Existing Facilities Assessment

Dodge County Courthouse

Date: May 16, 2025

Prepared By: Hal Bolton

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Dodge County Courthouse Existing Facilities Assessment

1. Executive Summary

General Description: The historic courthouse building in Dodge County, Georgia has remained vacant for several years. A previous abatement project removed ceiling tiles and flooring in various areas. The design team was tasked with conducting a facilities condition assessment to determine the viability of the building for renovation and reuse. The stated reuse purpose is to serve as a judicial services facility, with the possibility of constructing a new judicial building adjacent to the historic courthouse.

General Physical Conditions: Consultants have documented existing conditions and provided key recommendations and prioritized actions for repairs or improvements. All furniture has been removed, and the design team was able to conduct a visual inspection. No destructive investigation occurred. The abatement team used monitors to evaluate the air quality.

Conclusion: The evaluation confirms that the historic courthouse building is viable for renovation and reuse. The primary purpose of this report is to present a detailed outline of recommendations and priorities for repairs and improvements.

2. Introduction

The historic courthouse building was constructed in Eastman, Georgia in 1908. The building was the first courthouse designed by Edward Columbus Hosford, who was born in Eastman. The building was added to the National Register of Historic Places on September 18, 1980. A copy of the Historic Places application is included in the appendices of this report.

The courthouse is a Classical Revival-style building of brick and stone construction. The entrance is through a central portico, comprising of four large columns supporting a classical pediment. The first floor is comprised of a central, open corridor that extends from the front entrance to the rear door. There are two open staircases leading to the second floor. A mechanical mezzanine level is accessible from a secondary staircase off of the second-floor stair landing. The first floor is

9,210 square feet. Combined with the second floor and basement levels it is a total of 21,000 square feet.

The building is located at 5401 Anson Avenue, Eastman, GA 31023 in the center of a park-like square with several large oak trees on the northeast side of the park. The partial basement level is accessed from three separate exterior stairs that extend from grade level down to the areaway at the basement level. There is an existing elevator that requires modernization. The original design for the second-floor courtroom has open arcades that separate the windows from the litigation and spectator sections. A later renovation added infill panels that closed the courtroom off from the windows.

3. Methodology

The design team conducted a survey of the building on February 20, 2025. The purpose of the survey was to evaluate the feasibility of renovating the existing historic courthouse building. The survey consisted of a building walk through of all levels and visual observation. The findings of the survey are included in the following report. There was no destructive evaluation.

Design team representatives present on site included:

i. Parrish Construction: Jamey Wilson, Brad
ii. LDDBlueline (architecture): David McBrayer, Hal Bolton
iii. Epsten (building envelope): Ryan Lankford
iv. Shear (structural): Holly Jeffreys
v. MBP Engineering (MEP): Timothy Trotter, Stephen Holloway and John LaPratt

4. Facility Condition Assessment

A. Structural Assessment:

Evaluation of roofs, walls, foundations, windows, and doors.

i. Summary

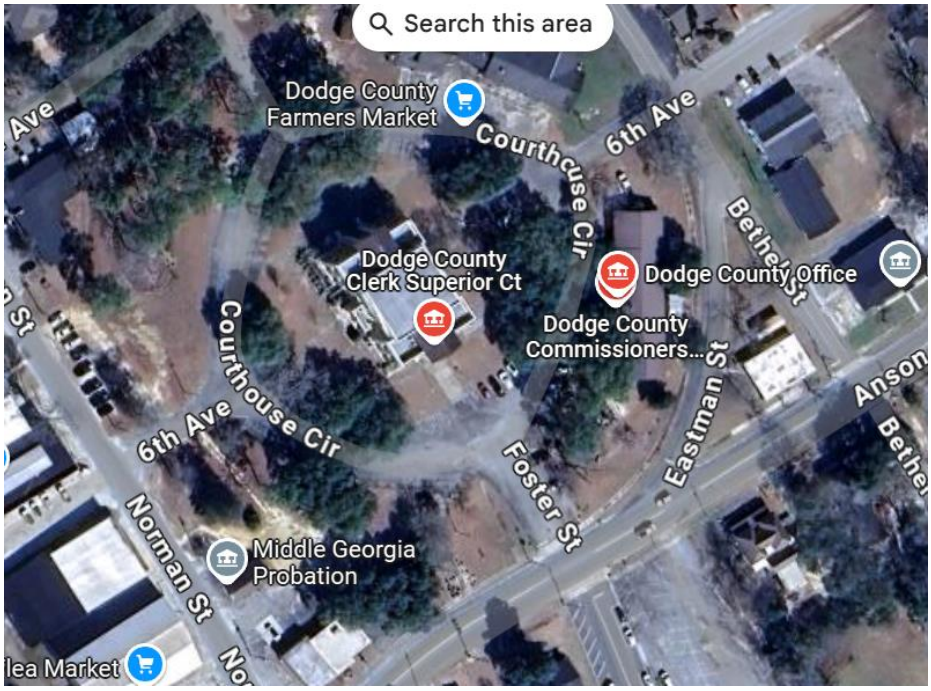
Shear Structural was contracted to perform a structural assessment on the existing Dodge County courthouse located in Eastman, Georgia. The Dodge County Courthouse was built in 1908. It has been vacant for the last several years.

The scope of the assessment was to perform a visual structural evaluation of the existing structure. The inspection included an evaluation documenting signs of structural distress, damage due to corrosion or poor drainage and other problems potentially affecting the safety, durability, maintenance, or performance of the structure. This condition survey was non-destructive; extensive testing is beyond the scope of this investigation. Therefore, in the development of repair programs within this report, further third party testing may be required for a complete recommendation. Shear assumes no responsibility for structural items hidden from view. Compliance with any code or standard is not within the scope of this inspection. A complete in-depth review of the existing drawings or the structural design are not included in this assessment beyond understanding the visual conditions noted in the report.

The following documents were provided to Shear for the assessment:

a. Preliminary As-Built floor plans by LDDBlueline
b. No existing drawings were available.

A site visit was conducted by Holly Jeffreys on February 20, 2025 to observe the existing structure, note any deficiencies or concerns, and gather information on the existing framing.



Overall Plan of Dodge County Courthouse

Front Elevation of the Courthouse

ii. **Observations**

The courthouse is a two story structure with a partial basement and crawlspace. The crawlspace was not accessible during the site visit. The first level consists of a main corridor that bisects the building and leads to a central lobby area. The wings on either side of the corridor contain offices and other administrative rooms. The second level

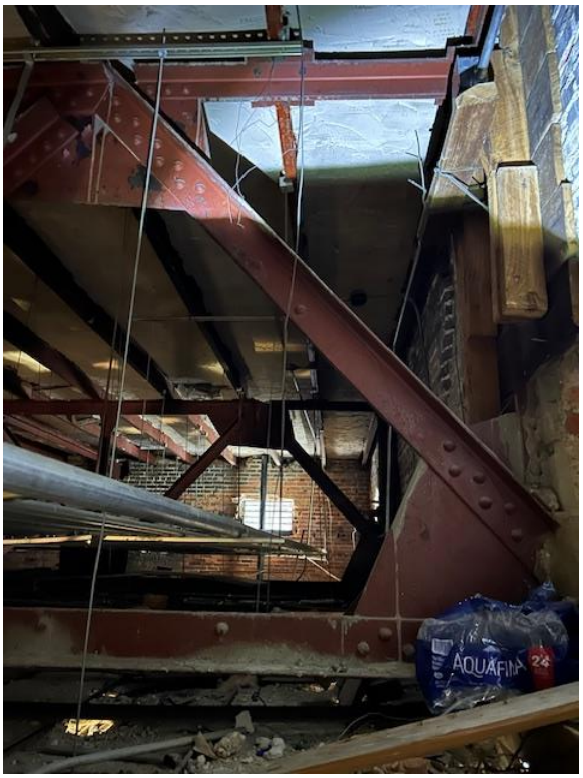
includes a courtroom centrally located with administrative rooms on either side. It is believed that originally there was an open portico on each end of the courtroom that was eventually enclosed.

The elevated floor framing consists of a one way poured in place concrete slab supported by steel beams. The thickness of the concrete slab could not be determined. The steel beams span between interior multiwythe brick load bearing walls. In some areas where walls were not present, steel pipe columns support the steel beams. The perimeter walls consist of load bearing multiwythe brick.

Example of Floor Framing

The roof framing consists of steel trusses that clear span north to south over the courtroom space. The steel trusses bear on load bearing multiwythe brick walls at each end. Steel purlins span between the trusses to support the roof deck. The composition of the roof deck is unknown. A majority of the roof framing was not visible due to the ceiling. Only a small portion was able to be viewed in an access opening near the stair. From this access

point, open web wood trusses supporting wood decking were observed as well as the steel trusses over the courtroom.



Steel Trusses Over Courtroom

Open Web Wood Trusses

Two interior stairs provide circulation between the first and second floors. An elevator was added within the lobby at a later date. The basement is accessed through an exterior door at the rear of the building.

Schematic framing plans are provided at the end of this report.

The overall condition of the courthouse was determined to be fair. Deficiencies noted during the site walk include exposed reinforcement on the underside of the elevated slab in localized areas, cracks in the concrete elevated slab, unsupported masonry at wall openings, rusted steel beams and water issues. These items were noted on all levels.

Below are examples of some of the common deficiencies observed as well as the more structurally concerning items.

Basement

- Exposed reinforcement was observed on the underside of the concrete floor slab as well as under the concrete stair. The reinforcement was rusted and degraded. As the reinforcement rusts, it expands which causes the concrete around it to pop off and crack. The loss of section property of the rebar reduces the structural capacity of the floor. Only a small portion of the underside of the first elevated floor was reviewed during the site visit. There is concern that more instances of exposed reinforcement may exist within the crawlspace.

Exposed Reinforcement on the Underside of the First Floor

- The steel beams that support the concrete elevated slab appeared to be rusted particularly along the bottom flange. If more than 10% of the section property of the steel beam has degraded, the beam will require augmentation to maintain the structural integrity of the floor system. This condition was noted on both the basement and first floor levels.

Example of Rusted Beam Flange

- On the north and west elevations of the building, there are entry points to the basement/crawlspace. The west entry point was flooded with water during the site visit. The north entry point showed evidence of past flooding. Water is infiltrating the basement at these locations. The slab on grade in the basement was trenched to aid the flow of water infiltrating the building to the floor drain.

Trenching of Basement Slab on Grade

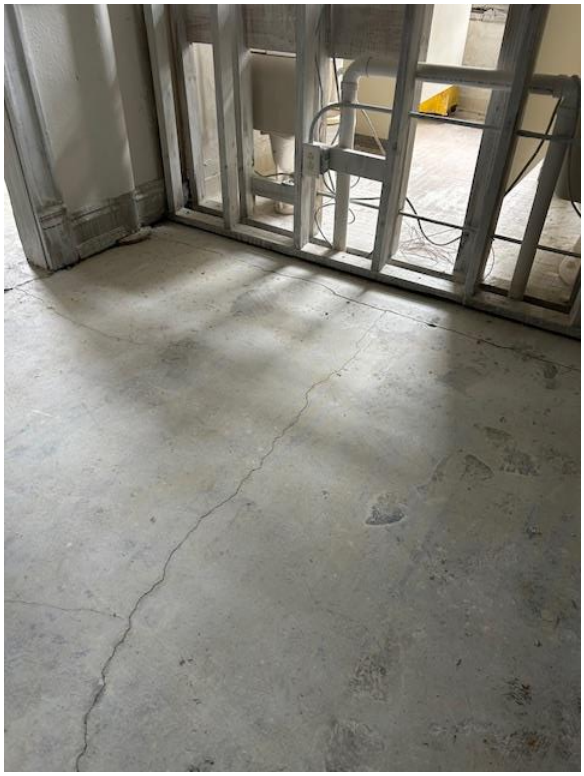
Water Infiltration at Basement Entries

First Floor

- Several wall penetrations within the multiwythe brick interior walls were found to be unsupported. No visible lintel was observed.

