an officer present for the security of the transport

in the event of a transport vehicle failure, the transporting deputy shall call for assistance and attempt to move the vehicle to a well-lit area off the roadway. The

transporting deputy shall attempt to repair the problem only when another deputy is available to provide additional security for the inmate's minor traffic accidents, traffic violations, stranded motorists and routine assistance calls are avoided during inmate transports. The transporting deputy shall notify the Communications Center and request another unit to assist, or if outside of the county boundaries, the transporting deputy shall notify authorities in the local jurisdiction. Long distance transports requiring fuel stops and meal breaks require two deputies. During a stop or a break, one deputy remains with the vehicle and inmate. Both deputies monitor radio channels and maintain contact with each other. Meal breaks shall be attempted only if the transport exceeds six (6) hours one way. All effort shall be made to locate a police or sheriff substation or detention facility in the event rest room breaks are needed. If an inmate is to be removed from the transporting vehicle, these facilities provide the most secure location. It is the responsibility of the transporting deputy to identify these locations as part of his/her pre-transport plan.

Serious traffic accidents involving life threatening injuries are judgment calls and consideration must be given as to the status of the inmate being transported. The transportation deputy will notify the Communications Center and request another unit to assist, or if outside of the county boundaries, shall notify authorities in that jurisdiction.

No communications shall be permitted between inmates and the general public. Inmates are allowed to communicate only with their attorney(s), other officers of the courts, medical personnel and their transporting deputies.

Careful planning and execution of all transports shall be necessary for the prevention of inmate escapes. The transporting deputy must know who he/she is transporting and the possible risks involved. In the event of an escape, the following procedures are followed:

- the transporting deputy must pursue to apprehend an escaping inmate. In the event more than one inmate is being transported, then the transporting deputy's priority shall be to secure the other inmates
- the transporting deputy notifies the proper agency in the jurisdiction of the escape. The transporting deputy shall provide the Richmond County Communication Center or assisting agency with the following information:
 - a) escapee's name and criminal charges
 - b) physical description of the inmate (hair, eyes, weight, height, tattoos, scars, marks, etc.)
 - c) complete and detailed description of the inmate's clothing
 - d) whether the inmate had on restraints at the time of escape
 - e) last seen direction of the inmate's travel
 - f) type of weapon involved, if any
 - g) other parties involved
 - h) any additional pertinent information that may apply
- the transportation deputy notifies the Transportation Supervisor immediately, who shall make additional notifications to the proper authorities
- a copy of the transport document and photo is provided to the first responding

deputy/officer

- the deputy completes a Richmond County Incident Report if the escape occurs outside Richmond County. The report shall include the assisting agency's case report number
- the transporting deputy completes a Richmond County Incident Report listing the escape charge if the escape occurs within Richmond County. A criminal arrest warrant for the escapee shall be requested from the Warrant Division.

The transporting deputy reports any security risk concerns to the courts or other facilities when an inmate is to be delivered or transferred into the receiving jurisdiction.

All requests for the removal of an inmate's restraints must be approved by the sitting Judge. If restraints are removed, two (2) deputies are present to escort the inmate, when available.

Appropriate paperwork (i.e., commitment papers, committal paperwork, appointment slips, medical files, picture, and transport forms) accompanies the inmate from one facility to another. Any information relating to an inmate's escape, suicide potential, and/or other security risks is recorded on the transport sheet and reported to the receiving facility.



Committee Meeting

Meeting Date: January 30, 2024

Approve Amendment of Purchase Order P434867 for Diamond Lakes Scoring Towers

Department:	Central Services
Presenter:	Director Lampkin
Caption:	Motion to approve the amendment of Purchase Order P434867 for Diamond Lakes Scoring Towers to add an additional \$154,687.75 for additional work completed. Additional funds will be taken from SPLOST 8 Facility Maintenance/ Existing Facilities (including Craig Houghton).
Background:	In preparation for Military Softball Tournament that was held at Diamonds Lakes and issues that was discovered during the softball tournament Central Services ask onsite contractor to perform additional duties that was not in the scope of work of the original contract. During completion of the project, we had some vandalism to the scoring towers that included some graffiti to the buildings and sidewalks that we asked contractor to remove. The contractor was also asked to purchase and install new ceiling tiles in both concession stands along with repairing any damage to the ceiling grid. The contractor was also asked to pressure wash and clean concession stand to prepare for use. Painting of outside doors and sidewalks around the towers was also done. Upon reopening of the towers and usage of the restrooms during the softball tournament it was discovered that there was a plumbing issue with the drain lines and carrier unit behind the wall in the youth tower that needed immediate attention. To correct this problem a portion of the wall in the men's restroom had to be removed along with the partitions to correct the problem. Once repairs to drain lines and carrier were completed the wall was re-blocked and the partitions were put back in and repainted.
Analysis:	This approval is to approve moving \$154,687.75 from Central Services SPLOST 8 Facility Maintenance/Existing Facilities (including Craig Houghton) to Purchase Order P434867 for Diamond Lakes Scoring Towers.
Financial Impact:	Funding source is Central Services SPLOST 8 Facility Maintenance/Existing Facilities (including Craig Houghton).
Alternatives:	(1) Do not approve.
Recommendation:	Approve transfer of funds from SPLOST 8 account.
Funds are available in the following accounts:	SPLOST 8 Facility Maintenance/Existing Facilities (including Craig Houghton)
<u>REVIEWED AND APPROVED BY:</u>	N/A

INVOICE: 231210-4335

HORIZON CONSTRUCTION & ASSOCIATES
P.O. BOX 798
Evans, GA 30809

Tel: (706) 719-5000

Date: October 12, 2023

TO Central Service Department
 2760 Peach Orchard Road
 Augusta, Georgia 30906

JOB	CITY	PURCHASE ORDER NUMBER	DATE P.O ISSUED
4335 Windsor Spring	Augusta		

	DESCRIPTION	QTY	UNIT PRICE	AMOUNT
	DIAMOND LAKE PARK SCORING TOWERS			
	Remove the graffiti from buildings & sidewalks and pressure wash			
	Painted outside doors and sidewalks to bathroom area			
	Install all ceiling tile for concession stands			
	Demolition walls in bathrooms to install new carrier for toilets.			
	Re-block walls in the bathrooms and petitions			
	TOTAL			\$154,687.75

























Administrative Services Committee

February 13, 2024

Edward M. McIntyre Sign for Riverwalk

Department:	N/A
Presenter:	N/A
Caption:	Receive a recommendation from the Central Services Department regarding a different design/concept for the Edward M. McIntyre sign for Riverwalk. (Referred from January 30 Administrative Services Committee)
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



Administrative Services Committee

February 13, 2024

Committee Meetings Online

Department:	N/A
Presenter:	N/A
Caption:	Discuss why some committee meetings are not online (ex. P & Z committee) but others are (ex. Sheriff Merit Board).
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Lena Bonner

From: Commissioner Sean Frantom
Sent: Wednesday, February 7, 2024 10:37 AM
To: Lena Bonner; Takiyah A. Douse
Subject: Agenda item

Ms. Bonner,

Please add the following agenda item in to the committee it falls under-

Discuss why some committee meetings are not online (Ex. P&Z committee) but others are (Ex. Sheriff Merit Board).

Thank you,
Sean

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AED:104.1



Administrative Services

Meeting Date: February 13, 2024

AO Boathouse and Rowing Club Recommendation

Department:	Office of the Administrator
Presenter:	Takiyah A. Douse, Interim Administrator
Caption:	Presentation of the Interim Administrator's recommendation regarding the Boathouse and the Rowing Club.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



ALTERNATIVE CONSTRUCTION & ENVIRONMENTAL SOLUTIONS, INC.

2247 Wrightsboro Road
Augusta, GA 30904

Mailing Address: PO Box 3229, Augusta, GA 30914-3229
Telephone: 706-262-2000 • Facsimile: 706-262-3299 • www.aces-usa.com

October 12, 2023

Client: Kirsten Alyward

Project: Indoor Air Quality Inspection and Spore Count Analysis
Boathouse Community Center
101 Riverfront Drive
Augusta, GA 30901
Report Number: 206-101-426

1.0 SCOPE

At the request of the client, a representative of Alternative Construction & Environmental Solutions, Inc., (ACES) conducted an Indoor Air Quality visual inspection, mold sampling and analysis of the Boathouse Community Center. The area tested was limited only to that area specified by the client and was not conducted in every space of the building.

2.0 SITE/VISUAL INSPECTION

A representative of ACES conducted a visual site inspection of the above-referenced project area on October 6, 2023. This was performed to determine the current condition of the surfaces and to identify any discoloration or staining at the time of this inspection. The boat storage and workout areas were not sampled due to the space being unconditioned. Some visible discoloration was observed on the ceiling throughout those areas. There was no visible evidence of staining indicative of mold colonization found on surfaces in the other areas in the club room, ball room and penthouse. No destructive or invasive inspecting was performed. No plants or air fresheners were observed.

3.0 DISCUSSION

Sampling for mold is typically to aid in establishing 1) whether mold spores are present in an area that was designed to prevent mold from entering or forming, 2) if there is an inside source of spores that could lead to increased occupants' exposure, or 3) if there is moisture and the presence of fungi that could be an indication of possible structural damage now or sometime in the future.

- **Air Samples:**

Air samples are divided into two different methods, culturable and non-culturable (non-viable or “spore trap”). Both samples are acquired using an air pump attached to a media.

A. BioCassettes® with a Malt Extract Agar (MEA) are used for the determination of culturable (viable) fungi present in the air. Air sample duration is from one to five minutes at 28.3 liters per minute based on visual evaluation of the areas level of suspected contamination.

B. Non-culturable samples are acquired using Air-O-Cell® spore trap samplers. This is a particulate sampling cassette for the rapid collection and analysis of a wide range of mold spores. This type of sampling does not allow differentiation between viable and non-viable mold spores. Air sample duration is determined by an expected level of contamination chart with sample times of 0.5 – 10 minutes at 15 liters per minute.

“Air Sampling is limited, and negative results do not document the absence of mold exposure. For example, mold may be growing in carpets or on walls and wallpapers, yet not be airborne at the time of sampling. Where there are other indications, such as moisture noted where it should not be, further investigation for hidden sources is indicated.” (ref. 1)

- **Surface Samples:**

Surface samples are typically taken by tape lift imprint, by swabbing the surface of suspected mold growth with a culturette swab, or by destructive sampling of the suspected mold growth materials. These samples are submitted to the laboratory for analysis for microbial contamination. The laboratory reports the findings by direct microscopic examination to identify the types of mold growth.

“There is substantial natural variability in the amount of mold in air. Understandably, the EPA and other government agencies have not set numeric standards for indoor concentrations of mold or mold spores.” (ref. 1)