Example of Unsupported Masonry Above Openings

- Cracks in the elevated floor slab were prevalent throughout the building. In general, the cracks appear to be located over the load bearing elements below. Only a limited area of the floor below was accessible during the site visit, so the support for the first floor is generally unknown. However, based on the cracking noted on the second floor, it is assumed that the cracks are following a similar pattern. Some cracks were hairline cracks with others extending almost the full depth of the slab. The location of the cracks indicates a lack of tension reinforcing in the slab. The slab is believed to be cracking over the supports below as the support points are where negative moments occur in the slab. The cracks can be repaired but may continue to open up if no tension reinforcing is located in the slab.



Examples of Elevated Slab Cracking

- On the west elevation, there is a single story bump out where the low roof is framed with wood 2x joists. One of the joists was observed to be cut and insufficiently spliced.

Incorrectly Spliced Wood Joist

Second Floor

- Cracking in the elevated slab similar to the first floor were also found on the second floor. In general, the cracks appear to be located over the load bearing masonry walls below. Some cracks were hairline cracks with others extending almost the full depth of the slab. The location of the cracks indicates a lack of tension reinforcing in the slab. The slab is cracking over the walls below as the walls are the support point where negative moments occur in the slab. The cracks can be repaired but may continue to open up if no tension reinforcing is located in the slab.

Examples of Elevated Floor Cracking at the Second Floor

- A partially demolished interior masonry wall was noted in one room. The wall is currently unsupported. The wall should be shored immediately to prevent damage or injury should the wall fall.

Unsupported Interior Masonry Wall

Exterior

- On the North elevation, movement in the brick was noted above a second floor window.

Movement in Brick

- Limited areas of brick were observed to have organic matter on the surface. This may be an indication of a water problem on the exterior envelope.

Discoloration of Brick

- Limited areas of damaged or rotten wood soffit were observed.

Example of Rotten/Damaged Wood Soffit

- Cracking around the main stair entry and columns were noted. This may be a result of settlement.

Cracking at Main Entry Stair and Landing

- Settlement has occurred at a masonry stair on the west elevation.

Sagging Masonry Stair

- Cracks were found in the concrete retaining walls at the basement entries.

Cracking in Concrete Retaining Walls

iii. General Recommendations For Repairs

The above deficiencies should be evaluated and repaired to maintain the structural integrity of the structure. The most concerning items are the elevated slab cracks, rusting beams, and water infiltration. These should be addressed as soon as possible to prevent further damage to the structure.

1) Crack Remediation – We recommend open slab cracks greater than 0.05mm in width be repaired with pressure injected epoxy resin. Balance of open cracks should be routed and filled with an elastomeric joint sealant.
2) Where rusted reinforcement is found, any cracked, loose or spalled concrete should be removed to expose the affected reinforcing steel. Sandblast steel to remove corrosion. Splice new steel where more than 10% of the section reinforcing loss has occurred. Anchor new reinforcing in beams, size to match existing. Remaining concrete shall be cleaned and prepared to receive a bonding agent. Apply an anticorrosion agent to exposed reinforcement and patch concrete. Apply a sealer.
3) Surface delaminations and spalls – Damaged and loose concrete should be removed in its entirety down to sound concrete, all reinforcement cleaned with a corrosion inhibitor

applied and appropriate patch material installed per manufacturer's instructions based on the location.

4) Steel Remediation – Blast clean all steel elements and repair existing protective coatings. Steel should be cleaned of all rust, loose mill scale, loose paint and any other deposited material. After the steel has been cleaned, a testing lab should inspect the members to determine if more than 10% of the steel was lost through deterioration. Steel having more than 10% degradation of material needs to be replaced or repaired. If it is determined that some of the existing steel members need to be repaired, Shear Structural can work with the contractor to provide the necessary details specific for each condition and structural member.
5) Water Intrusion – Water intrusion into the basement/crawlspace must be stopped to prevent further corrosion of the steel and concrete members.

iv. Summary

The overall condition of the courthouse was determined to be fair. However, there are several deficiencies that require immediate attention. To prevent more serious deterioration of the structure and reinforcement, all repairs are recommended within the next two to three years if not otherwise noted to be immediate. All remedial work shall be completed by a licensed contractor experienced with concrete and steel repair services.

v. Warranty And Liability

This report is based on a visual observation of conditions as they existed at the time of the observation only. Shear Structural's observation did not include a review of any hidden or concealed existing conditions. Although an effort has been made to identify all visible defects, in the event of an oversight Shear Structural's maximum liability shall be limited to the fees paid for its services. Shear Structural reserves the right to supplement or revise its opinions based upon changed conditions, further investigations, additional testing/reports by others, and/or any new findings.

Shear Structural warrants that its services are performed, within the limits prescribed by the Client, with that level of care and skill ordinarily exercised by members of the same profession currently practicing in the same locality under similar conditions. No other warranties or representations are expressed or implied. This report, its findings, and its recommendations are intended for the exclusive use of the Client. Shear Structural shall have no liability arising from its unauthorized use by others.

B. Mechanical/Electrical Systems Assessment:

HVAC systems, plumbing, and fire safety equipment.

i. Electrical Systems – Existing Conditions

1. Distribution System:
    a. The existing main service switchboard, located in the Basement, has two 800 amp service disconnects, both rated 800 amps, 208Y/120 volt, 3 phase, 4 wire. The existing switchboard lineup has 4 sections, one for each of the mains and one distribution section per main. The existing electrical gear is from Siemens and is the date stamps are from 2000. So, the gear is approaching 25 years of age. This main service switchboard is served from an overhead pole mounted transformer bank by Georgia Power. The service conductors route down and adjacent service pole to below grade and into the main gear.
    b. The distribution and branch circuit panels in this building are all located in the basement and in the attic. All of the downstream panelboards appear to be of the same age as the main service switchboard described above.
    c. The electrical switchboard and distribution gear locations in the basement appear to allow code required working clearances to be maintained. Some of the panelboards in the attic do not all for code required working clearances due to some structural framing and the wooden access ladder to the roof.
    d. The existing branch circuits route in EMT conduits for the most part. The lower floors and served from the branch circuit panelboards located in the basement and the upper floors are served from the branch circuit panelboards located in the attic.
2. Lighting:
    a. There are different types of lighting fixtures currently installed in this facility. The mechanical/electrical and some of the storage rooms have fluorescent utility strip type light fixtures. The former offices utilized lay-in troffer type fluorescent light fixtures with T8 style lamping. The common spaces and courtroom spaces have custom architectural styled bowl pendants which appear to be lamped with compact fluorescent or incandescent type sources.
    b. The lighting controls for interior lights are all manual, localized line voltage switches.
    c. The exit signs are self-contained, thermoplastic type with integral battery packs.

d. Emergency lighting appears to be integral battery packs within certain fixtures.

3. Low Voltage Systems:
    a. The building does have an existing fire alarm system. It appears that this system is connected to a monitoring service via analog phone line (POTS).
    b. Most of the existing fire alarm devices were installed as surface mounted devices on the existing walls using surface mounted boxes and conduits.
    c. The main telephone entrance for the facility is from AT&T and enters the building through the basement in a space adjacent to the electrical distribution panelboards. Both copper and fiber optic cables enter the building.
    d. There is a secondary data rack located in a wood framed, wall mount cabinet on the first floor. This cabinet houses a rack with copper patch panels for horizontal data cable distribution. All data cables in the area appear to terminate back in this wall mount rack.

ii. Electrical Systems – Assessment

1. Distribution System:
    a. The main switchboard appears to be in decent shape but it is located in the basement and that area has obviously flooded several times in recent years. As this gear is approaching 25 years of age and has possible degradation due to moisture issues, we recommend full replacement with any major building renovation. The existing service entrance conductors and associated conduits could be reused.
    b. The existing branch circuit panelboards located in the basement are of similar vintage and are installed in the same area that has flooded in the past. As such there are signs of rust on the exterior of the panelboard enclosures. We recommend full replacement of these panelboards. The existing feeder conduits could likely be reused but we would recommend full replacement of the feeder conductors.
    c. The existing branch circuit panelboards located in the attic are of similar vintage but appear to be in better shape that the ones located in the basement. Although the preference would be to replace these panelboards as well due to age, these panels could be reused if needed to save project costs. That being said, three of these branch circuit panelboards are installed in an area that does not provide code required working clearances. This situation would need to be corrected by either relocating the existing panels or relocating the access to the roof. The existing feeder conduits

could likely be reused but we would recommend full replacement of the feeder conductors.

d. Any major renovation should include removal of all surface mounted raceways used for branch circuit wiring. Provide new recessed boxes and concealed conduits where possible. This will require new wall furring or removal of the existing block or plaster walls.

2. Lighting:
   a. Although most of the light fixtures appear to be in working order, the technologies are outdated and replacement lamps and ballasts are going to become increasingly more difficult to find. Our recommendation is to replace all of the existing light fixtures with LED fixtures to take advantage of the significant energy savings.
   b. Existing lighting controls are manual with no provisions for automatic shutoff when the space is not in use. This is adding to the energy cost for this building. Any major renovation would require lighting control strategies to meet the new Georgia State Energy Code which include a combination of occupancy-based sensors and time clock-controlled lighting.
   c. The Energy Code also requires daylighting controls in certain areas based on the dimensions and locations of the windows. The purpose of these controls is to reduce the amount of electric light in response to the availability of natural light in the space. This is relatively simple to accomplish with LED lighting in that dimming control is typically readily available for these fixtures.
   d. Although the existing exit lights appear to be functional, we would recommend that any major renovation include replacement of these with new self-contained combination exit signs. New egress lighting should be provided by use of integral battery packs in the fixtures designated for emergency egress lighting.

3. Low Voltage Systems:
   a. We recommend providing a new fire alarm system for this building, along with all new devices. The new notification devices could be ceiling mounted to avoid any surface mounted conduits.
   b. We recommend creating a new MDF room on the first floor that would serve the entire building. Provide a new floor mount rack that would allow for installation of all new copper patch panels to support the new horizontal cabling distribution system. This space should have a dedicated HVAC system separate from the main building systems.
   c. New hardwired data drops using CAT 6 cables would be provided to serve all new spaces. New wireless access points (WAPs) would be provided to allow complete wireless coverage in the building.

iii. HVAC Systems - Existing Conditions

1. The existing HVAC systems serving the Dodge County Courthouse are multiple split system heat pumps with the majority of the indoor fan coil units suspended below the original plaster ceilings. A few of the indoor units are located in attic space. The exterior heat pumps unit are located on grade as well as on the low roofs.
2. The majority of the existing air distribution has been removed as part of a previous abatement process.

iv. HVAC Systems– Assessment

1. In general, all of the existing split systems heat pump units are approximately 18 years old and are beyond their expected useful life. These systems are not recommended to be reused in a renovation of the building.

v. Plumbing Systems – Existing Conditions

1. Plumbing Fixtures:
    a. The existing building is not occupied and some demolition has taken place. The building has two gang restrooms on the first floor and two small single person restrooms at the front of the building. The second floor has single person restrooms stacked above the first
    floor restrooms at the front. As well as two single restrooms at the back of the building and one modern single ADA restroom. There are two smaller restrooms located in the basement level.
    b. Most of the fixtures in the gang restrooms have been removed. The fixtures that remain are floor mounted tank type water closets that vary in age and are in need of replacement. Water closets do not meet current flowrate requirements of the plumbing code. The single small restroom fixtures include a floor mounted tank type water closets and wall hung lavatory with cold water supply only. Water closets do not meet current flowrate requirements.
    c. Single station electric water cooler is located in the center area of the first floor. On the second floor a single water cooler is located at center stair landing. One other water cooler is located in a room. None of the units meet ADA. The unit on the first floor is in good condition and could possibly be re-used. Units on the second floor are older and not in good condition.