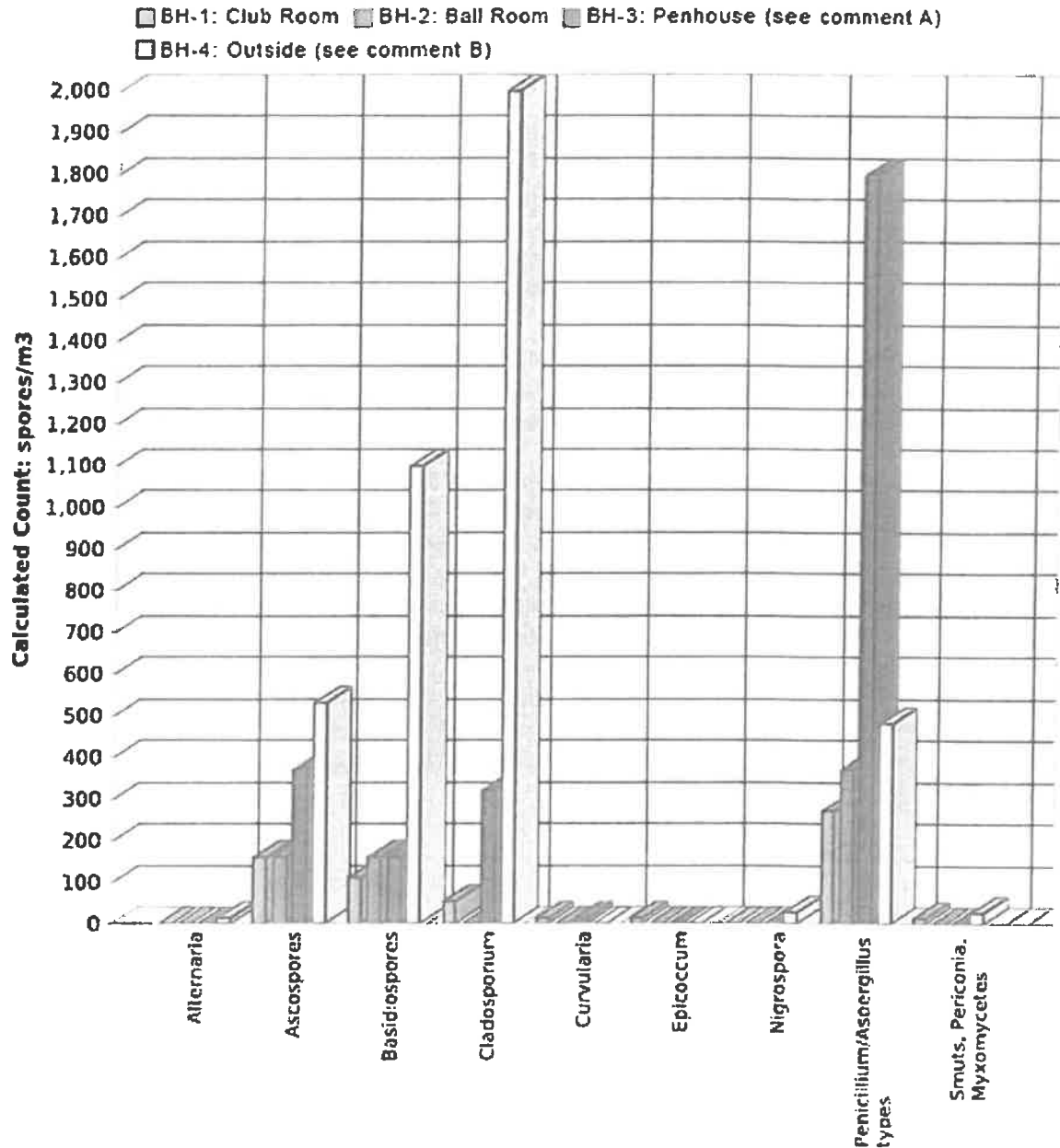
4.0 SAMPLING AND ANALYSIS

Sampling was accomplished utilizing a Zefon Bio-Pump with Air-O-Cell® cassettes. Four Air-O-Cell® samples were taken from various areas to include both inside and outside samples. The number of samples taken during this investigation was specified by the client.

Samples collected were assigned a unique sample ID number and placed in a sealed container. Samples were sent to EMLab P&K (Environmental Microbiology Laboratory, Inc.), an American Industrial Hygiene Association (AIHA) Environmental Microbiology-accredited laboratory (#178699).

Table I presents a graphical depiction of the spore counts obtained from this project. Sample BH-1 is depicted in red for the inside sample obtained in the Club Room. Sample BH-2 is depicted in green for the inside sample obtained from Ball Room. Sample BH-3 is depicted in blue for the inside sample obtained in the Penthouse. Sample BH-4 is depicted in for the outside sample.

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY



Comments: Table 1

The Bioaerosol Committee of the American Conference of Governmental Industrial Hygienists (ACGIH) states that outdoor airborne fungi concentration "routinely exceeds 1,000 CFU/m³ and may average near 10,000 CFU/m³ in summer months." No occupational exposure limit for bioaerosols has been promulgated by the Occupational Safety and Health Administration (OSHA). (ref. 3)

Additionally, temperature, relative humidity, carbon dioxide and carbon monoxide readings were taken using the Gray Wolf Indoor Air Quality Probe MP Surveyor Pro with serial number 78014.

Location	Time	Temp. (°F)	Relative Humidity (%)	Carbon Dioxide (ppm)	Carbon Monoxide (ppm)
Club Room	0917	76.3	60.2	304	2.6
Ball Room	0924	77.1	59.4	239	1.5
Penthouse	0929	76.6	58.7	275	1.0
Outside	0936	72.4	70.7	226	1.2

The American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) standard "Ventilation for Acceptable Air Quality", establishes 1000 parts per million (ppm) Carbon Dioxide as a level above which ventilation may be inadequate. (ref. 2)

Elevated Carbon Monoxide levels in indoor air indicate existence of a combustion source exhaust that is not effectively being ventilated out of the building. The standard of 25 ppm established by the American Conference of Governmental Industrial Hygienist (ACGIH) is widely accepted as a limit for defining hazardous carbon monoxide levels. (ref. 3) The ASHRAE ventilation standard has established 9 ppm or greater of carbon monoxide within an occupied space as being a level of concern. (ref. 2) The Environmental Protection Agency defines 9 ppm as a limit for acceptable air quality.

"The Relative Humidity (RH) of the indoor air and ventilation system should be below 60 percent. Ideally, RH should be kept between 30 and 50 percent because, at a RH of 50 percent or more, hygroscopic dust will absorb water that may allow the growth of fungi and house dust mites on indoor surfaces." (ref. 1)

5.0 ATTACHMENTS

Attachment I Lab Results

6.0 CONCLUSIONS

The boat storage areas and the workout areas on the bottom floor were not sampled. This space is and has been an unconditioned space, relatively open to the outside air. The discoloration in the boat storage areas and the workout areas appeared to be indicative of the unconditioned space and years of buildup on the gypsum board ceiling and does not appear to be the result of a water event.

No other discoloration was observed in the areas sampled. However, no destructive or invasive inspecting was performed.

A single *Epicroccum* spore was identified in the club room sample but was not in the outside sample. The *Penicillium/Aspergillus* count in the penthouse was higher than the outdoor sample. All other spores found in the sampled areas were at or below the outside levels. This data suggests that there could be a potential indoor source in the penthouse.

The following is a list of the spores found inside the project area with a brief description of each.

Ascospores are found everywhere in nature, particularly in Saprophytes and plant pathogens. The spores are predominantly forcibly discharged during periods of high humidity or rain.

Basidiospores is a common spore found outdoors on decaying wood and on plants. In the indoor environment, it is one of the fungi responsible for causing white or brown wood rot if allowed to form large colonies and can sometimes be recognized by the presence of mushrooms. These spores can grow to destroy the structural wood of buildings.

Cladosporium is typically found on leaves and decaying plants in the outdoor environment. In the indoor environment, it can be found in insulation and on window panes that have colder surfaces.

Curvularia in the indoor environment is typically from plant debris, soil, and facultative plant pathogens of tropical or subtropical plants. More commonly found in tropical, subtropical regions.

Epicoccum in the indoor environment is typically from plant debris and soil.

Penicillium/Aspergillus in the indoor environment is typically from water-damaged materials.

Smuts, Periconia, Myxomycetes are not typically found indoors. They are parasitic plant pathogens that require a living host for the completion of their life cycle.

According to the MoldRANGE™ Extended Outdoor Comparison Chart, the *Penicillium/Aspergillus* were higher than the very high range outdoor data for the month of October in the State of Georgia. All other spore counts recorded in this survey were below the typical very low outdoor data comparison for the month of October in the State of Georgia.

No occupational exposure limit for bioaerosols has been promulgated by the Occupational Safety and Health Administration (OSHA). "If fungal concentrations indoors are consistently higher than those outdoors, then indoor sources are indicated." (ref. 3)

Most spores found during this sampling are primarily found in the soil, leaves, grass, weeds, and other types of vegetation and can be easily transmitted into the building by people moving in and out.

The Relative Humidity levels found inside during this inspection were above 50%. A Relative Humidity of 50% or greater can increase the chances of fungi growth. The function of the HVAC system should be evaluated to ensure that levels are kept within the ideal range of 30-50%.

If any materials are found in the future with visual mold growth or damaged appearance, they should be cleaned or removed/discarded as per EPA guidelines published in "Mold Remediation in Schools and Commercial Buildings" (EPA 402-K-01-001). (ref. 4)


It should be noted that microbiological growth can and probably will reoccur if any source of moisture is not corrected and maintained as appropriate. Many spores are naturally occurring and will grow again with proper moisture, temperature and food source.

This report relates only for this time and conditions present during our investigation. Facilities are constantly under influence from several external factors, activities, environmental conditions and pollutants that are subject to change. If any new or conflicting information becomes available at a later date, please advise ACES and any appropriate revisions and/or comments will be made. This report was prepared for the client and should not be reproduced, except in whole and only with the written approval of ACES.

ALTERNATIVE CONSTRUCTION & ENVIRONMENTAL SOLUTIONS, INC.



Cliff Hampton
Manager
Industrial Hygiene, Safety & Health Dept.



Austin Metcalf
Project Manager

Attachment

References:

1. University of Connecticut Health Center Division of Occupational and Environmental Medicine, Center for Indoor Environments and Health, *Guidance for Clinicians on the Recognition and Management of Health Effects Related to Mold Exposure and Moisture Indoors*, (September 30, 2004)
2. American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc. (ANSI/ASHRAE 62-1989), *Ventilation for Acceptable Air Quality*, ASHRAE, Atlanta, GA 1992.
3. American Conference of Governmental Industrial Hygienists (ACGIH), *Bioaerosols: Assessment and Control* (Edited by J. Marcher), Cincinnati, OH 1999.
4. Environmental Protection Agency (EPA), *Mold Remediation in Schools and Commercial Buildings* (EPA 402-K-01-001, March 2001)



Report for:

Austin Metcalf
Alternative Construction and Environmental Solutions
P.O. Box 3229
Augusta, GA 30914

Regarding: Eurofins EPK Built Environment Testing, LLC
Project: 206-101-426; 101 Riverfront Dr. Augusta, GA 30901
EML ID: 3412693

Approved by:

Business Unit Manager
Balu Krishnan

Dates of Analysis:
Spore trap analysis: 10-09-2023

Service SOPs: Spore trap analysis (EB-MY-S-1038)
AIHA-LAP, LLC accredited service, Lab ID #221504

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested. Information supplied by the client which can affect the validity of results: sample air volume.

Eurofins EPK Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, 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.

Eurofins EPK Built Environment Testing, LLC's LabServe® reporting system includes automated fail-safes to ensure that all AIHA-LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

Eurofins EPK Built Environment Testing, LLC

EMLab ID: 3412693, Page 1 of 2

Client: Alternative Construction and Environmental Solutions
 C/O: Austin Metcalf
 Re: 206-101-426; 101 Riverfront Dr. Augusta, GA 30901

Eurofins EPK Built Environment Testing, LLC
 6215 Regency Parkway, Suite 900, Norcross, GA 30071
 (866) 871-1984 www.eurofinsus.com/Built

Date of Sampling: 10-06-2023
 Date of Receipt: 10-09-2023
 Date of Report: 10-10-2023

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	BH-1: Club Room		BH-2: Ball Room		BH-3: Penhouse		BH-4: Outside	
Comments (see below)	None		None		A		B	
Lab ID-Version†:	16602030-1		16602031-1		16602032-1		16602033-1	
Analysis Date:	10/09/2023		10/09/2023		10/09/2023		10/09/2023	
	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3
<i>Alternaria</i>							1	13
<i>Arthrinium</i>								
<i>Ascospores</i>	3	160	3	160	7	370	10	530
<i>Aureobasidium</i>								
<i>Basidiospores</i>	2	110	3	160	3	160	20	1,100
<i>Bipolaris/Drechslera</i> group								
<i>Botrytis</i>								
<i>Chaetomium</i>								
<i>Cladosporium</i>	1	53			6	320	117	2,000
<i>Curvularia</i>	1	13			1	13		
<i>Epicoccum</i>	1	13						
<i>Fusarium</i>								
<i>Myrothecium</i>								
<i>Nigrospora</i>							2	27
<i>Other colorless</i>								
<i>Penicillium/Aspergillus</i> types†	5	270	7	370	45	1,800	9	480
<i>Pithomyces</i>								
<i>Rusts</i>								
<i>Smuts, Periconia, Myxomycetes</i>	1	13					2	27
<i>Stachybotrys</i>								
<i>Stemphylium</i>								
<i>Torula</i>								
<i>Ulocladium</i>								
<i>Zygomycetes</i>								
Background debris (1-4+)††	2+		2+		3+		3+	
Sample volume (liters)	75		75		75		75	
§ TOTAL SPORES/m3		630		690		2,600		4,100

Comments: A) 16 of the raw count *Penicillium/Aspergillus* type spores were present as a single clump. B) 107 of the raw count *Cladosporium* spores were present as a single clump.

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

†† Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

The analytical sensitivity is the spores/m³ divided by the raw count, expressed in spores/m³, per spore and per sample.

For more information regarding analytical sensitivity, please contact QA by calling the laboratory.

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

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

Eurofins EPK Built Environment Testing, LLC
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C/O: Austin Metcalf
Re: 206-101-426; 101 Riverfront Dr. Augusta, GA 30901

Date of Sampling: 10-06-2023
Date of Receipt: 10-09-2023
Date of Report: 10-10-2023

MoldRANGE™, Local Climate; Extended Outdoor Comparison

Outdoor Location: BH-4, Outside

Fungi Identified	Outdoor data	Typical Outdoor Data for: October in Southeast† EMLab Regional Climate code¹ A Annual Temp, A Elev., B Rain, A Temp. Range (n‡=327)						Typical Outdoor Data for: The entire year in Southeast† EMLab Regional Climate code¹ A Annual Temp, A Elev., B Rain, A Temp. Range (n‡=3146)					
		very low	low	med	high	very high	freq %	very low	low	med	high	very high	freq %
Project zip code 30901	spores/m3												
Generally able to grow indoors*													
Alternaria	13	13	13	27	67	110	48	13	13	27	80	120	40
Bipolaris/Drechslera group	-	13	13	13	40	110	33	13	13	13	53	94	21
Chaetomium	-	-	-	-	-	-	4	13	13	13	40	85	5
Cladosporium	2,000	160	270	910	2,400	4,300	98	53	130	590	1,800	3,100	91
Curvularia	-	13	13	27	67	160	52	13	13	27	80	150	31
Epicoccum	-	13	13	27	40	53	34	13	13	27	53	99	32
Nigrospora	27	13	13	21	53	76	36	7	13	13	40	53	20
Penicillium/Aspergillus types	480	53	110	290	1,100	1,500	80	40	67	210	690	1,200	76
Stachybotrys	-	-	-	-	-	-	2	9	13	27	77	180	1
Torula	-	13	13	13	40	53	17	8	13	13	47	80	12
Seldom found growing indoors**													
Ascospores	530	110	160	480	1,400	2,300	97	53	110	520	1,900	3,500	90
Basidiospores	1,100	530	950	4,100	15,000	26,000	99	160	400	2,300	11,000	22,000	98
Rusts	-	13	13	27	80	120	24	13	13	27	67	160	20
Smuts, Periconia, Myxomycetes	27	27	33	93	230	290	86	13	20	53	150	240	71
§ TOTAL SPORES/m3	4,100												

¹EMLab Regional Climate codes are a climate classification scheme for regional geographic areas containing multiple states. The MoldRANGE™ Local Climate report uses the sampling location zip code to identify the EMLab Regional Climate code in that area. Using information available from the NOAA weather database, the EMLab Regional Climate code sharpens the precision of the MoldRANGE™ reporting system, providing more reliable estimates of the range and average concentrations of the different airborne fungal spore types for each region. Additional information on the EMLab Regional Climate code system can be found on the last page of this report.

†The Typical Outdoor Data represents the typical outdoor spore levels across the region's group of states for the time period and EMLab Regional Climate code indicated. The last column represents the frequency of occurrence. The very low, low, med, high, and very high values represent the 10, 20, 50, 80, and 90 percentile values of the spore type when it is detected. For example, if the frequency of occurrence is 63% and the low value is 53, it would mean that the given spore type is detected 63% of the time and, when detected, 20% of the time it is present in levels above the detection limit and below 53 spores/m3. These values are updated periodically and if not enough data is available to make a statistically meaningful assessment, it is indicated with a dash.

‡ n is the sample size used to calculate the MoldRANGE™ Local Climate data summarized in the table.

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

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

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

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Understanding EMLab Regional Climate Codes

Outdoor airborne spore concentrations are strongly influenced by climate and weather patterns, often resulting in pronounced seasonal and diurnal cycles (Burge 1995). The seasonal climatic changes directly affect the growth cycle of plants, thereby influencing fungal growth, spore maturation, and release cycles. By evaluating outdoor spore concentrations across similar climatic zones rather than for the state as a whole, it is possible to provide a more representative estimate of typical outdoor spore levels and frequency of occurrence for different airborne fungal spore types in a given area.

The EMLab Regional Climate code system is a novel classification system that uses data from the NOAA - National Oceanic and Atmospheric Administration database to define unique climate zones. The following climate variables, for each regional zip code, are obtained from NOAA and assigned a letter code of A (above the regional average for that variable) or B (below the regional average for that variable):

1. Annual High Temperature
2. Elevation
3. Rainfall/Precipitation
4. Monthly Temperature Range

The result is a 4-character code assigned to each statewide zip code, referred to as the Regional Climate Code. Below are some examples of decoded Regional Climate Codes:

AAAA = Above avg. Annual High Temperature, Above avg. Elevation, Above avg. Rainfall/Precipitation, Above avg. Monthly Temperature Range

AABB = Above avg. Annual High Temperature, Above avg. Elevation, Below avg. Rainfall/Precipitation, Below avg. Monthly Temperature Range

BBAA = Below avg. Annual High Temperature, Below avg. Elevation, Above avg. Rainfall/Precipitation, Above avg. Monthly Temperature Range

The actual outdoor air sample data from matching regional climate codes in each group of states are then compiled in a manner relating typical spore concentrations and frequency of occurrence.

The data presented in this report is from the Southeast Region which includes the states of: AL, FL, GA, NC, SC, and VA

The NOAA regional climate variables were selected by mapping data points from a subset of approximately 145,000 weather and geographic database entries to over 80,000 outdoor spore trap samples with known zip codes and assessing them using orthogonal array experimental design techniques. The results were then compared to the typical ranges of spore types found when grouping zip codes using the Koppen-Geiger climatic classification system; a commonly used climatic system that provides an objective numerical definition in terms of climatic elements such as temperature, rainfall, and other seasonal characteristics. The EMLab Regional Climate codes showed improved granularity and refinement of the zip code groupings, implying a better representation of the expected range of spore types to be found within an individual zip code.

The values on this report were calculated by obtaining the four variables listed above from the over 585 million data points of weather and geographic information available in the NOAA database, and determining the frequencies and percentile values of spore types by utilizing over 180,000 Eurofins EMLab P&K outdoor spore trap samples with known zip codes.

This report groups regional zip codes in relation to these EMLab Regional Climate codes and summarizes MoldRANGE™ data by month and year within each EMLab Regional Climate code.

References:

Burge, Harriet, A. Bioaerosols: Boca Raton: Lewis Publishers, pp. 163-171, 1995.

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

Eurofins EPK Built Environment Testing, LLC

EMLab ID: 3412693, Page 2 of 3
 U.S. Patent No. 10,387,458

Eurofins EPK Built Environment Testing, LLC

Client: Alternative Construction and Environmental Solutions 6215 Regency Parkway, Suite 900, Norcross, GA 30071
(866) 871-1984 www.eurofinsus.com/Built

C/O: Austin Metcalf

Re: 206-101-426; 101 Riverfront Dr. Augusta, GA 30901

Date of Sampling: 10-06-2023

Date of Receipt: 10-09-2023

Date of Report: 10-10-2023

About Your New MoldRANGE Local Climate Report:**Why am I receiving this report?**

The MoldRANGE Local Climate Report is a new supplemental report that contains more specific outdoor reference information for your area. We want you to see this new report so you can decide if it would be a useful tool for your investigations. Eurofins EMLab P&K is the only laboratory that equips you with scientifically-developed and statistically accurate tools like this new report for your mold investigations.

What does this report tell me?

Since the climate and outside spore distribution across even a single state may vary depending upon your location, this report breaks data from states with similar climates into smaller groupings (called EMLab Regional Climate codes) based upon climate data from the NOAA National Climatic Data Center. The spore type data comes from Eurofins EMLab P&K's unparalleled database of over 350,000 spore trap samples. We evaluated each grouping and displayed the typical frequency and counts of a given spore type within that EMLab Regional Climate code. This gives you a point of reference for the number and types of spores usually present in the outdoor air in your area across the month of sampling and the entire year.

What is the cost of this new report?

There is none. MoldRANGE Local Climate is offered as free supplement to Eurofins EMLab P&K clients.

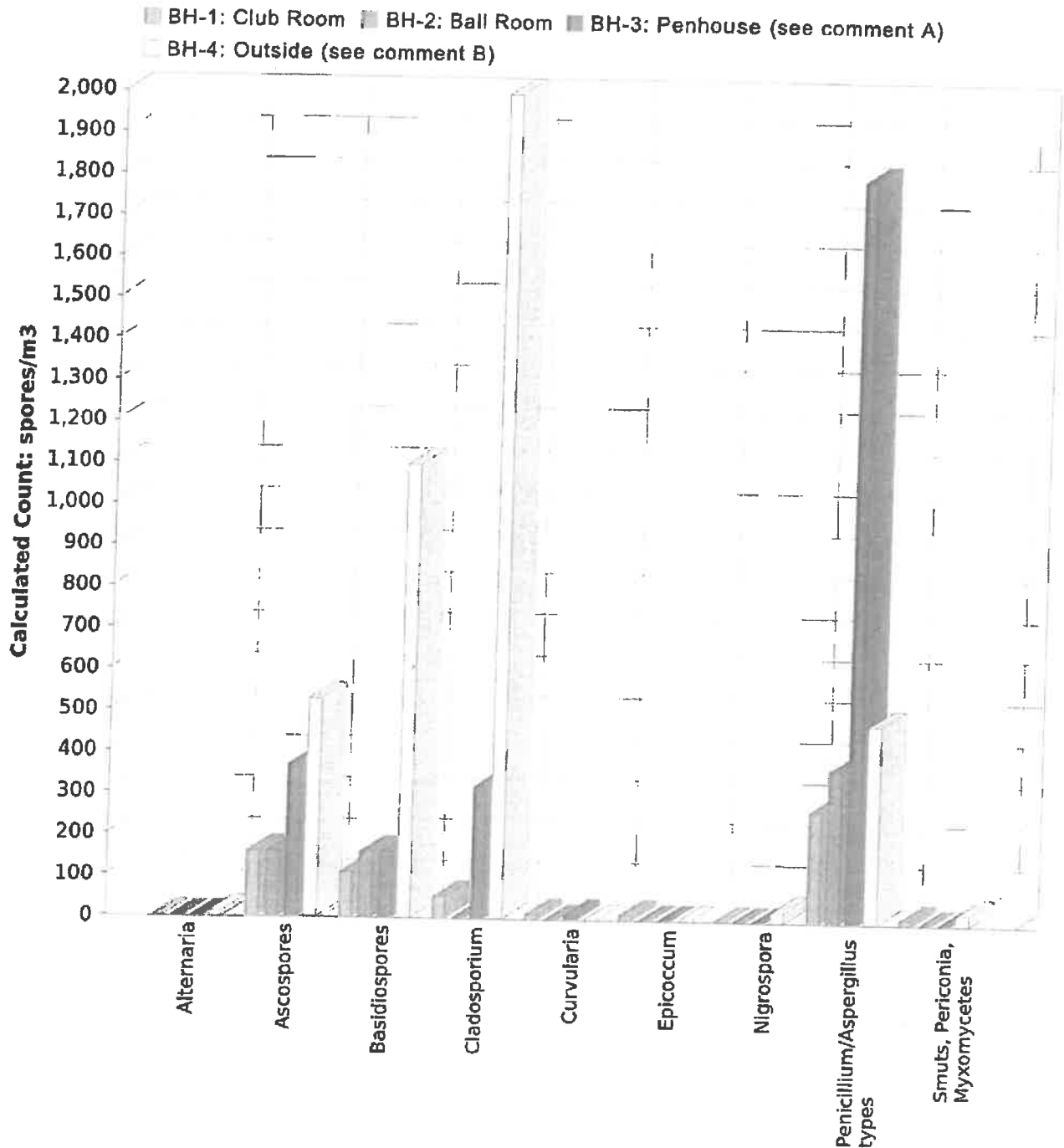
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10-10-2023: 206-101-426

6215 Regency Parkway, Suite 900, Norcross, GA 30071
 (866) 871-1984 www.eurofinsus.com/Built

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY



Comments: A) 16 of the raw count *Penicillium/Aspergillus* type spores were present as a single clump. B) 107 of the raw count *Cladosporium* spores were present as a single clump.

Note: Graphical output may understate the importance of certain "marker" genera.
 Eurofins EPK Built Environment Testing, LLC

EMLab ID: 3412693, Page 1

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Illegible text in the left margin.