2. Plumbing Equipment:
    a. Did not observe a domestic water heater. Appears that fixtures had cold water supply only and no hot water system was in the original building.

b. Observed floor drains in the basement and at exterior areaway of the building that were not draining water. Water in basement was in the same room has major electrical equipment. Potential hazard.
c. Did not observe backflow preventer device on domestic water entrance in basement.
Or on the exterior site.

3. Plumbing Piping Systems:
   a. The sanitary piping is a mixture of PVC and cast iron pipe. PVC piping appears to have been installed for repairs, rework or addition of first floor gang toilets. Cast iron piping looks to be original to the building. Observed one pvc cleanout at the exterior back of the building that appeared to have leakage.
   b. The original domestic water piping system appears to be galvanized piping with a mixture of copper piping installed for repairs or rework of toilet areas. Some piping is insulated in the basement with black foam insulation. The domestic cold water entrance was located in the basement near the exterior areaway. This piping appeared to be 1 1/4" galvanized piping.

vi. Plumbing Systems – Assessment

1. Plumbing Fixtures:
   a. Most of the plumbing fixtures have all reached the end of their expected life, and they do not meet the current Georgia Plumbing Code Requirements for flowrate and flushrate. Additionally, the current installation for the lavatories, water closets and electric water coolers do not meet the current ADA requirements. The only exception would be the wall hung lavatory fixture in the one restroom located on the second floor. Fixture is in good condition and good be reused with a new faucet meeting the code requirement. The water closet in this room is in good condition but does not meet the Georgia Plumbing Code Requirement for flush rate.
   b. We would recommend that new plumbing fixtures be provided throughout the building.
      1) Water Closets should have 1.28 gallon per flush, flush valves.
      2) Urinals should have 0.5 gallon per flush, flush valves, or less.
      3) Lavatories faucets should have 0.5 gallon per minute aerators, and offset drains with insulation over P-Traps, supply stops, and the offset drain to meet ADA requirements.

2. Plumbing Equipment:
   a. Water Heater Option 1: We would recommend a central storage electric water heater in the basement suppling hot water for building maintenance

and gang toilets on the first floor. Which would include a thermostatic mixing valve and recirculation pump to meet current energy code requirements. In addition, providing point of use water heaters at the smaller single stacked toilets on the first and second floor.

b. Water Heater Option 2: Supply all hand washing lavatories with cold water only no hot water. Provide electric storage water heater to supply hot water for any culinary or building maintenance purposes (Mop or service sink). The Georgia Amendments to the International Plumbing Code does not require hot water or tempered water to be supplied for handwashing. Regardless of Facility. Hot water shall be supplied for culinary purposes, cleansing, laundry or building maintenance.
c. We would recommend providing a domestic water entrance with a backflow prevention device on site at the street or inside the building at new water entrance.

3. Plumbing Piping:
    a. The cast iron sanitary piping in the building is past it's life expectancy. We would recommend removing all cast iron piping and replacing with Schedule 40 PVC.
    b. We would recommend replacing any floor drains in the basement. Floor drains in gang toilets appeared to in good condition for reuse.
    c. We would recommend replacing all galvanized domestic water piping with copper piping. A new hot water loop would be required to serve any new fixtures with hot water.

C. Building Envelope Assessment:

i. Project Information

Epsten Group Inc. (EGI), A Salas O'Brien Company, visited the Dodge County Courthouse, located in Eastman, Georgia, Dodge County, in order to conduct an assessment of the building enclosure components of the existing courthouse building, including roofing, exterior walls, and below grade walls. EGI visited the property at the request of LDD Blueline on February 20, 2025, where we met with a team of professionals and toured the building interior and exterior.

This report contains EGI's observations and findings which includes written descriptions, identified deficiencies, and color photographs, in reference to building enclosure items.

ii. Background Information

General Building Information:

The courthouse building was constructed circa 1906-1908 (referenced by marble plaque and historic registry documents). The building consists of mass masonry (brick and terra-cotta) and concrete construction, with the exception of a metal deck supporting the main low-sloped roof. Building floors include a partially finished basement at the north, with crawlspace extending under other sections of the building, two levels with offices / working spaces and one mezzanine level.

Roofing surfaces consist of the main low-sloped roof covering much of the central portion of the building, two shingled roof areas (north and south elevations) projecting out from the main roof, four smaller and lower low-sloped roofing areas housing mechanical equipment, and a small low-sloped roof at the west elevation over a 1-level structure. It was suggested onsite that the building previously contained a domed roof; however, the dome was destroyed in a fire, and a low-sloped roof constructed in its place. The current roof structure is assumed to be a replacement of an original damaged structure.

Wall construction appeared to vary within building spaces, suggesting previous additions / repairs were performed. Exterior walls are generally faced with brick with masonry accents and tables. Plaster was present above the second level, along parapet walls and below the main roof. Fenestrations consists of a mix of single-pane wood-framed window assemblies, with some openings partially retrofitted with dual-pane aluminum-framed assemblies. Wood was present at soffits and adorning columns / pilasters. Water leakage was present throughout the interiors at wall openings, as discussed further below.

EGI was not provided with historical drawings / documents pertaining to the building enclosure. It was reported onsite that the building is currently unoccupied.

	
Photo 1: South Elevation	Photo 2: North Elevation
	
Photo 3: East Elevation	Photo 4: West Elevation

iii. Field Investigation

General Information & Methodology:

EGI walked the building interior and exterior at a representative sampling of accessible areas. Roof access was provided to the upper areas through access doors at the mezzanine level.

General deficiencies observed at typical conditions are noted within the report; unless noted otherwise, deficiencies noted are representative of typical conditions.

Roofing Systems:

Low-Sloped Roofing:

Each of the low-sloped roofing areas are clad with a modified bitumen roofing system, consisting of layers of asphaltic membrane and over a granule-surfaced top cap sheet membrane. The membrane generally appeared to be consistent throughout the roof areas. No probes were conducted, therefore the composition of concealed elements such as

coverboard, insulation, etc. is not known. The existing modified bitumen roof system exhibits aging and deteriorated roofing components, such as:

- Loss of surface granules.
- Shrunk membrane seams/joints.
- Open seams and cracked areas.
- Open flashing seams/joints.
- Flashing wrinkles, etc.

The high-profile parapet walls were clad with a foil-faced flashing sheet membrane, which overlapped the low-sloped areas at the base of walls and were capped with metal copings along the tops of parapet walls. The flashing membrane observed to be fully adhered to the parapet wall surface and contained wrinkles, repaired areas, and open/repaired joints.

Roof drainage system was provided by thru-wall scuppers at all areas, including:

- Four at the main roof (one at each corner)
- One primary and one overflow scupper at each of the 4 level 2 roofing areas
- Two shallow scuppers at the small west roof.

Slope to existing scuppers generally appeared to be achieved on the main roof, with low amounts of ponded water / evidence of ponding observed. Areas of staining and buildup of sediment were present adjacent to the scuppers within the smaller roof areas, indicating slow draining water toward the scupper opening. The overflow scuppers were a typical pipe that were not properly flashed and located adjacent to the primary scuppers. The primary scuppers contained an exterior conductor head and downspouts that drained water over the grades or pavements.

Regarding the overall general condition of the low-sloped roof membranes, they appeared to be functioning while approaching the end of their working expectancy, as evidenced by areas of missing aggregate, cracking in the membranes, and failed details.

	
Photo 5: Overview of the main low-sloped roof, showing deteriorated cap sheet membrane and loss of granules	Photo 6: Overview of the main low-sloped roof, showing parapet wall and wall flashing system
	
Photo 7: Main roof area, showing parapet wall, wall flashing system, metal coping, and primary thru-wall scupper detailing.	Photo 8: Scupper collector head and downspout for the main roof.
	
Photo 9: Overview of the north-west level 2 roof area, showing parapet wall, wall flashing system, water ponding/stains, and rooftop units	Photo 10: Overview of the north-east level 2 roof area, showing parapet wall, wall flashing system, water ponding/stains, and rooftop unit

Photo 11: Overview of the south-east level 2 roof area, showing parapet wall, wall flashing system, water stains, and rooftop units

Photo 12: Overview of the south-west level 2 roof area, showing high parapet wall, wall flashing system, water stains, and rooftop units

Photo 13: South-west level 2 roof area scupper and improperly flashed and located overflow scupper pipe.

Photo 14: Rising wall detailing and temporary seal to the a wall opening.

Photo 15: Rising wall showing various materials and conditions at the attic exterior, potential for water entry.

Photo 16: Metal coping with staining / ponding.

Photo 17: Overview of the underside of the main steel-framed roof. Roof deck may have consisted of gysum material, but this was not confirmed.

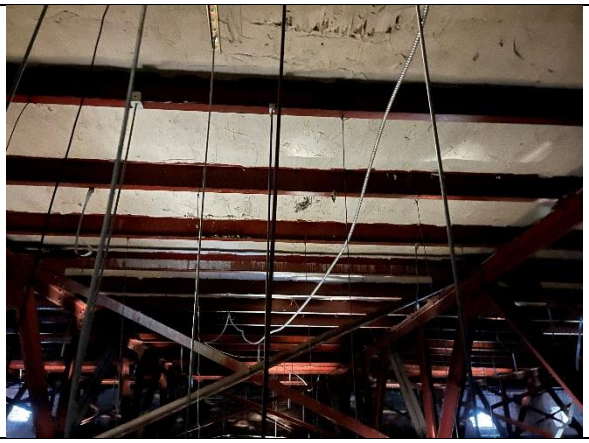


Photo 18: Overview of the underside of the main steel-framed roof. Roof deck may have consisted of gysum material, but this was not confirmed.

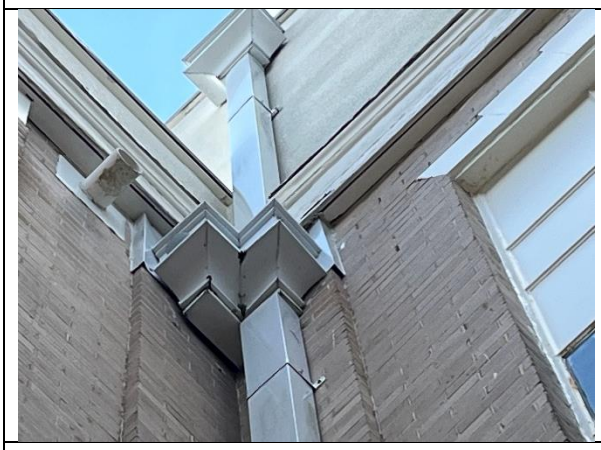


Photo 19: Downspout tie-in and overflow pipe from the main and a level roof area.

Shingled Roofing:

Two steep-sloped roof areas are located on the north and south portions of the building, extending from the main roof. These areas are clad in shingles with a slight overhand over the level 2 roof areas. The soffits are generally open for attic ventilation.

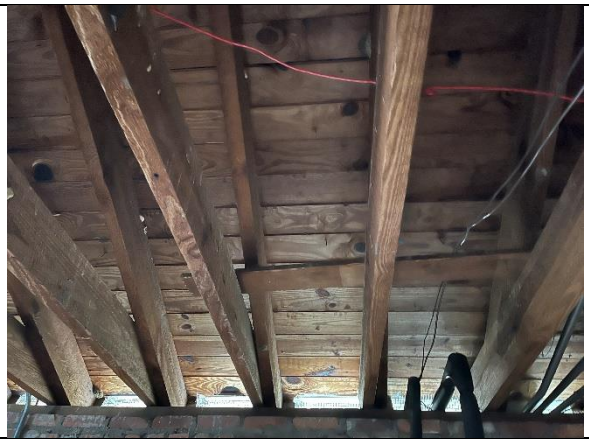
Shingle roofing system are aged systems, that are in poor condition, with major deficiencies such as:

- Multiple areas of missing / blown-off shingles.
- Numerous damaged shingles.
- Buckling area.
- Lack of drainage system.

- Typical open soffits for attic ventilation.
- Improper flashing detailing, etc..

The attic area underneath these roof area exhibits contained terra-cotta wall construction, damaged wall areas, exposed opening, open joints of wall components, etc.