003412693

REQUESTED SERVICES
(Check boxes below)

DISCERNING™. Anderton, SAS, Swiss
Master, Hulk, Duet, Seal, Contact Playbox

Q-24

CONTACT INFORMATION

PROJECT INFORMATION

TURN AROUND TIME CODES (TAT)

STD Standard ONECALL

Rickles returned after 2 am on Wednesday, well beyond his usual 10:30 am return from business day. "I've just got an idea of what I want to do," he said. "I'm not going to work any more."

TAT	Total Volume, A_1
1	100
2	100
3	100
4	100
5	100
6	100
7	100
8	100
9	100
10	100
11	100
12	100
13	100
14	100
15	100
16	100
17	100
18	100
19	100
20	100
21	100
22	100
23	100
24	100
25	100
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79	100
80	100
81	100
82	100
83	100
84	100
85	100
86	100
87	100
88	100
89	100
90	100
91	100
92	100
93	100
94	100
95	100
96	100
97	100
98	100
99	100
100	100

Multicultural

Group	Sample Size
Group 1	100
Group 2	100
Group 3	100
Group 4	100
Group 5	100
Group 6	100
Group 7	100
Group 8	100
Group 9	100
Group 10	100
Group 11	100
Group 12	100
Group 13	100
Group 14	100
Group 15	100
Group 16	100
Group 17	100
Group 18	100
Group 19	100
Group 20	100
Group 21	100
Group 22	100
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Group 80	100
Group 81	100
Group 82	100
Group 83	100
Group 84	100
Group 85	100
Group 86	100
Group 87	100
Group 88	100
Group 89	100
Group 90	100
Group 91	100
Group 92	100
Group 93	100
Group 94	100
Group 95	100
Group 96	100
Group 97	100
Group 98	100
Group 99	100
Group 100	100

DISCERNING™. Anderton, SAS, Swiss
Master, Hulk, Duet, Seal, Contact Playbox

Q-24

SAMPLE TYPE CODES

REFINANCING BY

1

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ALTERNATIVE CONSTRUCTION & ENVIRONMENTAL SOLUTIONS, INC.

Item 5.

2247 Wrightsboro Road
Augusta, GA 30904

Mailing Address: PO Box 3229, Augusta, GA 30914-3229
Telephone: 706-262-2000 • Facsimile: 706-262-3299 • www.aces-usa.com

January 23, 2024

Client: Augusta-Richmond County Central Services Department
2760 Peach Orchard Road
Augusta, GA 30906
Attn: Ms. Maria Rivera-Rivera
mrivera-rivera@augustaga.gov

Project: Indoor Air Quality Inspection and Spore Count Analysis
The Boathouse Community Center
101 Riverfront Drive
Augusta, GA
Report Number: 2006-113-002

1.0 SCOPE

At the request of the client, a representative of Alternative Construction & Environmental Solutions, Inc., (ACES) conducted an Indoor Air Quality visual inspection, mold sampling and analysis of the Boathouse Community Center at 101 Riverfront Drive in Augusta, Georgia. The areas tested were limited to be representative of the climate-controlled portion of the building. Sampling was not conducted in every space of the building.

2.0 SITE/VISUAL INSPECTION

A representative of ACES conducted a visual site inspection of the above-referenced project area on January 19, 2024. This was performed to determine the current condition of the surfaces and to identify any discoloration or staining at the time of this inspection. Visible staining indicative of mold colonization was observed on ceiling tiles, walls and insulation backing in the Kitchen. No destructive or invasive inspecting was performed. A visual inspection performed in the basement area occupied by the Rowing Club identified staining indicative of mold colonization on the drywall ceilings. Air sampling was not conducted in the basement as this area was not under climate control.

3.0 DISCUSSION

Sampling for mold is typically to aid in establishing 1) whether mold spores are present in an area that was designed to prevent mold from entering or forming, 2) if there is an inside source of spores

that could lead to increased occupants' exposure, or 3) if there is moisture and the presence of fungi that could be an indication of possible structural damage now or sometime in the future.

- ***Air Samples:***

Air samples are divided into two different methods, culturable and non-culturable (non-viable or "spore trap"). Both samples are acquired using an air pump attached to a media.

- A. BioCassettes® with a Malt Extract Agar (MEA) are used for the determination of culturable (viable) fungi present in the air. Air sample duration is from one to five minutes at 28.3 liters per minute based on visual evaluation of the areas level of suspected contamination.
- B. Non-culturable samples are acquired using Air-O-Cell® spore trap samplers. This is a particulate sampling cassette for the rapid collection and analysis of a wide range of mold spores. This type of sampling does not allow differentiation between viable and non-viable mold spores. Air sample duration is determined by an expected level of contamination chart with sample times of 0.5 – 10 minutes at 15 liters per minute.

"Air Sampling is limited, and negative results do not document the absence of mold exposure. For example, mold may be growing in carpets or on walls and wallpapers, yet not be airborne at the time of sampling. Where there are other indications, such as moisture noted where it should not be, further investigation for hidden sources is indicated." (ref. 1)

- ***Surface Samples:***

Surface samples are typically taken by tape lift imprint, by swabbing the surface of suspected mold growth with a culturette swab, or by destructive sampling of the suspected mold growth materials. These samples are submitted to the laboratory for analysis for microbial contamination. The laboratory reports the findings by direct microscopic examination to identify the types of mold growth.

"There is substantial natural variability in the amount of mold in air. Understandably, the EPA and other government agencies have not set numeric standards for indoor concentrations of mold or mold spores." (ref. 1)

4.0 SAMPLING AND ANALYSIS

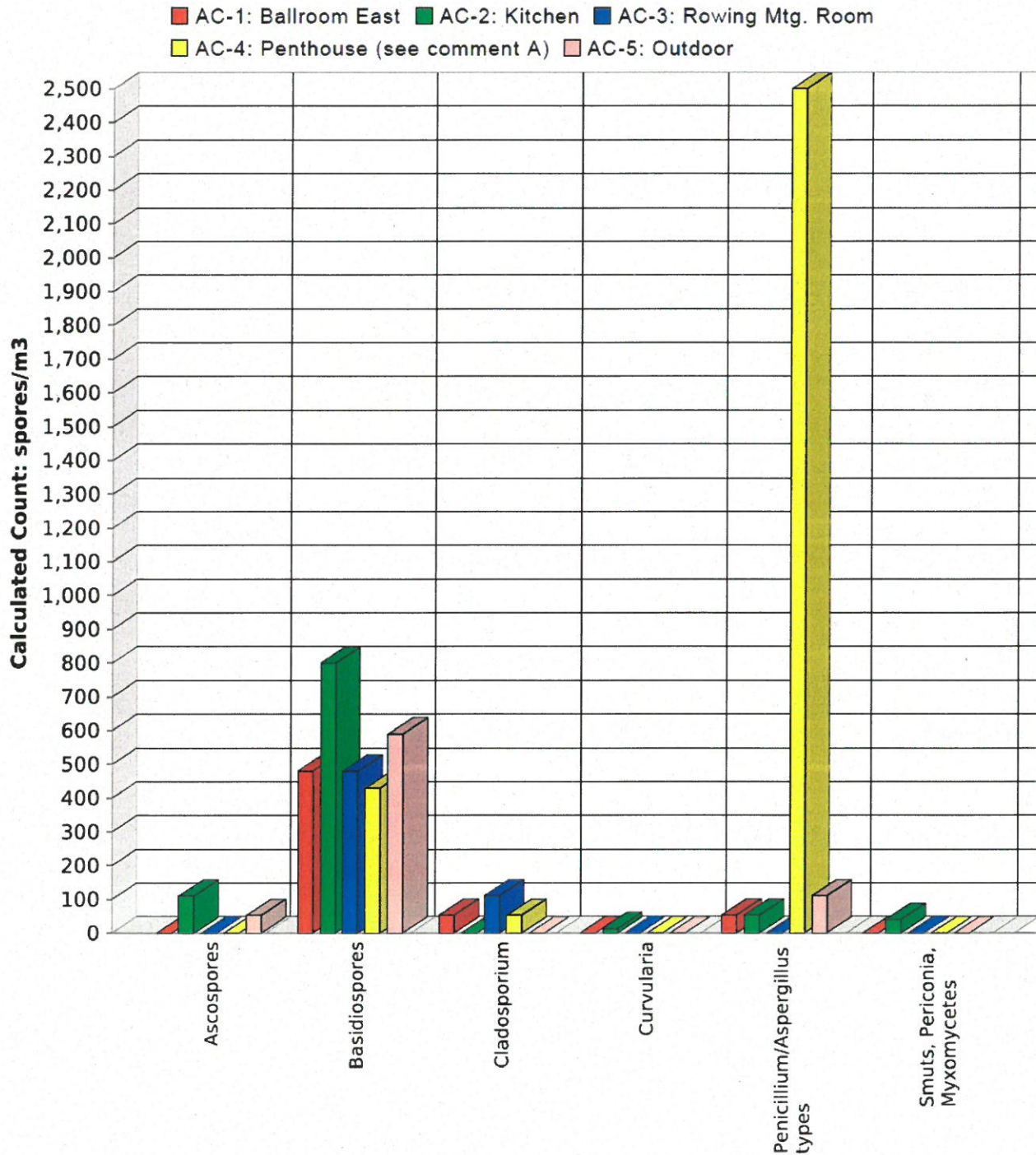
Sampling was accomplished utilizing a Zefon Bio-Pump with Air-O-Cell® cassettes. Five Air-O-Cell® samples were taken from various areas to include both inside and outside samples. The number of samples taken during this investigation was specified by the client.

Samples collected were assigned a unique sample ID number and placed in a sealed container. Samples were sent to EMLab P&K (Environmental Microbiology Laboratory, Inc.), an American Industrial Hygiene Association (AIHA) Environmental Microbiology-accredited laboratory (#178699).

Table I presents a graphical depiction of the spore counts obtained from this project. Sample AC-1 is depicted in red for the inside sample obtained from the Ballroom. Sample AC-2 is depicted in green

for the inside sample obtained from the Kitchen. Sample AC-3 is depicted in blue for the inside sample obtained from the Rowing Meeting Room. Sample AC-4 is depicted in yellow for the inside sample obtained from the Penthouse. Sample AC-5 is depicted in pink and represents the outdoor sample.

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY



Comment A: 41 of the raw count Penicillium/Aspergillus type spores were present as a single clump.

The Bioaerosol Committee of the American Conference of Governmental Industrial Hygienists (ACGIH) states that outdoor airborne fungi concentration “routinely exceeds 1,000 CFU/m³ and may average near 10,000 CFU/m³ in summer months.” No occupational exposure limit for bioaerosols has been promulgated by the Occupational Safety and Health Administration (OSHA). (ref. 3)

Additionally, temperature, relative humidity and carbon monoxide readings were taken using the Gray Wolf Indoor Air Quality Probe MP Surveyor Pro with serial number 78014.

Location	Time	Temp. (°F)	Relative Humidity (%)	Carbon Monoxide (ppm)
Ballroom	1010	58.7	35.2	1.0
Kitchen	1017	57.9	37.6	0.4
Rowing Meeting Room	1027	53.2	44.1	0.3
Penthouse	1038	73.0	41.1	0.3
Outdoor	1055	51.7	54.8	0.4

Elevated Carbon Monoxide levels in indoor air indicate the existence of a combustion source exhaust that is not effectively being ventilated out of the building. The standard of 25 ppm established by the American Conference of Governmental Industrial Hygienist (ACGIH) is widely accepted as a limit for defining hazardous carbon monoxide levels. (ref. 3) The ASHRAE ventilation standard has established 9 ppm or greater of carbon monoxide within an occupied space as being a level of concern. (ref. 2) The Environmental Protection Agency defines 9 ppm as a limit for acceptable air quality.

“The Relative Humidity (RH) of the indoor air and ventilation system should be below 60 percent. Ideally, RH should be kept between 30 and 50 percent because, at a RH of 50 percent or more, hygroscopic dust will absorb water that may allow the growth of fungi and house dust mites on indoor surfaces.” (ref. 1)

5.0 ATTACHMENTS

Attachment I	Lab Results
Attachment II	Photographs

6.0 CONCLUSIONS

There was visible staining indicative of mold growth found on visible surfaces inside the project area. These included ceiling tiles, walls and insulation backing in the kitchen. Although spore count samples were not collected from the basement (Rowing Club facility), visual staining indicative of mold colonization was observed and photographed on the ceilings throughout. No destructive or invasive inspecting was performed.