<table>
<tr><td>  </td><td>  </td></tr>
<tr><td>Photo 20: Overview of the south shingled roof, showing aged / missing / damaged shingles</td><td>Photo 21: Overview of the north shingled roof, showing aged / missing / damaged shingles</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>Photo 22: Close-up area, showing aged / missing / damaged shingles</td><td>Photo 23: Missing flashing at a ransition area of shingles to a plaster rising wall.</td></tr>
</table>

	
Photo 24: Edge of shingled roof framing at wood soffit, showing missing gutter	Photo 25: Edge of shingled roof framing at wood soffit viewed from the interior. Showing open / unsealed area
	
Photo 26: Attic terra-cotta wall with open soffit for ventilation	Photo 27: Attic roof access door.

Window Assemblies:

Window assemblies consist of a mix of wood, steel, and retrofitted aluminum-framed assemblies throughout the building. Wood-framed and steel-framed assemblies consist of unit-glazed single pane windows and wooden trim. Aluminum-framed assemblies are present at the common-sized assemblies located at levels 1 and 2 (with some exception) and are dual-pane. The aluminum-framed assemblies were installed into the openings with the existing wood trim, and where transoms were present, the original wood-framed transoms remained. Main entrances were also aluminum-framed assemblies. Steel-framed unit-glazed assemblies were present at the east and west elevations, level 2, within the main body of the structure. Typical window assemblies were set over masonry sills and often contained decorative masonry headers; masonry features were painted along with wood trim.

Regarding the general condition of window assembles:

- Wood-framed Assemblies appeared to be in generally poor condition. Bulk water leakage did not appear to be occurring through them; however evidence of smaller leakage was observed as staining around the interior of the openings. These windows were single-pane. Wood framing damage was observed as well as paint and sealant deterioration.
- Aluminum-framed assemblies were in generally better condition than their wood counterparts; however, multiple units were observed to have condensation between the panes, suggesting failure of the seal. Gaskets were showing signs of deterioration. Additionally, the wood trim / surrounds were subject to the same issues described above.
- Steel-framed assemblies appeared to be in poor condition, with broken glass, corrosion, and failing glazing compound. These windows were single-pane, as with the wood-framed assemblies. Some assemblies had panes replaced with air conditioning units, as well as possible films.

	
Photo 28: Overview of a typical retrofit alunimum assembly with existing wood trim.	Photo 29: Detailed view of a typical retrofit alunimum assembly with existing wood trim. Note signs of moisture and sealant repairs.

Photo 30: A typical retrofit alunimum assembly with existing wood trim. Note signs of major moisture damage and sealant repairs.

Photo 31: Existing wood window at the transom above a retrofit alunimum assembly. Note signs of moisture and sealant repairs.

Photo 32: Detailed view of a typical retrofit alunimum assembly with existing wood trim. Note signs of moisture and sealant repairs.

Photo 33: Overview of the north alunimum-framed entrance assembly with decorative glass blocks above the transom.

Photo 34: Alunimum-framed transom above a doorway with loose / displaced gaskets.	Photo 35: Aluninum-framed unit with condensation between the glass units.
	
Photo 36: Window units with a film applied to the glass.	Photo 37: View of a retrofit alunimum window within a wood opening. Note signs of moisture and sealant repairs.
	
Photo 38: A complete wood-framed assembly with a panel at the lower half of the opening.	Photo 39: Decorative glass block and arched wood-framed window assembly with film applied to the glass portions, main entrance.
	

Photo 40: Typical steel-framed window at the second level.	Photo 41: View of a steel-framed window with an air conditioning unit mounted in the bottom center panel and mulitple broken glass units.
	
Photo 42: View of deteriorated framing and glazing compound, as well as broken glass.	Photo 43: Detailed view of the window sill of a steel-framed assembly.
	
Photo 44: Detailed view of the window sill to jamb of a steel-framed assembly. Note signs of moisture damage and sealant open / repairs.	Photo 45: Typical operable lower unit at a steel-framed assembly.

Exterior Walls:

Exterior wall cladding consists of brick with decorative masonry elements including tables, sills, and heads. Brick is generally patterned in a running bond. Exposed damage to interior wall revealed the walls are multi-wythe, with walls consisting of a mix of brick and terra cotta.

- No weeps or drainage mechanisms were observed at the base of the walls (consistent with mass masonry).

- Multiple brick and mortar variations were observed, suggesting additions / repairs to the brick masonry.
- Staining was present throughout masonry exterior surfaces, including on both brick and mortar joints.
- Mildew growth was present along the shaded sides of the building, along the base of masonry walls and beneath features.
- Mortar staining varied by height, with large bands of more heavily stained mortar located near the second level floor line.
- Variance in the brick condition was observed around entryways.
- Separation / cracking / open joinery was observed at interfaces between brick types, along the vertical joint of pilasters, and around some masonry features.
- Some cracking / damage in masonry features was observed, though this generally appeared to be limited on the exterior.

Wood trim was located at masonry to roof interfaces, including soffits, fascia, etc. Wood appeared to be in fair to poor condition, similar to the window assemblies, with some locations of damage visible from grade and general paint deterioration.

Four columns are located at the south entrance. Water leakage from one of the columns was observed. Note that column heads do project out from the wall slightly and appear to be uncovered. No drainage provisions were observed at the base of columns. Two square columns are located at the north elevation, with large areas of paint delamination.

The plaster wall system above the shingle roofs appeared to be a barrier-type system, with no provisions for drainage. Close observations revealed regular cracking within the plaster, as well as paint / coating peel-off areas.

Photo 46: Variation in the mortar staining near the 2nd floor line.

Photo 47: Variation in the brick at the north entrance, with more uniform and less

	damaged bricks (right side) compared to the return wall (left side)
	
Photo 48: Cracking at a joint between disimilar mortar and brick units.	Photo 49: Separation between brick at a corner pilaster.
	
Photo 50: Organic growth at the base of brick in a shaded area with an unknown drainage pipe.	Photo 51: Organic growth at the base of brick in a shaded area.
	
Photo 52: Cracking in a masonry sill.	Photo 53: Damaged / cracked brick near the top of a pilaster.

Photo 54: Multiple conduit penetrations through section of brick.Note improper seal detailing.

Photo 55: Previously repaired brick unit within a pilaster.

Photo 56: Open / unsealed joint between brick and sill masonry.

Photo 57: Damaged wood trim at the south entrance, just above the top of brick.

Photo 58: Damage to the wood soffits at the south entrance.

Photo 59: Damage to the corner of wood trim at the east elevation.

	
Photo 60: Water weeping from the base of one of the south columns.	Photo 61: Enhanced view of water weeping from the base of one of the south columns.
	
Photo 62: Overview of plaster clad walls above the shingle roof.	Photo 63: Cracking within a plaster clad walls above the shingle roof.

Basement: The basement is located at the north side of the building, with two entrances on the north and one on the east. Grade is held-off the basement by a few feet by mean of retaining walls. Basement walls contain openings; however, these openings have been infilled. Basement contains significant signs of water leakage throughout flooring and perimeter walls. Drainage within the basins surrounding the basement contained staining water. Basement crawl-space appeared to extend through the rest of the building; crawls-space did not appear to contain vapor limiters, and venting capabilities are unknown.

Photo 64: Overview of the basement exterior at the north elvation.

Photo 65: Overview of the basement exterior at the north elvation.

Photo 66: Overview of the basement exterior at the west elvation. Note the basin steps down along the west side and contains standing water.

Photo 67: Basement room overview.

Photo 68: Basement floor to wall condition showing open joint with water dampness.

Photo 69: Water dampness and wall damage along a basement wall.

	
Photo 70: Basement overview.	Photo 71: Exisiting blocked-off window within a basement room.
	
Photo 72: Standing water within an basement bathroom. Note moisture-damaged wall surfaces	Photo 73: Basement crawl-space.

iv. Recommendations

The purpose of the recommendation listed below is to provide general guidance for the generation of a remediation scope of work and to help others assign priority to specific aspects of the remediation scope. Please note that EGI was not authorized to perform any building enclosure testing and / or destructive testing on some of the major building issues to identify the cause(s) of failure or water intrusions.

Note that a registration for this building is present in the National Registry of Historic Places (NAID: 93205968). For buildings with active registrations, façade and roofing projects must be more carefully considered to preserve the historic aspects of the building. Recommendations for replacements below, particularly for window and shingled systems which are highly visible, must comply with historic requirements.

Please refer to the recommendations below, sorted by assembly.

Roofing:

Low-Sloped Roofing Systems:

- Conduct full roof system replacement of each of the low-sloped roofing systems, including at the main roof, four level 2 roofs, and small lower roof. Although the single ply modified bitumen roof systems have not shown immediate failure, they appeared to be approaching the end of their service life.
- Thorough investigation of existing roof decking needs to be perform by a structure engineer as required to verify the integrity of roof structure elements and determine support capacity limits for potential future rooftop equipment.
- Proper detailing of several walls and adjacent substrates requires appropriate remediation work in order to mitigate water infiltration associated with those items.
- Anticipate installation of new roof system with layers of insulation requires to meet and achieve current energy and FM required codes.
- Drainage calculation of roof drainage system requires to comply with the building and plumbing codes.
- Note that if the roof height is raised due to increased insulation thickness, roof parapet walls, rooftop equipment, and other items may need to be adjusted.

Shingle Roofing:

- Conduct full roof system replacement of each of the two shingled roof areas. These roof areas were observed with multiple damaged / missing shingles. As the underside of the roof deck is accessible, insulation may potentially be applied to the underside of the roof, as required (quantity and type to be determined by the design team at a later time).

- Examination of the existing wood decking needs to be performed by a structure engineer to verify the integrity of roof structure elements prior to re-roofing operations.
- Detailing at rising walls and eaves will need to be completed to tie the new shingles into the adjacent assemblies.
- Drainage calculation of roof drainage system requires to comply with the building and plumbing codes.
- Ventilation calculation of roof drainage system requires to comply with the building and plumbing codes.
- Consider providing a permanent buried drainage pipe system around the building perimeter to connect to underground sewer system as opposed to downspouts which empty the water onto surrounding landscaping.

Window Assemblies:

Steel-framed Windows: Steel windows generally have multiple failure aspects, including broken glass units at multiple locations. Steel-framed windows are in a generally deteriorated state. Recommend replacing steel windows with historic replicas including, dual-pane assemblies in order to improve both moisture and thermal performance.

- **Aluminum-framed Windows:** Recommend replacing / refurbishing the aluminum-framed window assemblies. Failure of the seal between the two glass units will require replacement of the glazing.
    - Multiple units with films suggest users may benefit from a tinted or specialized glass at select offices, or improvements such as blinds / sunshades.
    - Recommend repairing and repainting wood trim and framing surrounding the aluminum-framed windows, as these appear to require the wood to be a watertight surface in order to mitigate leakage at openings.
- **Wood-framed Windows:** Recommend replacing the remaining wood-framed windows with aluminum-framed windows, including free-standing units and transoms above retrofitted windows. Aluminum-framed dual-pane windows would provide enhanced thermal protection to improve tenant comfort. As noted above, any wood trim that is kept in place will require repairs to make watertight.

Exterior Walls:

Brick & Masonry:

- Conduct spot-repairs for damaged brick units or missing brick units.
- Seal open joints at changes in plane and varying materials, such as at pilasters and around window sills.
- Route and /or repair cracking within masonry units.
- Tuck-pointing all brick masonry exteriors in order to create a more uniform appearance and improve mortar joint conditions.

- The mass brick walls do not have a means to evacuate trapped water; therefore improving the water resistance of the surface will reduce the moisture entrapment within the wall and migration to the interior surfaces. *Note that this item is lower priority than many of the other repairs listed here.*
- Consider the application of a penetrating water repellent to the brick exterior in order to improve water resistance.
- Provide control joints within the wall areas to comply with required code requirements.
- Conduct appropriate investigation, such as destructive testing to evaluate and implement waterproofing elements (such as retro-fitted flashing / weeps) within the existing wall systems.

Wood:

- Repair wood trim and detailing as needed; wood damage was observed periodically throughout the building, particularly at outside corners adjacent to roofing termination.
- Coordinate wood repairs at wall openings with window repairs.

Plaster:

- Refurbish exterior plaster by either replacement with a watertight or drainable system with new flashings or remediate the cracking / damages
- Coat with a high performance elastomeric coating to improve the resistance of the surface to absorb water.
- The detail against the shingled roofing will likely require remediation in each scenario.

Basement: Remediation of multiple deficiencies with the basement / basement exterior walls and drainage for the basins is required for this space to approach a state of being occupiable:

- Remediate the drainage for the basins adjacent to the basement wall so that water does not pond within them or against the exterior wall.
- Apply a surface waterproofing coating to the exterior basement walls and transition to the base of the basins.
- If window openings are to be abandoned, provide permanent concrete / masonry infill to each opening.
- It was unclear the source of standing water within some of the basement rooms. Further study is recommended to determine if plumbing and / or groundwater is contributing to this. If groundwater is a contributor, active water removal systems such as sump pump systems may be required.
- Consider adding floor or storm drains adjacent to the basement walls or in front of doorways

- Interior basement walls require investigation for dampproofing, followed by patching and repair in order to eliminate existing issue.
- Enhancements to landscaping drainage, such as adequate perimeter drainage lines, French drainage, or other means and methods to reduce the amount of water which may access the basement walls (This could be completed along with the downspout pipe system installation).
- Regarding the crawlspace, further study may be required to determine the extent of remediation needed, including active / passive venting and installation of a vapor barrier.

v. Qualifications Of The Report

The information presented in this report is based on findings gathered in the field and from information gathered during conversations with personnel associated with the project. Our opinions and recommendations are based on visual observations and our experience with projects of similar type and age of construction. Conditions of the construction materials present in the facility will also vary with time.

Epsten Group's services were intended to be a limited evaluation/study for providing general conceptual recommendations for the observed deficiencies. Pursuit of any of the recommendations prescribed in this report should include the proper due diligence during design and construction to ensure successful implementation. Review of structural, environmental, and/or code compliance is not included as a part of the services provided.

D.Limited Microbial Assessment:

A limited indoor air quality (IAQ) assessment was conducted on April 24, 2025 in the Old Dodge County Courthouse to investigate potential impact of mold growth within the building. During the assessment, Terracon collected airborne mold samples of potentially impacted areas. The summary of the activities and results are found in Appendix D.

A hazardous materials inspection of the Old Dodge County Jail Buildings was conducted on April 24, 2025. Asbestos-containing materials were detected in both of the jail buildings. The analysis did not find concentrations of lead in excess of the EPA limits. The complete analysis and report are found in Appendix D.

5. **Code Compliance**

Most of the building occupancy classification would be Business. The A3 Assembly occupancy at Commissioner's Room would be ancillary to the Business function of the majority of building spaces.

There are two existing, open stairways (between the first and second floors) that are the only vertical egress stairs providing access from the second level to the building exterior.

There is a single existing elevator in the building which is accessed from the main circulation corridor.

Consideration should be given to supplying "Areas of Refuge" near the existing stairways.

Based on the following code sections, a renovated building would be required to have a fire sprinkler system. With a fire sprinkler system, the existing open stairways connecting the first and second floors do not have to be enclosed.

The referenced code is the 2018 International Building Code (IBC).

Section 709 Smoke Barriers: ceiling level (at existing stairway openings)- consider a new smoke barrier, 12- 18" depth, glazing D.F.A. at bottom of existing ceilings to delay smoke migration, floor-to-floor, at first floor level, in an emergency.

712.1.9 Vertical Openings- Two-Story Openings: In other than Groups I-2 and I-3, a vertical opening that is not used as one of the applications listed in this section shall be permitted if the opening complies with all of the following items:

a. Does not connect more than two stories.
b. Does not penetrate a horizontal assembly that separates fire areas or smoke barriers that separate smoke compartments.
c. Is not concealed within the construction of a wall or a floor/ceiling assembly.
d. Is not open to a corridor in Group I and R occupancies.
e. Is not open to a corridor on nonsprinklered floors.
f. Is separated from floor openings and air transfer openings serving other floors by construction conforming to required shaft enclosures.

Section 903.2.1.3 Group A-3 An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists: 3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

1019.3.4 Exit Access Stairways and Ramps- Occupancies Other Than Groups I-2 and I-3: requires that vertical opening between two stories, to be protected by draft curtain and closely spaced sprinklers in accordance with NFPA 13.

Section 1203.2 General. Every historic building that does not conform to the construction requirements specified in this code for the occupancy or use and that constitutes a distinct fire hazard as defined herein shall be provided with an approved automatic fire-extinguishing system as determined appropriate by the code official. However, an automatic fire-extinguishing system shall not be used to substitute for, or act as an alternative to, the required number of exits from any facility.

2018 International Existing Building Code

Section 802.2.1 Existing vertical openings: Existing interior vertical openings connecting two or more floors shall be enclosed with approved assemblies having a fire-resistance rating of not less than 1 hour with approved opening protectives.

Exceptions: 5. In Group B occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in Section 802.2.1, shall not be required in the following locations:

5.2 Buildings protected throughout by an approved automatic fire sprinkler system.

Section 903.1 Existing shafts and vertical openings: Existing stairways that are part of the means of egress shall be enclosed in accordance with Section 802.2.1 from the highest work area floor to, and including, the level of exit discharge and all floors below.

6. **Recommendations**
    a. See consultant's detailed suggestions for repairs, maintenance, or upgrades.
    b. Prioritization of tasks based on urgency and impact.

7. **Cost Estimates**
    a. Estimated costs for recommended repairs or improvements.
    b. Budget considerations for short-term and long-term planning.

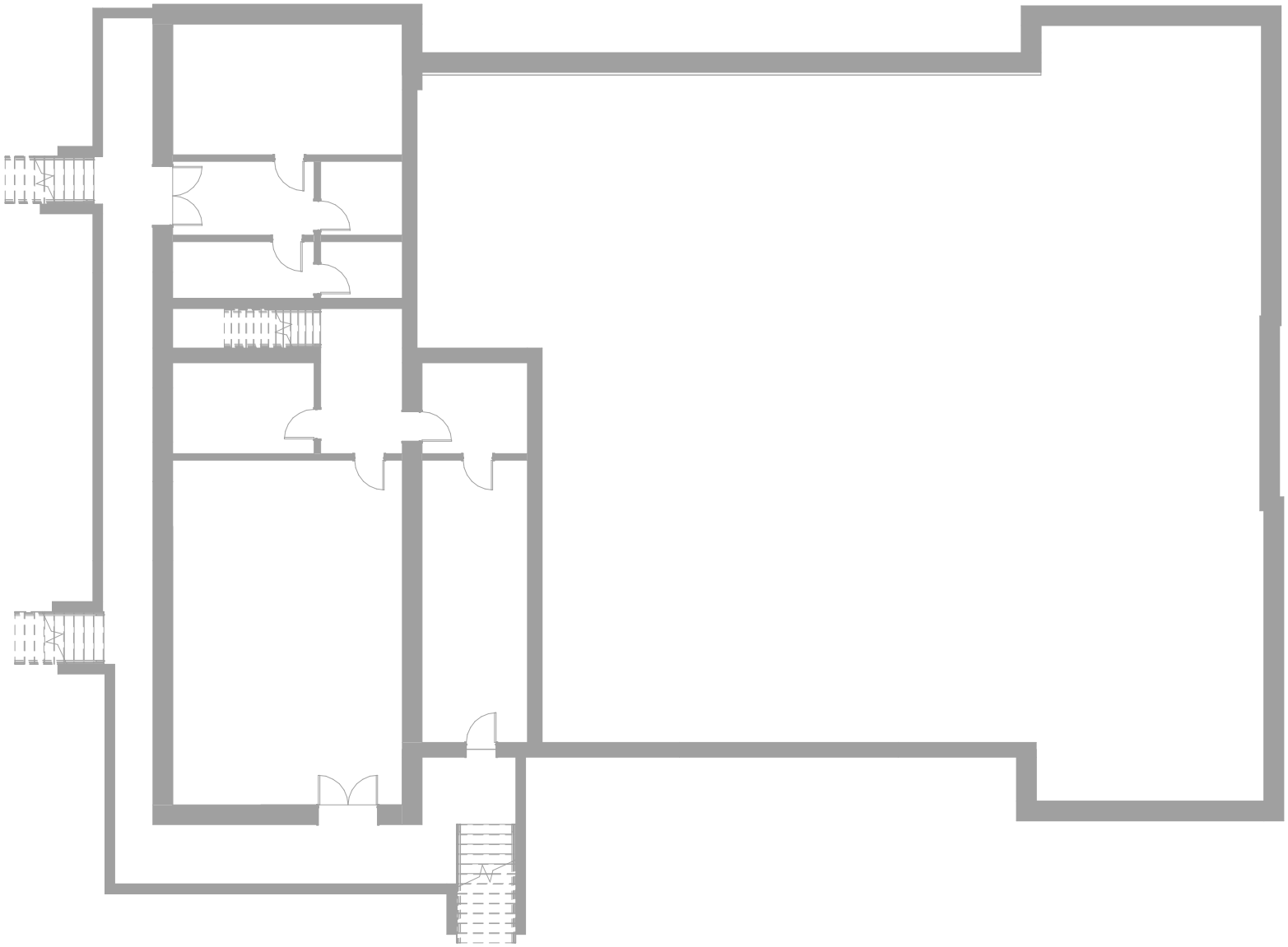
8. **Appendices**
    a. As-built drawings
    b. Historic building nomination form
    c. Code Analysis

d. Limited Microbial Assessment
e. Programmatic Sketches

Appendices

Appendix A - As-Built Drawings
Appendix B - Historic Building Nomination Form
Appendix C - Code Analysis
Appendix D - Limited Microbial Assessment