Spores of *Cladosporium*, *Curvularia* and *Smuts/Periconia/Myxomycetes* were identified in the inside samples but were not identified in the outside sample. Basidiospores and, particularly, *Penicillium/Aspergillus* type spores were identified inside in significantly higher concentrations than

in the outdoor sample. This data does suggest indoor sources for these spore types at the time of this inspection.

The following is a list of the spores found inside the project area with a brief description of each.

Ascospores are found everywhere in nature, particularly in Saprophytes and plant pathogens. The spores are predominantly forcibly discharged during periods of high humidity or rain.

Basidiospores is a common spore found outdoors on decaying wood and on plants. In the indoor environment, it is one of the fungi responsible for causing white or brown wood rot if allowed to form large colonies and can sometimes be recognized by the presence of mushrooms. These spores can grow to destroy the structural wood of buildings. Known health effects in immunocompromised individuals can include type 1 allergies.

Cladosporium is typically found on leaves and decaying plants in the outdoor environment. In the indoor environment, it can be found in insulation and on window panes that have colder surfaces.

Curvularia in the indoor environment is typically from plant debris, soil, and facultative plant pathogens of tropical or subtropical plants. More commonly found in tropical, subtropical regions.

Penicillium/Aspergillus in the outdoor environment is often found in soil, decaying plants and in stored grain. Indoors it is often found on water-damaged building materials such as wallboard, chipboards and decaying fabrics or foodstuffs like cheese, herbs and onions. Known health effects in immunocompromised individuals can include hay fever, asthma and type 3 hypersensitivity pneumonitis.

According to the MoldRANGE™ Extended Outdoor Comparison Chart, some of the spore counts recorded in this survey were above the typical very high outdoor data comparison for the month of January in the State of Georgia.

No occupational exposure limit for bioaerosols has been promulgated by the Occupational Safety and Health Administration (OSHA). "If fungal concentrations indoors are consistently higher than those outdoors, then indoor sources are indicated." (ref. 3)

Most spores found during this sampling are primarily found in the soil, leaves, grass, weeds, and other types of vegetation and can be easily transmitted into the building by people moving in and out.

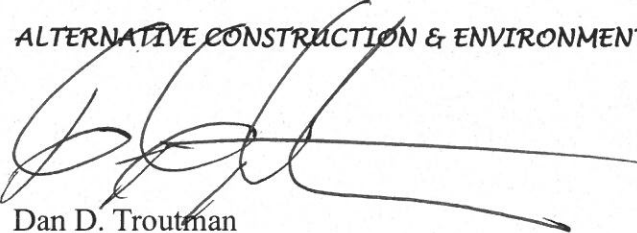
The Relative Humidity levels found inside during this inspection were below 50%. A Relative Humidity of 50% or greater can increase the chances of fungi growth. It should be noted that not all of the HVAC units were operational at the time of sampling.

If any materials are found in the future with visual mold growth or damaged appearance, they should be cleaned or removed/discarded as per EPA guidelines published in "Mold Remediation in Schools and Commercial Buildings" (EPA 402-K-01-001). (ref. 4)

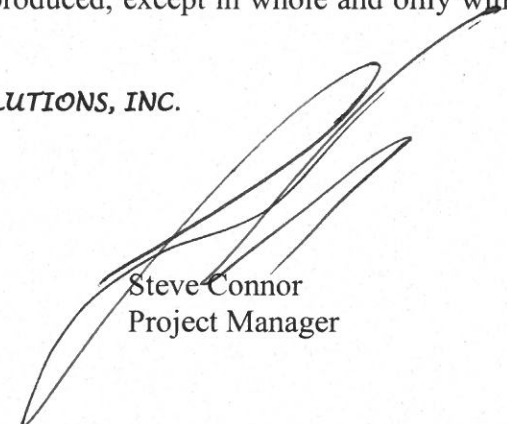
It should be noted that microbiological growth can and probably will reoccur if any source of moisture is not corrected and maintained as appropriate. Many spores are naturally-occurring and will grow again with proper moisture, temperature and food source.

This report relates only for this time and conditions present during our investigation. Facilities are constantly under influence from several external factors, activities, environmental conditions and pollutants that are subject to change. If any new or conflicting information becomes available at a later date, please advise ACES and any appropriate revisions and/or comments will be made. This report was prepared for the client and should not be reproduced, except in whole and only with the written approval of ACES.

ALTERNATIVE CONSTRUCTION & ENVIRONMENTAL SOLUTIONS, INC.



Dan D. Troutman
President



Steve Connor
Project Manager

Attachment

References:

1. University of Connecticut Health Center Division of Occupational and Environmental Medicine, Center for Indoor Environments and Health, *Guidance for Clinicians on the Recognition and Management of Health Effects Related to Mold Exposure and Moisture Indoors*, (September 30, 2004)
2. American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc. (ANSI/ASHRAE 62-1989), *Ventilation for Acceptable Air Quality*, ASHRAE, Atlanta, GA 1992.
3. American Conference of Governmental Industrial Hygienists (ACGIH), *Bioaerosols: Assessment and Control* (Edited by J. Marcher), Cincinnati, OH 1999.
4. Environmental Protection Agency (EPA), *Mold Remediation in Schools and Commercial Buildings* (EPA 402-K-01-001, March 2001)



Built Environment Testing

Report for:

Mr. Steve Connor
Alternative Construction and Environmental Solutions
P.O. Box 3229
Augusta, GA 30914

Regarding: Eurofins EPK Built Environment Testing, LLC
Project: 2006-113-002; Boathouse
EML ID: 3512408

Approved by:

Business Unit Manager
Balu Krishnan

Dates of Analysis:
Spore trap analysis: 01-23-2024

Service SOPs: Spore trap analysis (EB-MY-S-1038)
AIHA-LAP, LLC accredited service, Lab ID #221504

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested. Information supplied by the client which can affect the validity of results: sample air volume.

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Eurofins EPK Built Environment Testing, LLC

EMLab ID: 3512408, Page 1 of 2

Eurofins EPK Built Environment Testing, LLC
6215 Regency Parkway, Suite 900, Norcross, GA 30071
(866) 871-1984 www.eurofinsus.com/Built

Client: Alternative Construction and Environmental
Solutions
C/O: Mr. Steve Connor
Re: 2006-113-002; Boathouse

Date of Sampling: 01-19-2024
Date of Receipt: 01-22-2024
Date of Report: 01-23-2024

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	AC-1: Ballroom East		AC-2: Kitchen		AC-3: Rowing Mtg. Room		AC-4: Penthouse		AC-5: Outdoor	
Comments (see below)	None		None		None		A		None	
Lab ID-Version†:	17150027-1		17150028-1		17150029-1		17150030-1		17150031-1	
Analysis Date:	01/23/2024		01/23/2024		01/23/2024		01/23/2024		01/23/2024	
	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3
<i>Alternaria</i>										
<i>Arthrinium</i>										
Ascospores			2	110					1	53
<i>Aureobasidium</i>										
Basidiospores	9	480	15	800	9	480	8	430	11	590
<i>Bipolaris/Drechslera</i> group										
<i>Botrytis</i>										
<i>Chaetomium</i>										
<i>Cladosporium</i>	1	53			2	110	1	53		
<i>Curvularia</i>			1	13						
<i>Epicoccum</i>										
<i>Fusarium</i>										
<i>Myrothecium</i>										
<i>Nigrospora</i>										
Other colorless										
<i>Penicillium/Aspergillus</i> types†	1	53	1	53			77	2,500	2	110
<i>Pithomyces</i>										
Rusts										
Smuts, Periconia, Myxomycetes			3	40						
<i>Stachybotrys</i>										
<i>Stemphylium</i>										
<i>Torula</i>										
<i>Ulocladium</i>										
<i>Zygomycetes</i>										
Background debris (1-4+)	2+		2+		1+		2+		2+	
Sample volume (liters)	75		75		75		75		75	
§ TOTAL SPORES/m3		590		1,000		590		2,900		750

Comments: A) 41 of the raw count *Penicillium/Aspergillus* type spores were present as a single clump.

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

†† Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

The analytical sensitivity is the spores/m³ divided by the raw count, expressed in spores/m³, per spore and per sample.

For more information regarding analytical sensitivity, please contact QA by calling the laboratory.

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

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

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 Re: 2006-113-002; Boathouse

Date of Sampling: 01-19-2024
 Date of Receipt: 01-22-2024
 Date of Report: 01-23-2024

MoldRANGE™, Local Climate; Extended Outdoor Comparison

Outdoor Location: AC-5, Outdoor

Fungi Identified	Outdoor data	Typical Outdoor Data for: January in Southeast† EMLab Regional Climate code¹ A Annual Temp, A Elev., B Rain, A Temp. Range (n‡=264)						Typical Outdoor Data for: The entire year in Southeast† EMLab Regional Climate code¹ A Annual Temp, A Elev., B Rain, A Temp. Range (n‡=3474)					
		very low	low	med	high	very high	freq %	very low	low	med	high	very high	freq %
Project zip code 30901	spores/m3												
Generally able to grow indoors*													
Alternaria	-	12	13	27	32	53	16	13	13	27	80	120	40
Bipolaris/Drechslera group	-	-	-	-	-	-	6	13	13	20	53	93	21
Chaetomium	-	-	-	-	-	-	3	13	13	13	40	85	5
Cladosporium	-	27	53	160	480	1,000	80	53	130	600	1,800	3,200	91
Curvularia	-	11	13	13	35	65	9	13	13	27	80	150	31
Nigrospora	-	13	13	13	22	27	10	7	13	13	40	53	20
Penicillium/Aspergillus types	110	25	40	120	320	630	73	44	67	210	670	1,200	75
Stachybotrys	-	-	-	-	-	-	1	10	13	27	80	190	1
Torula	-	-	-	-	-	-	4	7	13	13	44	77	12
Seldom found growing indoors**													
Ascospores	53	13	34	110	430	750	70	53	110	530	1,900	3,500	90
Basidiospores	590	40	93	800	3,000	7,200	92	160	400	2,300	11,000	22,000	98
Rusts	-	-	-	-	-	-	3	13	13	27	67	150	19
Smuts, Periconia, Myxomycetes	-	13	13	27	53	82	55	13	20	53	150	230	71
§ TOTAL SPORES/m3	750												

¹EMLab Regional Climate codes are a climate classification scheme for regional geographic areas containing multiple states. The MoldRANGE™ Local Climate report uses the sampling location zip code to identify the EMLab Regional Climate code in that area. Using information available from the NOAA weather database, the EMLab Regional Climate code sharpens the precision of the MoldRANGE™ reporting system, providing more reliable estimates of the range and average concentrations of the different airborne fungal spore types for each region. Additional information on the EMLab Regional Climate code system can be found on the last page of this report.

†The Typical Outdoor Data represents the typical outdoor spore levels across the region's group of states for the time period and EMLab Regional Climate code indicated. The last column represents the frequency of occurrence. The very low, low, med, high, and very high values represent the 10, 20, 50, 80, and 90 percentile values of the spore type when it is detected. For example, if the frequency of occurrence is 63% and the low value is 53, it would mean that the given spore type is detected 63% of the time and, when detected, 20% of the time it is present in levels above the detection limit and below 53 spores/m3. These values are updated periodically and if not enough data is available to make a statistically meaningful assessment, it is indicated with a dash.

‡ n is the sample size used to calculate the MoldRANGE™ Local Climate data summarized in the table.

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

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

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

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Date of Sampling: 01-19-2024
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Understanding EMLab Regional Climate Codes

Outdoor airborne spore concentrations are strongly influenced by climate and weather patterns, often resulting in pronounced seasonal and diurnal cycles (Burge 1995). The seasonal climatic changes directly affect the growth cycle of plants, thereby influencing fungal growth, spore maturation, and release cycles. By evaluating outdoor spore concentrations across similar climatic zones rather than for the state as a whole, it is possible to provide a more representative estimate of typical outdoor spore levels and frequency of occurrence for different airborne fungal spore types in a given area.

The EMLab Regional Climate code system is a novel classification system that uses data from the NOAA - National Oceanic and Atmospheric Administration database to define unique climate zones. The following climate variables, for each regional zip code, are obtained from NOAA and assigned a letter code of A (above the regional average for that variable) or B (below the regional average for that variable):

1. Annual High Temperature
2. Elevation
3. Rainfall/Precipitation
4. Monthly Temperature Range

The result is a 4-character code assigned to each statewide zip code, referred to as the Regional Climate Code. Below are some examples of decoded Regional Climate Codes:

AAAA = Above avg. Annual High Temperature, Above avg. Elevation, Above avg. Rainfall/Precipitation, Above avg. Monthly Temperature Range
AABB = Above avg. Annual High Temperature, Above avg. Elevation, Below avg. Rainfall/Precipitation, Below avg. Monthly Temperature Range
BBAA = Below avg. Annual High Temperature, Below avg. Elevation, Above avg. Rainfall/Precipitation, Above avg. Monthly Temperature Range

The actual outdoor air sample data from matching regional climate codes in each group of states are then compiled in a manner relating typical spore concentrations and frequency of occurrence.

The data presented in this report is from the Southeast Region which includes the states of: AL, FL, GA, NC, SC, and VA

The NOAA regional climate variables were selected by mapping data points from a subset of approximately 145,000 weather and geographic database entries to over 80,000 outdoor spore trap samples with known zip codes and assessing them using orthogonal array experimental design techniques. The results were then compared to the typical ranges of spore types found when grouping zip codes using the Koppen-Geiger climatic classification system; a commonly used climatic system that provides an objective numerical definition in terms of climatic elements such as temperature, rainfall, and other seasonal characteristics. The EMLab Regional Climate codes showed improved granularity and refinement of the zip code groupings, implying a better representation of the expected range of spore types to be found within an individual zip code.

The values on this report were calculated by obtaining the four variables listed above from the over 585 million data points of weather and geographic information available in the NOAA database, and determining the frequencies and percentile values of spore types by utilizing over 180,000 Eurofins EMLab P&K outdoor spore trap samples with known zip codes.

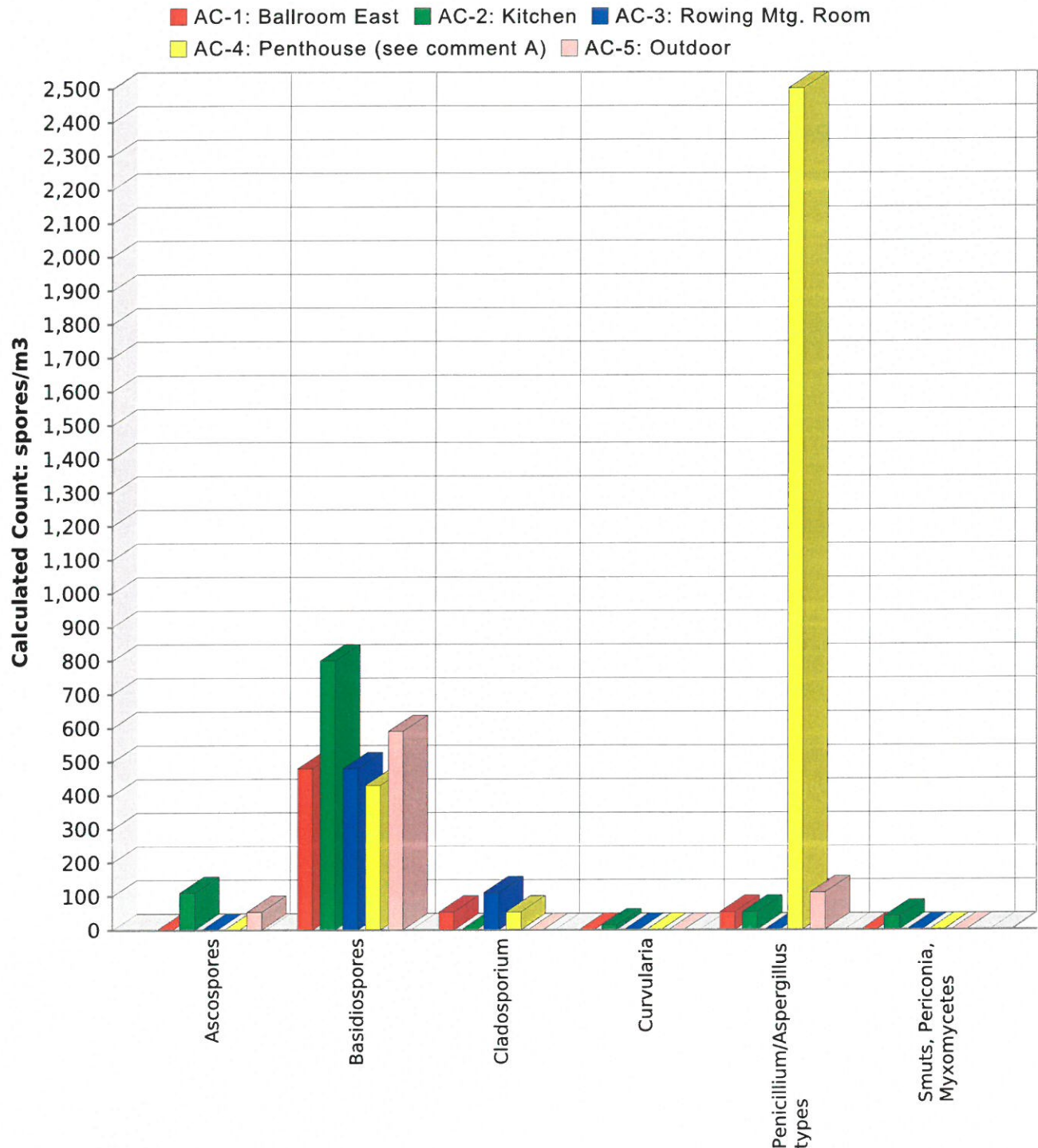
This report groups regional zip codes in relation to these EMLab Regional Climate codes and summarizes MoldRANGE™ data by month and year within each EMLab Regional Climate code.

References:

Burge, Harriet, A. Bioaerosols: Boca Raton: Lewis Publishers, pp. 163-171, 1995.

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

01-23-2024: 2006-113-002

6215 Regency Parkway, Suite 900, Norcross, GA 30071
(866) 871-1984 www.eurofinsus.com/Built**SPORE TRAP REPORT: NON-VIABLE METHODOLOGY**

Comments: A) 41 of the raw count *Penicillium/Aspergillus* type spores were present as a single clump.

Note: Graphical output may understate the importance of certain "marker" genera.
Eurofins EPK Built Environment Testing, LLC

EMLab ID: 3512408, Page 1

CHAIN OF CUSTODY
www.EMLabPK.com



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Phoenix, AZ: 1501 West Knudsen drive, Phoenix, AZ 85027 • (800) 651-4802
San Bruno, CA: 1150 Bayhill Drive, #100, San Bruno, CA 94066 • (866) 888-6653

Weather	Fog	Rain	Snow	Wind	Clear
None	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Light	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moderate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heavy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

REQUESTED SEI
(Use checkboxes)

003512408



CONTACT INFORMATION

Company:	ACES, Inc.	Address:	PO Box 3229, Augusta, GA 30914
Contact:	Steve Connor	Special Instructions:	
Phone:	706-262-2000		

PROJECT INFORMATION

Project ID:	2006-113-002	STD - Standard (DEFAULT)
Project Description:	Boathouse	ND - Next Business Day
Project Zip Code:	30901	SD - Same Business Day Rush
PO Number:		WH - Weekend / Holiday
Sample ID	Description	Sample Type (Below)
AC-1	Ballroom East	STD
AC-2	Kitchen	STD
AC-3	Rowing Mtg. Room	STD
AC-4	Penthouse	STD
AC-5	Outdoor	STD

TURN AROUND TIME CODES (TAT)

Project ID:	2006-113-002	STD - Standard (DEFAULT)
Project Description:	Boathouse	ND - Next Business Day
Project Zip Code:	30901	SD - Same Business Day Rush
PO Number:		WH - Weekend / Holiday

Fungi - Spore Trap Analysis

Spore Trap Analysis - Other particles

Direct Microscopic Exam (Qualitative)

Quantitative Spore Count Direct Exam

1-Media Surface Fungi (Genus ID + Asp. spp.)

2-Media Surface Fungi (Genus ID + Asp. spp.)

3-Media Surface Fungi (Genus ID + Asp. spp.)

Culturable Air Fungi (Genus ID + Asp. spp.)

Gram Stain & Counts (Culturable Air & Surface Bacteria)

Legionella culture

Total Coliform, E. coli (Presence/Absence)

Membrane Filtration (specify organism):

MPN Bacteria (specify organism):

QuantTray - Sewage Screen

Asbestos Analysis - PCM Airborne Fiber Count (NIOSH 7400)

Asbestos Analysis - PLM (EPA method 600/R-93-116)

PCR (specify test):

Specify Service

SAMPLE TYPE CODES				RELINQUISHED BY				DATE & TIME		RECEIVED BY		DATE & TIME		
BC - BioCassette™	ST - Spore Trap, Zelon, Allergenco, Burkard ...	T - Tape	D - Dust					1-19-24/1215				1/22/24 8:47AM		
AIS - Anderson	P - Potable Water	B - Bulk	SW - Swab											SO - Soil
SAS - Surface Air Sampler	NP - Non-Potable Water	O - Other:												
CP - Contact Plate														

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Doc. 01192 Rev 27 Revised 4/13/2012 Page 1 of 1, 0A



1, Basement, Rowing Club Facility



2, Staining Indicative of Mold Colonization on Insulation



3, Evidence of Water Intrusion and Damage to Drywall



4, Staining Indicative of Mold Colonization Drywall Ceiling



5, Staining Indicative of Mold Colonization on Ceiling Beam



6, Staining Indicative of Mold Colonization Drywall Ceiling

**STRUCTURAL EVALUATION REPORT****REPORT #:** 001**DATE:** January 22, 2024**PROJECT TITLE:** Augusta Boathouse**JOB #:** 3042.2401**OVERVIEW:**

Maria Rivera-Rivera, Augusta Richmond County (ARC) Deputy Director of Facilities, Central Services Department, contacted Johnson Laschober & Associates, P.C. (JLA) regarding a potential structural issue at the Augusta Boathouse (101 Riverfront Dr, Augusta, GA 30901.) JLA structural engineering personnel met a Central Services representative at the facility on January 19, 2024 to perform an observation of the structure. The building had power but was not occupied or in use at the time of the observation. It was unclear whether the HVAC system was operating, but a technician (from another company) was present at the time to test the air quality.

JLA understands that this facility was originally built as a restaurant but was most recently being used as a community/event center for the city. The lower level was being used as the home of the Augusta Rowing Club as a workout, storage and training facility. According to the Central Services representative, this building had not been open or used for approximately 2 years, although it was not clear whether the club was using their portion of the facility at the time of the observation. The primary stated concern was the condition of the exterior decks surrounding the building and the potential for other water-related structural damage. ARC contracted with JLA to perform a structural evaluation of the building. Reference ARC Purchase Order P465281.

OBSERVATION:

The building was comprised of two perpendicular legs each approximately 60 feet wide by 140 feet long. One leg was parallel to the river and built at the top of the embankment. The other leg was perpendicular to the first and extended across the embankment and into the river on a sheet-pile-supported earth-filled platform. Each leg had intersecting hip roofs with a clerestory at the peak. There was an upper-level penthouse at the intersection of the building legs approximately 25 feet wide by 50 feet long. There were large 5 to 15 foot-wide wooden decks on all sides of this building with the street side deck containing a set of entry stairs and an ADA ramp.

This building was built around a series of approximately 12" diameter wooden poles (piles.) Most appeared to have been driven into the ground. Smaller, approximately 8" diameter piles, driven into the embankment and riverbed supported the riverside decks. There were some additional concrete pier-supported posts holding the deck at the embankment. Several of these piers were undermined due to erosion. The piles elevated the main level of the boathouse approximately 8-10 feet above the grade. This space below the main level including the filled sheet pile platform had a stepped concrete slab floor and was enclosed primarily with a series of garage-style doors along the exterior perimeter. It was unclear if this slab and enclosure was built when the building was constructed or added later. This space appeared to be used exclusively by the rowing team and contained locker rooms, a large workout room, and storage for their boats and other gear. This space did not appear to be conditioned except for the natural ventilation from opening the doors.

The main level contained a large "event-style" space in the river leg, and a "bar-reception" space in the embankment leg. Each of these spaces were built around the wooden poles and had ceilings open to the

clerestories at the peak. The intersection of the legs on the main level had a commercial style kitchen and other support spaces with a lower ceiling hung from the roof structure. The penthouse space appeared to be a smaller “breakout” event space with a private restroom and dedicated deck facing the river.