Appendix A - As-Built Drawings



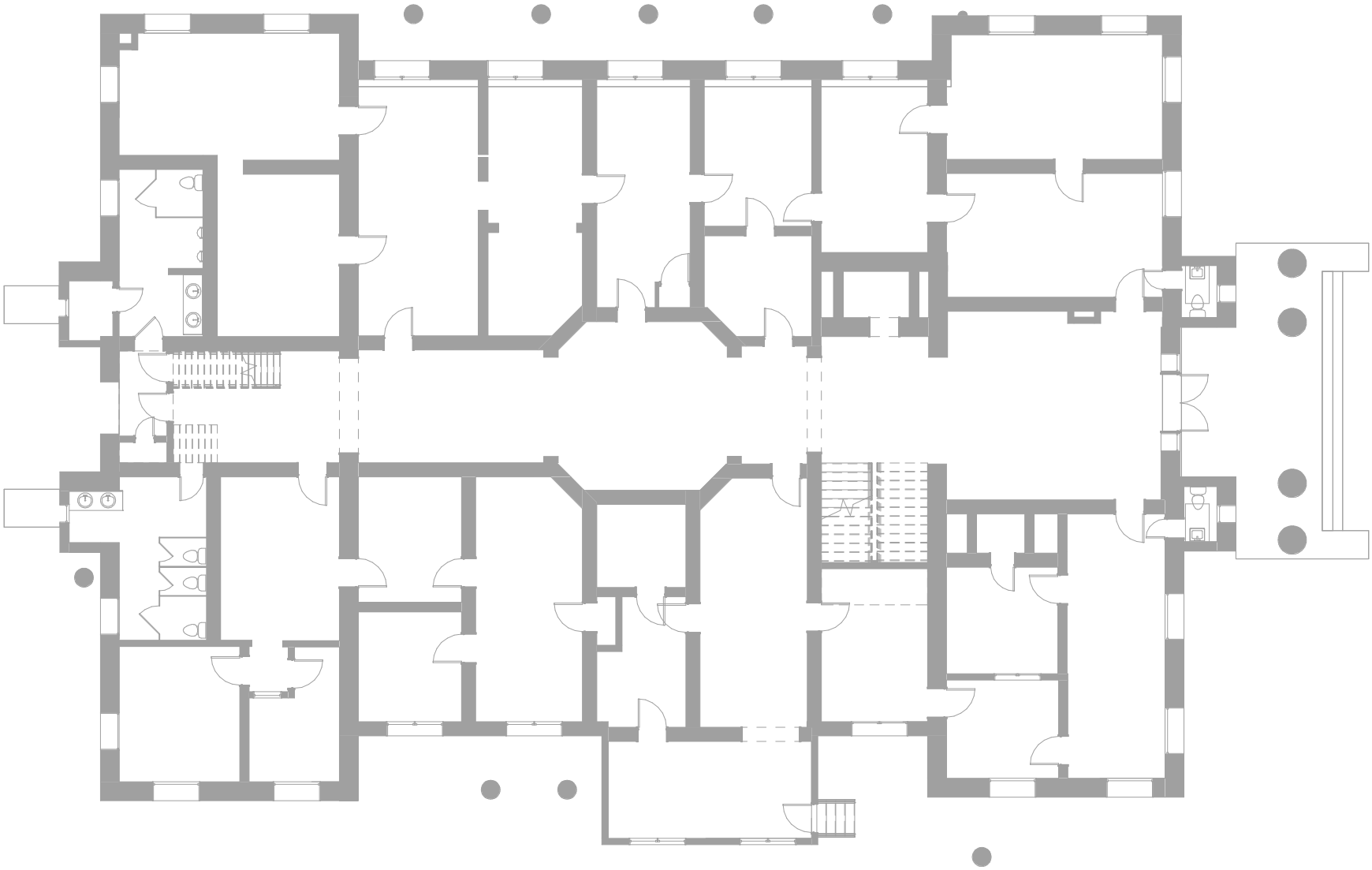
DODGE COUNTY COURTHOUSE
DODGE COUNTY
5401 Anson Avenue, Eastman, GA 31023

BASEMENT PLAN

1/16" = 1'-0"

LDD Blueline™

NOT FOR CONSTRUCTION 05/09/25



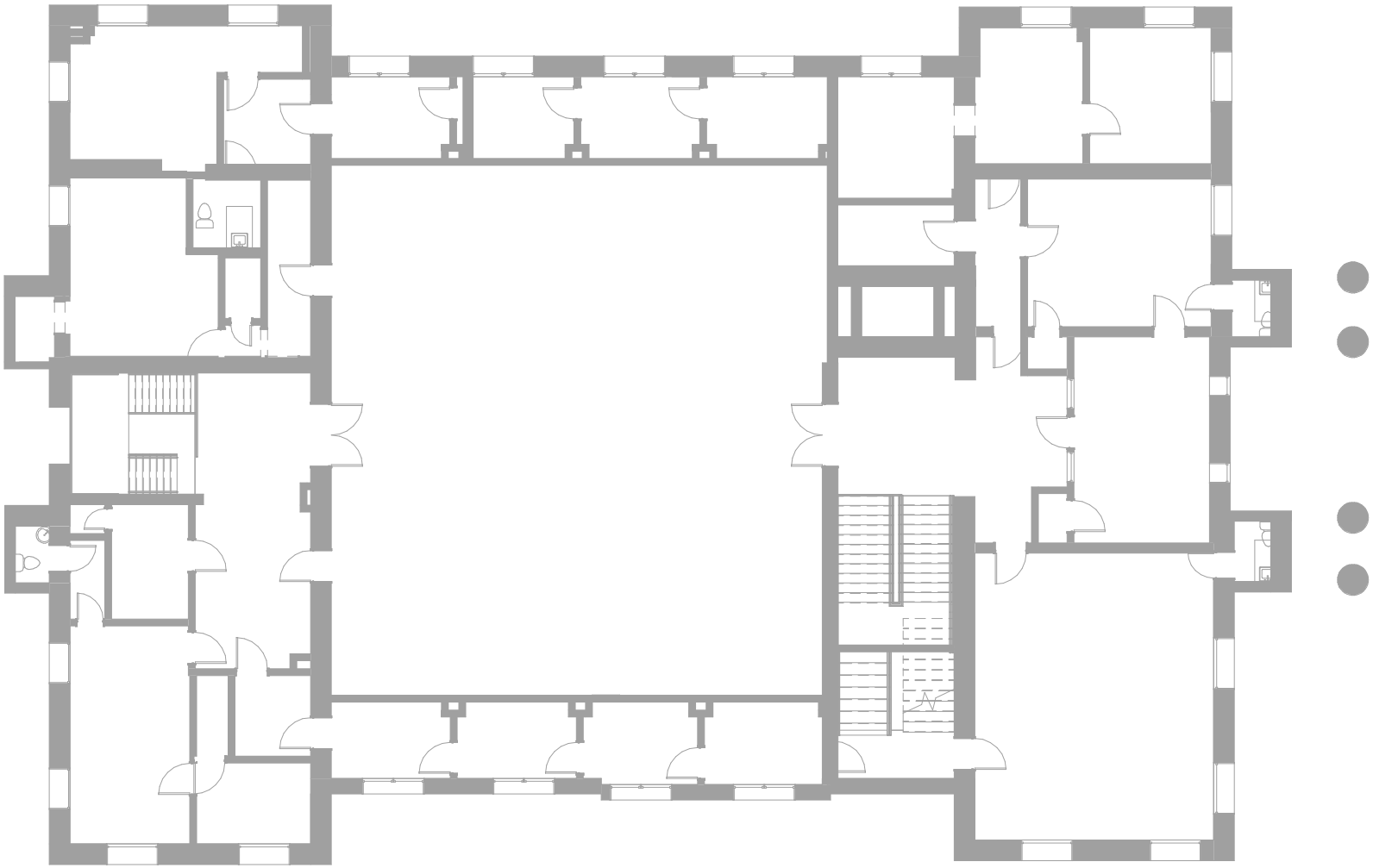
DODGE COUNTY COURTHOUSE
DODGE COUNTY
5401 Anson Avenue, Eastman, GA 31023

LEVEL 1 PLAN

1/16" = 1'-0"

LDDBlueline™

NOT FOR CONSTRUCTION 05/09/25



DODGE COUNTY COURTHOUSE
DODGE COUNTY
5401 Anson Avenue, Eastman, GA 31023

LEVEL 2 PLAN

1/16" = 1'-0"

LDDBlueline™

NOT FOR CONSTRUCTION 05/09/25

Appendix B - Historic Building Nomination Form

ARCHITECTURAL SURVEY FORM

Name of Structure: Dodge County Courthouse

Location: Courthouse Square, Eastman, Georgia 31023

Cost: $125,000 **Date of Construction:** 1908

Architect/builder: E. C. Hosford **Contractor:** M. L. Lewman & Co.

Subsequent architects: _____

_____

_____

TAX MAP/PARCEL NUMBERS

Land Lot 309 16 dist.

UTM NO. _____

Zone 16 E294860 N3564580

Boundary: All that land around the courthouse within the circle created by the roads that surround the building.
Acreage: approx. one acre

DESCRIPTION:

Style: Neo-classical

Facade Material: Brick/stone trim

Condition: [ ] Excellent [x] Good [ ] Fair

This courthouse is a massive compact heavy building. The main entrance is Doric tetrastyle with full entablature and pediment. Windows are rectangular on the first floor and round arched on the second. They alternate with colossal pilasters all the way around the building. A second story balcony is over the main floor entry. The clock tower which rose from the center of the structure has been removed.

The interesting architectural features of the courtroom are the arcades that separate the windows from the litigation and spectator sections. Some modernization of the interior has occurred.

SIGNIFICANCE:

The site of the courthouse in its park-like square and the massiveness of the building make it an architectural focal point for the city of Eastman.

DODGE COUNTY COURTHOUSE

MAILING ADDRESS:

Chairman
Board of County Commissioners
Courthouse Square
Eastman, Georgia 31023

COURTROOM DETAIL - ARCADE

Property Georgia County Courthouse Thematic Resources — See attached for reference numbers

State Ga. — Working Number 2-29-80 833

TECHNICAL — **CONTROL**

Photos 145
Maps 125

HISTORIAN

96 nominated courthouses. 43 ready to be listed; 52 other need some info — from minor points to more description of other bldgs, clarification of boundaries, etc. — called Ken Thomas 4/8 to discuss attached sheet + sent him a copy. HOLD for info, then list those which can be clarified w/in time period. DUBIE 4/8/80

ARCHITECTURAL HISTORIAN

State wants listed for preservation week. Additional info received + reviewed; questions discussed with Ray Sully + Carol — state asked for info on several properties as a result (see notes). Should not list until after Sept 3, 1980 as per State request.

Grady Co. Courthouse to be returned to State —

ARCHEOLOGIST

HOLD for info
ACCEPT
DUBIE
8/22/80

OTHER

Questions resolved as to size + impact of additions + other bldgs on parcels; new photos received, etc. (see various phone slips); info entered on survey sheets. Wilkes Co. discussed w/ Carol Shull, we will accept; Grady to be returned. Based on discussion with Ken Thomas + regional planner 9/12/80, Wilkes Co. Courthouse will be listed (assuming photos to be sent verify info obtained) based on a) continuing historical use b) continued existence of interior first floor materials + features like cast spiral stair c) supporting strength of historic jail built at the time of courthouse + designed by Frank Milburn. Jail photos received — strengthens eligibility of courthouse complex. ACCEPT DUBIE 9/8/80

HAER

Inventory _____

Review _____

DUBIE 9/12/80
ACCEPT 9/18/80

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

National Register Write-up _____ Send-back _____ Entered SEP 18 1980

Federal Register Entry 2.3.81 Re-submit _____

United States Department of the Interior - Heritage Conservation and Recreation Service

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

EASTMAN QUADRANGLE
GEORGIA—DODGE CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

4348 IV (COCHRAN 1.6E 500')

83°15' 32°15' 83°07'30" 32°15'

COCHRAN 12 MI. GRESSTON 3 MI. CADWELL 9 MI.

200 000 FEET

3570000m N. 3569 3568 3567 3566 12'30" 3564 3562 10' 3560 3559 780 000 FEET 3557 3569 3568 810 000 FEET 3566 12'30" 3564 3562 10' 3560 3559 3558 3557000m N.

288 289 170 000 FEET 290 291 12'30" 293 294 295 10' 296 297 298 299000m E.

PERRY 36 MI. HAWKINSVILLE 15 MI.

14 MI. TO U.S. 219 & GA 19 MI. TO U.S. 23

11 MI. TO U.S. 280

RHINE 8 MI.

CHAUNCEY 6 MI. MC RAE 16 MI.