DISCUSSION:

The pole construction of this building was a typical type of construction for marine-type structures including piers, docks, and related pier-style buildings such as this. The poles driven into the embankment both above and below water allowed for a minimal disturbance of the environment and were relatively resistant to shifting embankments and riverbeds due to natural currents. There was no apparent structurally significant compromise to the larger building or smaller deck poles. This included the zone at the water level where deterioration would typically initiate.

The backfilled sheet pile platform appeared to be in acceptable structural condition. Although dented and scratched from use and exposure, the weathering steel (intentional rusting to provide a protective coating) is self-healing against ordinary wear. Note that JLA was not able to examine the condition of the sheet pile (or poles) below the water level. Like the poles, deterioration would more likely be at the water level than below it and marine construction sheet piling and pole piles are usually driven deeper than potential underwater riverbed scour.

The exposed wood framing on the main level, specifically at the roof level, appeared to be in good structural condition. This included the primary girders framed between and around the poles. The secondary wood roof rafters were above a wood plank ceiling and was not observable except in the kitchen area where there was a drop ceiling. This revealed multiple roof leaks and damage (as well as previous repair attempts) to the wood deck under the shingle roof. The wood rafters were water stained in places but were not significantly structurally compromised. It was not evident at the time of the observation if any leak was active.

The main level floor was similarly constructed with primary wood girders framing between and around the building poles and wood floor joists on top of the girders. This framing would have likely been intentionally exposed initially in the building crawl space, allowing it to breath and dry naturally. It was subsequently (partially) enclosed to add the lower-level Rowing Club buildout. This enclosed interior space would have to either be conditioned or naturally ventilated to allow this natural breathing process in a wet humid environment. This space did not appear to be conditioned or provided with ventilation except for natural ventilation from open garage doors and it was not clear if the doors had been opened on a regular basis since the building was closed several years ago. This issue was worsened by the addition of a drywall ceiling on the bottom of the framing and the wrapping of drywall around the primary girders. Like the kitchen roof deck, there was evidence of water leak staining on the drywall ceiling and localized holes in the drywall revealed some damage/rot on the framing. However, there was no apparent evidence of significant widespread deterioration of this floor system typified by soft spots, bounce or cracked floor tile.

The decks surrounding the building, however, had multiple areas of significant structural failure. This was most evident in the deck boards which were soft and could be broken through with the average pressure of a person’s foot. The exposed wood joists below the deck were significantly stained by water and there was widespread surface rot on the wood. While the rot did not yet appear to be significant enough to fail the floor joists, it will progress to failure if not addressed. The metal handrails around the deck perimeter were in adequate structural condition, but their attachment to the deck was compromised by the deck’s condition. As previously stated, the poles supporting the deck were in acceptable structural condition, as well as the associated cross bracing. However, there were several locations where the concrete piers supporting the supplemental deck support posts were displaced due to embankment erosion.

The metal deck support frame in the utility courtyard also appeared to be in acceptable condition but the wood deck on top of it had the same structural compromise as the rest of the decks.

CONCLUSIONS AND RECOMMENDATIONS:

In JLA's professional opinion, the BUILDING PORTION of this structure is currently structurally safe to occupy and use. There are structural items that need to be addressed, however, before they become a compromising issue, but they have not yet progressed to the point where they present a threat to the health and safety of the occupants or public at the time of this structural evaluation. JLA defers to others to determine if the indoor environment of the building is safe for occupation and use.

The exterior DECKS, however, are currently unsafe structurally and pose a significant threat to the health, safety and well-being of the public. This was more troubling since JLA found evidence that the current barricades are being bypassed and the decks are apparently being accessed and used for unauthorized purposes.

JLA recommends the following be implemented as soon as possible:

1. Physically block all access to the decks from the outside and post warning signs about the danger of the decks up to and including the possibility of collapse.
2. Run and maintain the HVAC system to minimize the humidity level on the main and penthouse levels. Monitor to keep relative humidity levels below 60 percent. Add supplemental dehumidification as required.
3. Periodically, open all the garage doors on the lower level to naturally ventilate the space as required to minimize relative humidity levels. Monitor this humidity to maintain it at or below the relative humidity of the exterior air. Supplement with fans as required.

JLA recommends the following be implemented as soon as practical:

1. Demolish and remove all deck handrails.
2. Demolish and remove all the deck floor boards and joists. Supporting poles and cross bracing may remain and potentially be re-used. JLA can provide specific direction as required.
3. Demolish and remove deck stair and ramp access. Lock and block doors leading to the decks from the inside.
4. Check the condition of the roof for leaks and repair/replace as required.
5. Demolish and remove the drywall ceiling and girder covers on the lower level to expose the wood and allow it to breathe and acclimate naturally. Repair any compromised structure, if any.
6. Removal of existing vegetation from deck substructures and sheet piling.

SUBMITTED BY: Mark W. Lorah, P.E., F. ASCE, Structural Engineer

cc: File



Boathouse Overhead View



Boathouse from the front.



Streetside entry and ADA ramps.



Home of the Augusta Rowing Club.



East deck. Note supporting poles and lower level garage doors.



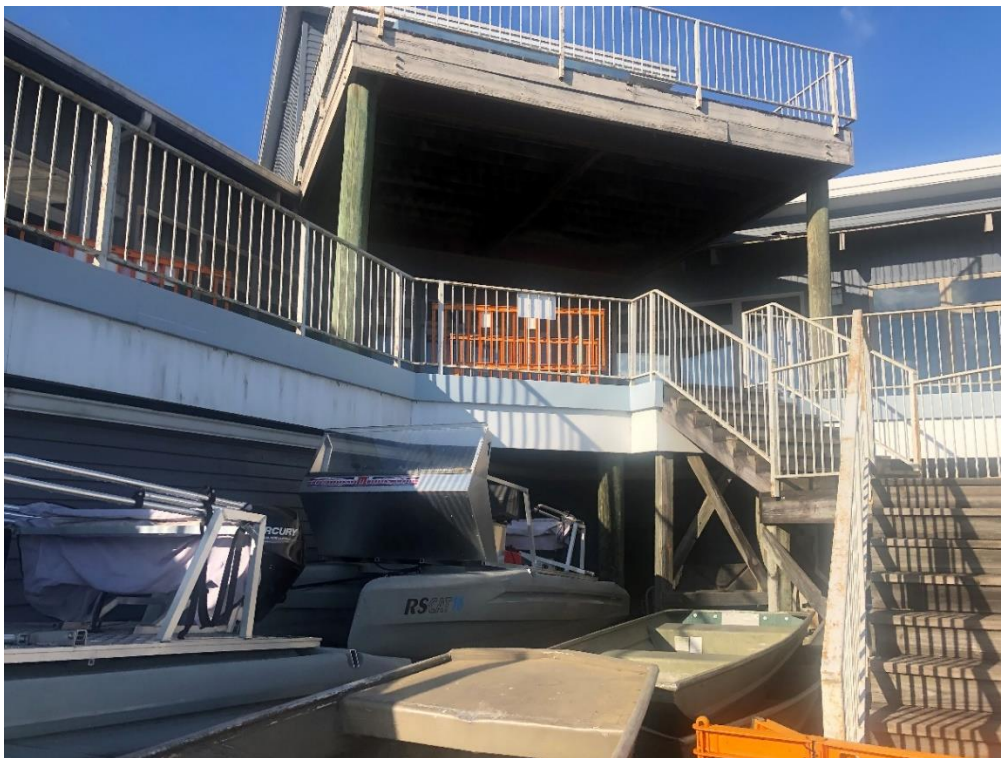
Underside of East deck showing typical poles supported construction



Steel reinforcement of deck girders. Note bad condition of framing beyond the protective building eaves of roof above deck.



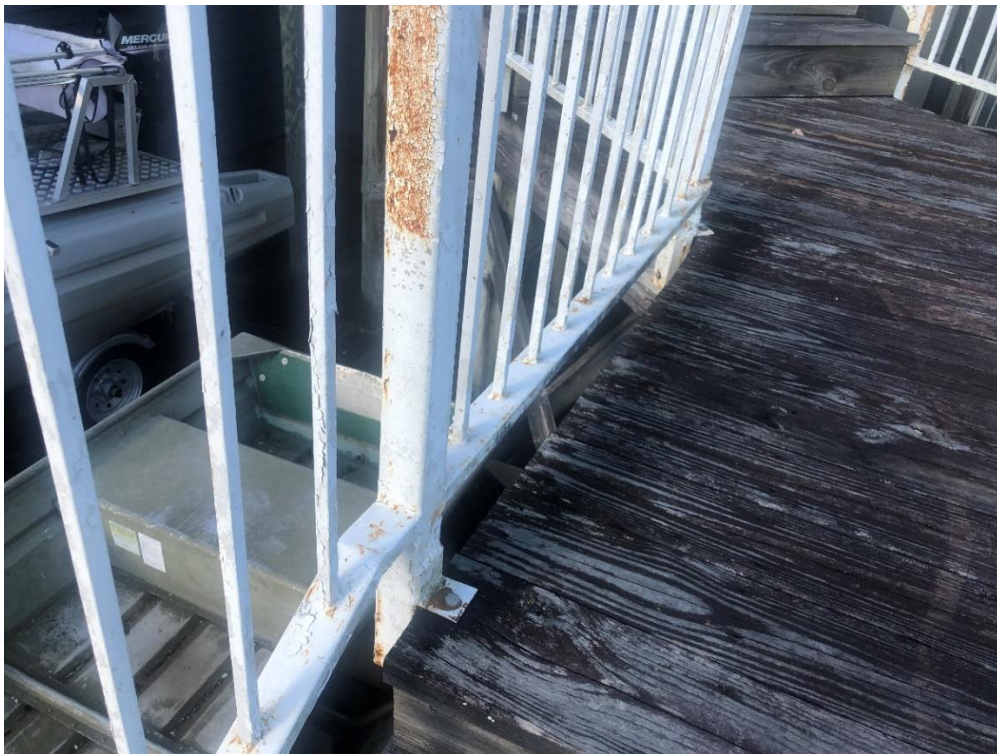
Enclosure under East Deck with independent roof/gutter.



Overview of building leg intersection showing main level and upper level decks.



River leg showing sheet pile platform at embankment. Note garage doors with railings around perimeter.



Loose railing due to rotted deck.



New hole in deck inadvertently created at time of observation.



River leg deck pole supports. Some supported on concrete piers others driven into the riverbed.



Erosion-compromised (non-pile) deck pier supports.



Cable cross bracing at deck support poles.



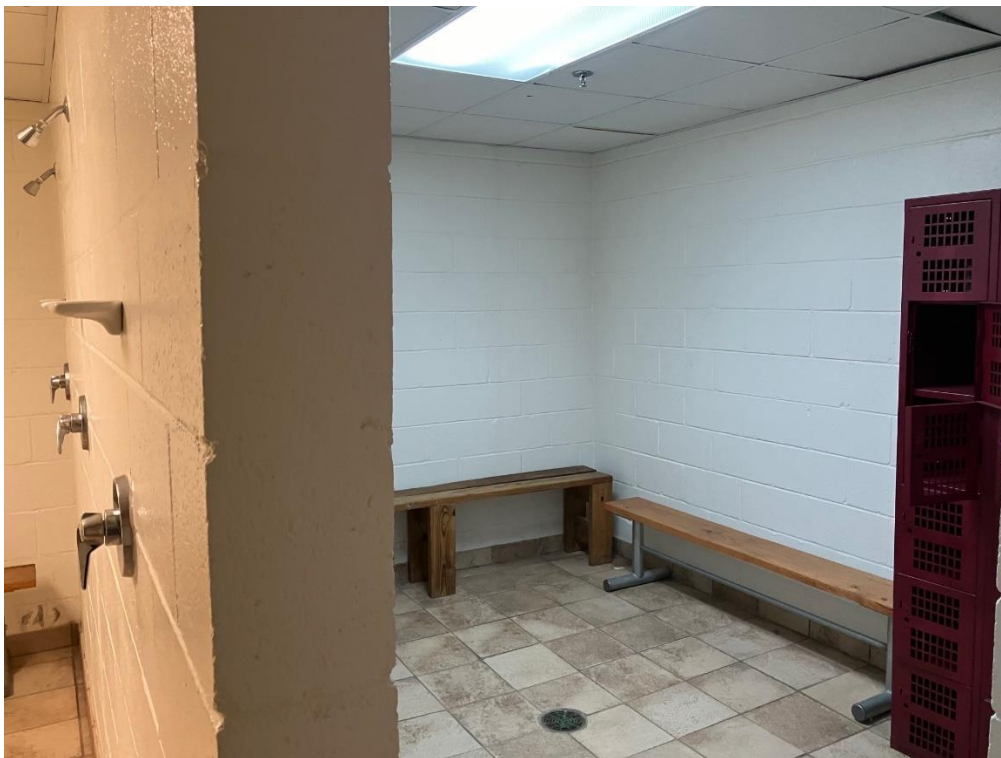
Deck framing above lower enclosure. Note pole support.