4348 III NE (WEST OF EASTMAN)

(JAY BIRD SPRINGS) 4348 I NE

(ABBEVILLE NORTH) 4348 III SE

(LAKE CYPRESS) 4348 II SW

(MILAN) 4348 II SE

Dempsey Ch
Olie
Lockett Cem
Dodge High
County Sch
Harrell Cem
Book
Radio Tower (WUFF)
Evans Cem
Zebulon Ch
Pleasant Hill Ch
Crooked Branch
Gum Swamp
Sheffield Branch
Sugar Swamp
Golf Course
Sewage Disposal Pond
Substation
Eastman-Dodge County Airport
Beacon
Nig Cem
Orphans Cem
County High Sch
Radio Tower
Lookout Tower
Dodge
Creek
Park
Cemetery
EASTMAN
Greenlawn Cem
St Marks Ch
Cem
County Jr High Sch
Hospital
Parkerson Gift Ch
Claypit
Piney Grove Ch
Cem
Love All Ch
Godwinsville

COUNTY COURTHOUSES IN GEORGIA

DODGE COUNTY COURTHOUSE
Eastman, Dodge County, Georgia
USGS Quadrangle: Eastman, Georgia

UTM REFERENCE:
A Zone 17 E 294860 N3564580

Mapped, edited, and published by the Geological Survey

Control by USGS, USC&GS, and Georgia Geodetic Survey

Topography by photogrammetric methods from aerial photographs taken 1971. Field checked 1972

Projection and 10,000-foot grid ticks: Georgia coordinate system, east zone (transverse Mercator)
1000-meter Universal Transverse Mercator grid ticks, zone 17, shown in blue. 1927 North American datum

Red tint indicates area in which only landmark buildings are shown

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

MN GN 1°10' 21 MILS ½° 9 MILS

UTM GRID AND 1972 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

1 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route U. S. Route State Route

GEORGIA
QUADRANGLE LOCATION

RECEIVED
FEB 29 1980
NATIONAL REGISTER

EASTMAN, GA.
N3207.5—W8307.5/7.5

1972

AMS 4348 II NW—SERIES V845

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1975

Dr. Elizabeth A. Lyon, Chief
Historic Preservation Section
Acting State Historic Preservation Officer
Department of Natural Resources
270 Washington Street, S. W.
Atlanta, Georgia 30334

RE: County Courthouses in Georgia
Dodge County Courthouse

Dear Dr. Lyon:

I am the current owner of the above named property which is under consideration by your office for nomination to the National Register of Historic Places.

I approve of my property being proposed for the National Register.

Yes No

Comments: The Dodge County Courthouse burned and was rebuilt in 1939 which would disqualify us under the 50 year cut off.

19 November 1979
Date

Waymon A. McCranie
Signature

Commissioner
Title

WAYMON A. MCCRANIE
Type or Print Name

Appendix C - Code Analysis

DCA	Georgia - Department of Comnunity Affairs	http://www.dca.state.ga.us/development/constructioncodes/programs/codes2.asp
	2014 DCA Amendments	http://www.dca.state.ga.us/development/constructioncodes/programs/documents/2012IBC2014Amendments_001.pdf
	2015 DCA Amendments	http://www.dca.state.ga.us/development/constructioncodes/programs/documents/IBC_Amendments_2015_effective_000.pdf
FM	State Fire Marshal - Georgia	http://www.gainsurance.org/Other/FAQ.aspx?FzyjGZGDrPyU06W5GbQGOkuRdCEfr9ipTDYb9TZG/e/YcXA0z3DV+iiLFm0/87+3Mo5k1qhkGFg=
IBC	IBC 2018 Building Code	INDEX - 2018 INTERNATIONAL BUILDING CODE (IBC)
NFPA	NPFA 101 Life Safety Code	http://www.nfpa.org/codes-and-standards/document-information-pages?mode=code&code=101&tab=editions
		Note: The first time you will need to set up your own account and password - or use "presentation@lddi-atl.com" below
	LDD login	presentation@lddi-atl.com
	Passwood	**Ldd2015 (Case Sensitive)**
	Georgia Sprinkler Association	http://www.georgiafiresprinkler.org/state-requirements/

Project:	**Dodge Co. Courthouse Reno.**
Location:	Eastman, Ga.
Job Number:	1025001.00
Date:	2025 Mar 31
Prepared by:	Dan Steenstra
Fire sprinkler:	0 = No 1 = Yes — 0 — NO

Legend
Enter Design Value - Yellow Box
Data from linked Page - Tan Box
Calculation Cell - Gray Box

Applicable Codes:		
International Building Code	2018	2014, 2015, 2017, 2018
International Fire Code	2018	2014
International Plumbing Code	2018	2014, 2015
International Mechanical Code	2018	2014, 2015
International Fuel Gas Code	2018	2014, 2015
Georgia Electrical Code/ NFPA70	**2023**	None
International Energy Conservation Code	2015	**ComCheck**
NFPA 101 Life Safety Code	2018	
NFPA 13	2019	

2018 - Template

IBC

NFPA http://www.nfpa.org/codes-and-standards/document-information-pages?mode=code&code=101&tab=editions

NFPA LDD login: ***presentation@ldd-atl.com*** Passwd: ***Ldd2015*** (Case Sensitive)

		International Building Code				Life Safety Code	
		Requirement		Second Occupancy	Section Reference	Requirement	Section Reference
1	**Occupancy Group Classification**	B		A3	*304.1, 303.4*	B-Business & A-3 Assembly: Hallways and Courtroom	
2	**Type of Construction**	3B		3B	*602.3*	Existing, Non-sprinklered,non combustible Masonry	
3	**Allowable Building Area per floor - see page 2**	19,000		9,500	Table 506.2		
	frontage increase	13,744	0.72	21,375	506.2		
	automatic sprinkler increase (+200% or 300%)	38,000	200%	19,000	506.3		
	Total Allowable floor area per floor	70,744		49,875			
	Total Proposed Floor area (see Page 2)	9,819		3,384			
	Compliance	**OKAY**		**OKAY**			
	Allowable Building Height	55		55	*Table 504.3*		
	w/ automatic sprinkler increase (+20')	75		75	*504.3*		
	Allowable Number of Floors	3		2	*Table 504.4*		
	w/ automatic sprinkler increase (+1)	4		3	*504.4*		
4	**Occupant Load - see page 3**	Design Area	SF/person		Table 1004.1.1		
	Use 1	9819.07	150	65.46046667			
	Use 2	2441	7	348.7142857			
	Use 3	1	1	1			
	Use 4	1	1	1	Total Load		
	Use 5	1	1	1	417.1747524		
5	**Plumbing Fixtures (per floor) see page 3**	male	4		Table 403.1 IPC		
		female	6		(table 2902.1 IBC)		
		lavatories	4				
		fountain	3				
		service sink	1		GA Amendment		

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NFPA 101 Life Safety Code	2018	
NFPA 13	2019	

2018 - Template

IBC

NFPA http://www.nfpa.org/codes-and-standards/document-information-pages?mode=code&code=101&tab=editions

NFPA LDD login: ***presentation@ldd-atl.com*** Passwd: ***Ldd2015*** (Case Sensitive)

		International Building Code				Life Safety Code	
		Requirement			Section Reference	Requirement	Section Reference
6	**Fire Resistance Ratings**	Structural Frame =	0		Table 601		
		Bearing Walls =	2				
		Non-Bearing Walls (int) =	0				
		Floor (incl. supporting beams) =	0				
		Roof (incl. beams) =	0				
7	**Non-Bearing Walls (ext)**	<5' =	1hr		Table 602		
		5 ≤ X ≤ 10 =	1hr				
		10 ≤ X ≤ 30 =	1hr				
		≥ 30 =	0hr				
8	**Wall Openings (exterior)**	Unprotected =	No Limit	Protected =	Table 705.8	Fire Separation: > 30ft, Unprot.: **No Limit** ; Sprinklered: **No Limit**	
9	**Vertical Openings**				Section 712		
	802.2.1 Existing vertical openings	Existing interior vertical openings connecting two or more floors shall be enclosed with approved assemblies having a fire-resistance rating of not less than 1 hour with approved opening protectives.					
	Exceptions:	5. In Group B occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in Section 802.2.1, shall not be required in the following locations:					
		5.2 Buildings protected throughout by an approved automatic fire sprinkler system.					
	903.1 Existing shafts and vertical openings	Existing stairways that are part of the means of egress shall be enclosed in accordance with Section 802.2.1 from the highest work area floor to, and including, the level of exit discharge and all floors below.					
	903.2.1.3 Group A-3	An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists: 3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.					

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NFPA 101 Life Safety Code	2018	
NFPA 13	2019	

2018 - Template

IBC

NFPA http://www.nfpa.org/codes-and-standards/document-information-pages?mode=code&code=101&tab=editions

NFPA LDD login: ***presentation@ldd-atl.com*** Passwd: ***Ldd2015*** (Case Sensitive)

	International Building Code		**Life Safety Code**	
	Requirement	Section Reference	Requirement	Section Reference
	Chapter 12 Historic Buildings: 1203.2 General	Every historic building that does not conform to the construction requirements specified in this code for the occupancy or use and that constitutes a distinct fire hazard as defined herein shall be provided with an approved automatic fire-extinguishing system as determined appropriate by the code official. However, an automatic fire-extinguishing system shall not be used to substitute for, or act as an alternative to, the required number of exits from any facility.		
10	**Wall Ratings & Opening Protectives**	WALL RATINGS / OPENING PROTECTIVES / TABLE 715.4		
	Shaft and stair	1 hr — 3/4-Hour Min.	707.4/705	Elev.Shaft (Interior): 1-Hr; 3/4-hr Min.: Stairs at exterior walls
	mixed occupancy separation	1 hr	table 508.4	1-Hour, per table 508.4
	egress corridor			Solid Masonry with Sprinkler Sys.
	electrical room	N/A		
	transformer 150Kva	1 hr		
	over 600 volts	3 hr	NEC 110.31-A	
	over 1200 amps	1 hr		
	incidental spaces		508.2	to Comply
	NONE			
	accessoriy areas		508.3.1	to Comply
	NONE			

http://publicecodes.cyberregs.com/icod/ibc/2012/icod_ibc_2012_4_sec001.htm

11	**Special Detail Requirements - See What Applies**				
	Atriums			404	N/A
	Underground Building			405	N/A
	Motor Vehicle Related			406	N/A
	Ambulatory Care Facilities			422	N/A

http://publicecodes.cyberregs.com/icod/ibc/2012/icod_ibc_2012_10_sec001.htm

12	**Means of Egress**	see chapter 12 for auditorium egress	Defer to LSC		
	Common Path of Travel				
	Dead End Limit				
	Travel Distance				
	Headroom			not less than 7'-6" with projections not less than 6'-8"	7.1.5
	Level			walking surface in direction of travel shall not exceed 1 in 20 unless ramp	7.1.6.3
	Guards		1013		
				provided at open sides that exceed 30" above grade below minimum 42" high	7.1.8
					7.2.2.4.6
	Number of exits			2 exits	7.4
	Arrangement of exits				38.2.4
					7.5.1.3.2
	Egress Capacity			stairway = .3 in. per occ.	Table 7.3.3.1
				level components = .2 in. per occ.	
	Doors			not less than 32" clear width	7.2.1.2.3
				shall not project more than 7" into required width	7.2.1.4.4
				swing in direction of egress if serving 50 occupants or more	7.2.1.4.2
	Stairs			min. clear width 44 in.	Table 7.2.2.2.1(a)
				landing length not less than width	7.2.2.3.2
				area of refuge	7.5.4.4 (7.2.12.1.2)
	Handrails			both sides of stair or ramp	7.2.2.4.2
				provided within 30" of all portions of required egress width	
				between 34" and 38" high	7.2.2.4.5
				1.5" between handrail and wall	
				circular cross section not less than 1.25"	
				extend 12" beyond	
	Panic Hardware		YES / NO	100 or more occupants	

Note: scroll down for Mixed Use

Project Number: 1025001.00 File: D-5.0 / D-5.2

Project Name: Dodge Co. Courthouse Reno.

Occupancy Use 1:

		Proposed Floor Plate		
		Width		Depth
A_t = Allowable area from Table 506.2	57,000	84.83'	*	115.75'
Occupancy Group	B	Proposed Floor Area		9,819
Type of Construction	3B	Proposed Number of Stories		2
Sprinkler System	Y			

http://publicecodes.cyberregs.com/icod/ibc/2012/icod_ibc_2012_5_sec003.htm

Section **506.3** Frontage Increase — Occupancy Use 1

I_f = 100 [F/P - .25] * W/30

				Total Perimeter **P**	Free Perimeter **F**
F = Free Perimeter of the building	**F**	=	402	413	402
P = Total Perimeter of the building	**P**	=	413	115.75'	1
	F/P	=	0.97	84.83'	1
	F/P - .25	=	0.7233656	115.75'	1
				413	405
W = Minimum width of Public Way	**W**	=	12.5		
W = a number between 20 and 30	**W/30**	=	0.42		
I_f = Frontage increase	I_f	=	30.1 %		

Section **506.3** Sprinkler Increase — Occupancy Use 1

I_s = Increase for sprinkler system

If Multistory I_s = 200 %

If Single story I_s = 300 %

I_s = 200 %

0

Section **506.1** General

A_a = Allowable area per floor

	A_a	=	A_t	+ $[A_t * I_f / 100]$	+ $[A_t * I_s / 100]$
	A_a	=	57,000	17,180	114,000
	A_a	=	188,180		
	Proposed		9,819	O.K.	