Condition of sheet pile platform and tie-back supports.



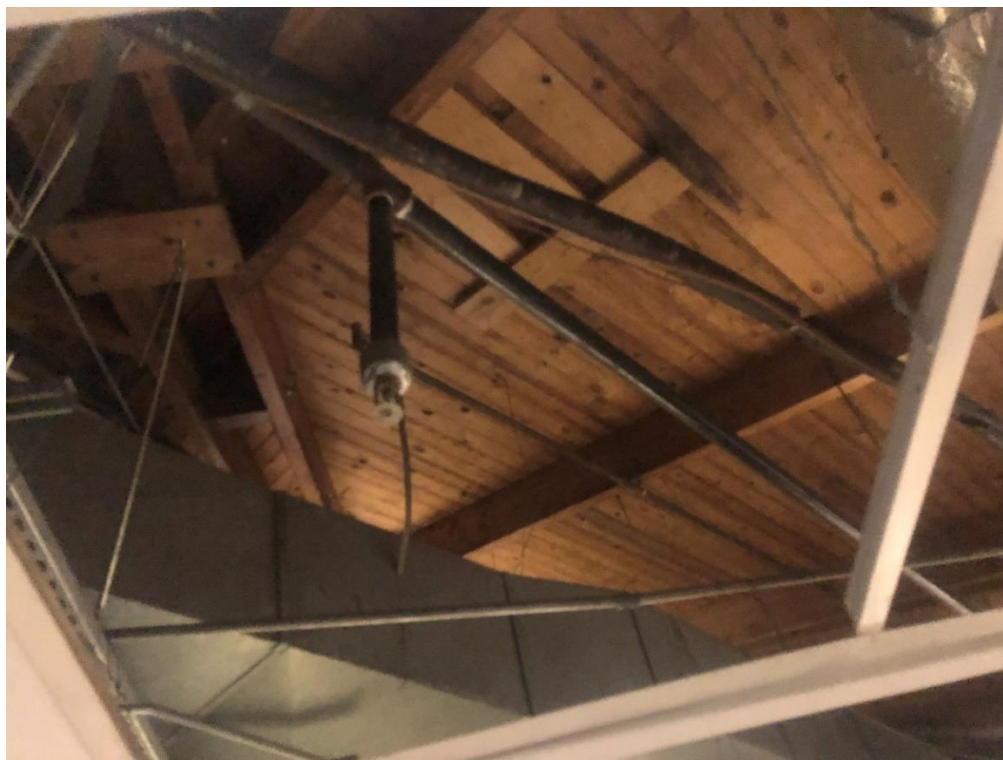
Rowing Club storage, lower level. Note pole construction and associated drywall-covered wood girder framing.



Presumably non-original concrete block locker room and shower, lower level.



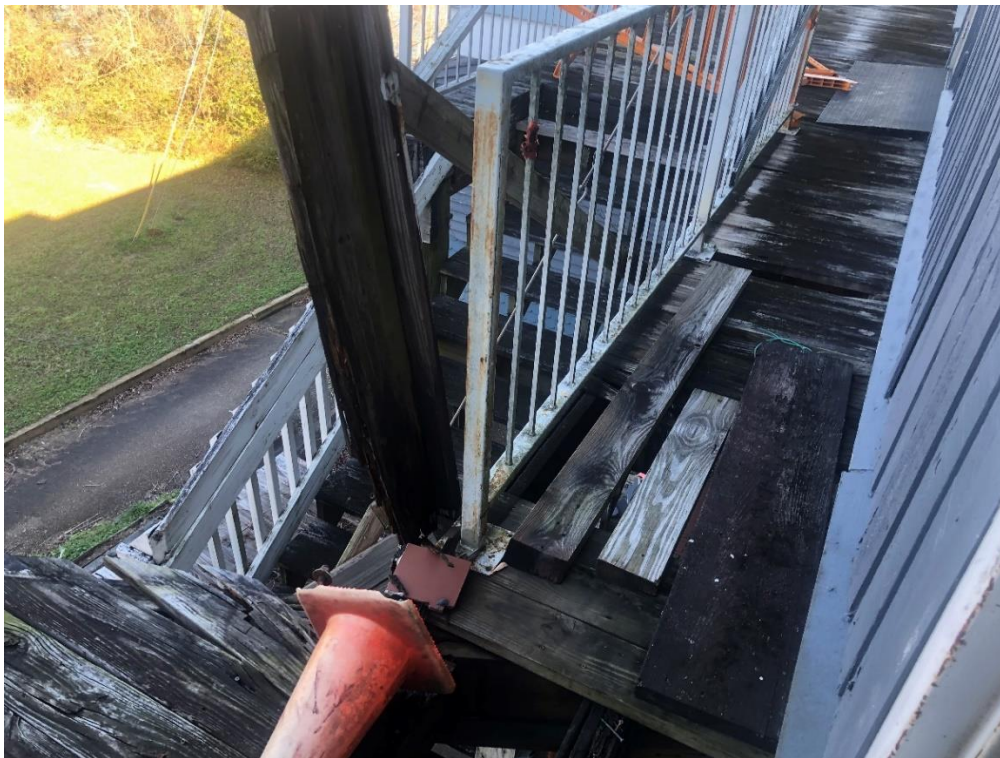
Kitchen at main level leg intersection.



Roof structure above drop ceiling in kitchen. Note previous leaks and repairs.



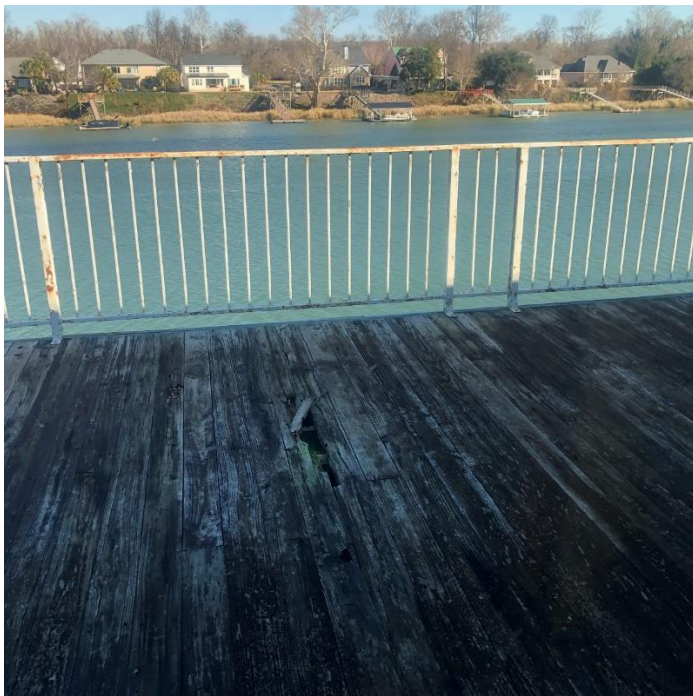
West side deck.



Unpassable condition of West side deck and stairs.



Utility courtyard with steel-supported platform/deck.



North deck (above water) showing one of many existing holes in decking.



East deck of River leg. Note pole supporting deck and penthouse above.



North deck showing previous “repair” attempts.



Common existing foot-sized holes in deck.



Penthouse interior looking toward deck.



Condition of penthouse deck with roof of River leg to the left.



Embankment leg roof and clerestory to the right from penthouse deck.



Entry tile floor with minimal cracks.



Embankment leg bar area showing typical pole and framing construction.



Structural splice at corner pole.



Administrative Services Committee

February 13, 2024

Minutes

Department:	N/A
Presenter:	N/A
Caption:	Motion to approve the minutes of the Administrative Services Committee held on January 30, 2024.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



ADMINISTRATIVE SERVICES COMMITTEE MEETING MINUTES

Commission Chamber

Tuesday, January 30, 2024

1:05 PM

ADMINISTRATIVE SERVICES

PRESENT

Mayor Garnett Johnson

Commissioner Francine Scott

Commissioner Tony Lewis

Commissioner Sean Frantom

Commissioner Jordan Johnson

1. Motion to approve Housing and Community Development Department's (HCD's) request to provide additional funding to Laney Walker Development Corporation (LWDC) to support soft cost related to the construction of three (3) affordable single family units to be sold to low income homebuyer.

Motion to approve.

Motion made by Frantom, Seconded by Johnson.

Voting Yea: Scott, Lewis, Frantom, Johnson

Motion carries 4-0.

2. Receive as information the emergency request for the repairs of underground water pipes, valves, and sprinkler system at Carrie J. Mays Community Center in the amount of \$32,500.00 by Key Fire Protection.

Motion to approve.

Motion made by Frantom, Seconded by Johnson.

Voting Yea: Scott, Lewis, Frantom, Johnson

Motion carries 4-0.

3. Approve proposed Service Request and Work Order Policy.

Motion to approve.

Motion made by Frantom, Seconded by Johnson.

Voting Yea: Scott, Lewis, Frantom, Johnson

Motion carries 4-0.

4. Discuss starting the process of Augusta Richmond County creating a 3-5 year strategic plan.
(Requested by Commissioner Stacy Pulliam)

Motion to delete this item from the agenda.

Motion made by Frantom.

Voting Yea: Scott, Lewis, Frantom, Johnson

Motion carries 4-0.

5. Update from the Land Bank Authority on the current status of the organization, current board members, and the role the organization should play moving forward. **(Requested by Commissioner Sean Frantom)**

Motion to approve receiving this item as information.

Motion made by Johnson, Seconded by Scott.

Voting Yea: Scott, Frantom, Johnson

Mr. Lewis out.

Motion carries 3-0.

6. Motion to approve the concept for the renaming of the Utilities building after Thomas D. Wiedmeier. Also, to include the approval of \$6,200.00 to Moog Signs for the installation.

Motion to approve.

Motion made by Johnson, Seconded by Frantom.

Voting Yea: Scott, Lewis, Frantom, Johnson

Motion carries 4-0.

7. Receive as information the emergency request for electrical repairs at the Department of Family and Children Services in the amount of \$45,000.00. A twenty two (22%) contingency of \$10,000.00 was included. The final amount with contingency is \$55,000.00 to Hudson's Electric Co.

Motion to approve receiving this item as information.

Motion made by Johnson, Seconded by Scott.

It was the consensus of the committee that this item be approved without objection.

8. Motion to approve of the following annual bid items, as the estimated annual purchases for these items are expected to exceed \$25,000.00. This request is in accordance with Sec. 1-10-58 of the Annual Contracts provision. Annual Bid items- Phase II for: 24-008 Ground Support Equipment, 24-010 Gasoline and Diesel.

Motion to approve.

Motion made by Frantom, Seconded by Johnson.

Voting Yea: Scott, Lewis, Frantom, Johnson

Motion carries 4-0.

9. Motion to approve the concept for the renaming of the Augusta Riverwalk after Edward M. McIntyre, Sr. Also, to include the approval of \$3,400.00 to Moog Signs for the installation.

Motion to approve bringing back to the next committee meeting a different design or concept for the McIntyre sign for the Commission to review.

Item 6.

Motion made by Johnson, Seconded by Frantom.

Voting Yea: Scott, Lewis, Frantom, Johnson

Motion carries 4-0.

10. Motion to approve the minutes of the Administrative Services Committee held on January 8, 2024.

Motion to approve.

Motion made by Frantom, Seconded by Johnson.

Voting Yea: Scott, Lewis, Frantom, Johnson

Motion carries 4-0.

11. An update from the Administrator's Office relative to SLAs (Service Level Agreements) and Procedure Manuals across all departments being updated and containing all pertinent processes and procedures. **(Requested by Commissioner Stacy Pulliam)**

Motion to approve bringing back an update on this matter in three months.

Motion made by Johnson, Seconded by Frantom.

Voting Yea: Scott, Frantom, Johnson

Mr. Lewis out.

Motion carries 3-0.