Section **506.2** Total Allowable Area Determination — Occupancy Use 1

A_m = Maximum allowable area	A_m	=	A_a	*	H_s	Proposed
A_a = Allowable area per floor	A_m	=	188,180	*	3	Total Area
H_s = Allowable Height in Stories	A_m	=	564,540			**19,638**

Note: H_s cannot exceed 3 stories except for unlimited area buildings, Section **507**

Occupancy Use 2

A_t = Allowable area from Table 503	28,500
Occupancy Group	A3
Type of Construction	3B
Sprinkler System	Y

	Width		Depth
	40	*	60
Proposed Floor Area			2,400
Number of Stories			2

Section **506.2** Frontage Increase

$I_f = 100\ [\ F/P - .25]\ * W/30$

F = Free Perimeter of the building
P = Total Perimeter of the building

			P	**F**
F	=	200	40	40
P	=	200	60	60
F/P	=	1.00	40	40
F/P - .25	=	0.75	60	60
			200	200

W = Minimum width of Public Way
W = a number between 20 and 30

W	=	30	
W/30	=	1.00	

I_f = Frontage increase

I_f	=	75.00	%

Section **506.3** Sprinkler Increase

I_s = Increase for sprinkler system
If Multistory I_s = 200 %
If Single story I_s = 300 %

I_s	=	200	%

Section **506.1** General

A_a = Allowable area per floor

A_a	=	A_t	+	$[A_t * I_f / 100]$	+	$[A_t * I_s / 100]$
A_a	=	28,500		21,375		57,000
A_a	=	106,875				
Proposed		2,400		O.K.		

Section **503.3** Total Allowable Area Determination

A_m = Maximum allowable area
A_a = Allowable area per floor
H_s = Allowable Height in Stories

A_m	=	A_a	*	H_s		Proposed
A_m	=	106,875	*	2		Total Area
A_m	=	213,750				**4,800**

Note: H_s cannot exceed 3 stories except for unlimited area buildings, Section **507**

Mixed Occupancies

$$A_{p1} / A_{a1} + A_{p2} / A_{a2} \leq 1$$

Section **302.3.3** Separated Uses

		B		A3	
A_p Occupancy 1 planned Area	9819	A_{p1} / A_{a1}	+	A_{p2} / A_{a2}	≤ 1
A_a Occupancy 1 Allowable Area	188180	5.22%	+	2.25%	≤ 1
A_p Occupancy 2 planned Area	2400			7.46%	≤ 1
A_a Occupancy 2 Allowable Area	106875				

Legend
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Calculation Cell - Gray Box

Depth
115.75'

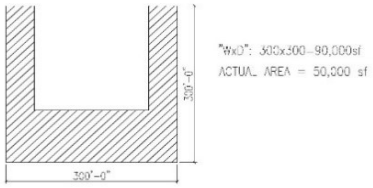
Width
84.83'

#VALUE!

84.83'

115.75'

NOTE: calculate perimeter and area values manually if your footprint contains any inward facing exterior walls. The area calculation on this sheet is not accurate in those instances.



115.75'

84.83'

Manual

84.83'

115.75'

Legend
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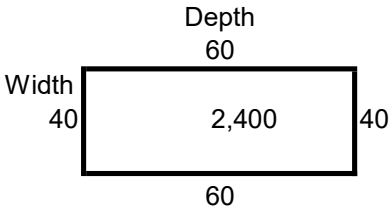

Occupancy Chart

IBC

NFPA

http://publicecodes.cyberregs.com/icod/ibc/2012/icod_ibc_2012_10_sec004.htm

nfpa101 7.3.1.2 *(use 0 area for unoccupied spaces)*

no.	space	occupancy rate (1/xxx)	area (sf)	total occupants
B-01	Room	150	98	1
B-02	Room	150	305	3
B-03	Room	150	813	6
B-04	Room	150	132	1
B-05	Hallway	7	182	26
B-06	Hallway	7	107	16
B-07	Room	150	308	3
B-08	Restroom	150	62	1
B-09	Restroom	150	48	1
B-10	Room	150	83	1
L1-01	Main Hallway	7	654	94
L1-02	Office	150	288	2
L1-03	Restroom	150	20	1
L1-04	Office	150	123	1
L1-05	Office	150	132	1
L1-06	Vault	150	21	1
L1-07	Office	150	182	2
L1-08	Office	150	293	2
L1-09	Office	150	220	2
L1-10	Office	150	114	1
L1-11	Vault	150	83	1
L1-12	Office	150	287	2
L1-13	Vault	150	10	1
L1-14	Office	150	127	1
L1-15	Office	150	145	1
L1-16	Office	150	239	2
L1-17	Office	150	110	1
L1-18	Office	150	182	2
L1-19	Restroom	150	188	2
L1-20	Restroom	150	154	2
L1-21	Janitors closet	150	30	1
L1-22	Mechanical	150	529	4
L1-23	Mechanical	150	529	4
L1-24	Office	150	346	3

total occupants
609

From Page 1
417.1747524

L1-25	Office	150	265	2
L1-26	Office	150	228	2
L1-27	Office	150	115	1
L1-28	Office	150	176	2
L1-29	Elevator	150	34	1
L1-30	Office	150	206	2
L1-31	Office	150	298	2
L1-32	Restroom	150	21	1
L1-33	Office	150	299	2
L2-01	Hallway	150	621	5
L2-02	Elevator	150	34	1
L2-03	Storage	150	66	1
L2-04	Office	150	132	1
L2-05	Office	150	135	1
L2-06	Office	150	155	2
L2-07	Office	150	256	2
L2-08	Restroom	150	21	1
L2-09	Vault	150	12	1
L2-10	Office	150	261	2
L2-11	Vault	150	13	1
L2-12	Office	150	641	5
L2-13	Restroom	150	20	1
L2-14	Courtroom	7	2441	349
L2-15	Office	150	220	2
L2-16	Office	150	89	1
L2-17	Office	150	84	1
L2-18	Office	150	83	1
L2-19	Office	150	83	1
L2-20	Office	150	57	1
L2-21	Office	150	86	1
L2-22	Vault	150	24	1
L2-23	Office	150	243	2
L2-24	Restroom	150	18	1
L2-25	Storage	150	82	1
L2-26	Hallway	150	310	3
L2-27	Hallway	150	72	1
L2-28	Office	150	224	2
L2-29	Restroom	150	43	1
L2-30	Restroom	150	20	1
L2-31	Office	150	69	1
L2-32	Office	150	221	2
L2-33	Office	150	89	1
L2-34	Office	150	76	1
L2-35	Office	150	89	1
L2-36	Office	150	90	1
			Total OCC Load	609

Plumbing Fixtures

IBC
NFPA

http://publicecodes.cyberregs.com/icod/ibc/2012/icod_ibc_2012_29_sec002.htm

	IBC 2902.1	occ load:	toilets (men)	toilets (women)	lavs	fountain
A-1	Theaters, Performing Arts		0.00	0.00	0.00	0.00
A-2	Nightclub, Bars		0.00	0.00	0.00	0.00
A-2	Restaurants, Banquet		0.00	0.00	0.00	0.00
A-3	Auditoriums	485	1.94	3.73	2.43	0.97
A-3	Passenger Terminals		0.00	0.00	0.00	0.00
A-3	Places of Worship		0.00	0.00	0.00	0.00
A-4	Coliseums pools indoor sports		0	0	0.00	0.00
A-5	Stadiums, outdoor sports		0	0	0.00	0.00
B	Business	150	2	2	1.4375	1.50
E	Education		0.00	0.00	0.00	0.00
F	Factory - Industrial		0.00	0.00	0.00	0.00
I-1	Residential Care		0.00	0.00	0.00	0.00
I-2	Hospitals, Ambulatory Nursing		1 PER ROOM			0.00
I-2	Employees		0.00	0.00	0.00	0.00
I-2	Visitors		0.00	0.00	0.00	0.00
I-3	Prisons		1 PER CELL			0.00
I-3	Detention		0.00	0.00	0.00	0.00
I-4	Adult Day Care		0.00	0.00	0.00	0.00
M	Mercantile		0.00	0.00	0.00	0.00
R-1	Hotels Motels		1 PER UNIT			
R-2	Dormitories		0.00	0.00	0.00	0.00
R-2	Apartment House		1 PER UNIT			
R-3	One/Two family dwellings		1 PER UNIT			
R-4	Congregate Living		0.00	0.00	0.00	0.00
S	Storage structure		0.00	0.00	0.00	0.00
		total	4.0	6.0	4.0	3.0

Legend

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ADA checklist

DOORS

- 18" Pull clearance - all doors must have 18" clear wall space on the latch jamb on the pull side
- 12" Push clearance - if a door has both a closer and a latch, it must have 12" clear wall space on the latch jamb on the push side
- Door swings do not cross fixture clearance space
- Vestibule must have adequate distance between the outer doors and inner doors, is there vestibule?
- install kickplates at doors as needed to protect door finish from wheelchair damage
- Entry Doors, if with closer, s/b automated with operator and Pushbutton actuator
- ADA Entray path , to building, coordinated to Site (i.e: ADA Parking, Curb Cuts, path to entry)

RESTROOMS

- check for adequate clearances at fixtures
- check for adequate clearance at ADA stall door
- must have a turning radius in the Restroom
- must have a turning radius in the ADA stall area
- all accessories are within reach range
- adequate number of ADA stalls
- Mirrors and lavatories meet height and clearance requirements
- note: sinks in stalls are discouraged and cannot replace an ADA accessible sink in the main room.
- tilted mirrors are discouraged
- Entry Doors, if with closer, s/b automated with operator and Pushbutton actuator

drinking fountains

- adequate floor clearance
- If existing, fountain at ADA mounting height

area of refuge

- multistory building may need an area of refuge at upper stories

curb cut ramps

- side slopes 1:10
- travel slope 1:12
- contrasting paint and or textured surface
- ensure adequate clearance across top of ramp in transverse direction

Roof Drain Calculations

When looking up a code issue not covered elsewhere, note it here for easy future reference.

Chapter 11 of the Plumbing Code for roof drainage

	Height	Width	Depth (Length)	Area
Roof area		30	70	2100
Parapet wall	1		70	70
Design area				2170

Rainfall Intensity 5 Inches per Hour per SF

Convert intensity to cubic feet of water

		Gallons/min	SF of Roof	
0.42	cubic feet of water			
7.48	gallons per cubic foot			
3.12	gallons per hour fall on each sf of roof			
60	minutes per hour			
0.05	gallons per minute fall	115.56	2,224.65	54.65

Scupper opening with 2 inches of head	Florida				North Carolina		
	Width	Width	Width		Width	Width	Width
	12	16	14		12	18	14
Area served	1,923	2,564	2,244	73.5	98.5	149.4	115.56
Area per inch	160.25	160.25			8.21	8.3	

Scupper Height	4	Minimum	4	Minimum	
Scupper Width	14	Okay	14	Okay	

Appendix D - Limited Microbial Assessment

5371 NW 33rd Avenue, Ste 201
Ft. Lauderdale, FL 33309
P: (954) 741-8282
Terracon.com

May 15, 2025

LDD Blueline
1640 Powers Ferry Road
Building 1, Suite 100
Marietta, Georgia 30067

Attn: Mr. David McBrayer, AIA, LEED AP
Email: David.mcbrayer@iddblueline.com
Phone: 770-850-8494

RE: **Limited Indoor Air Quality Assessment**
Site Name: Old Dodge County Courthouse
5401 Anson Avenue
Eastman, Georgia
Terracon Project No. HN257087

Dear Mr. McBrayer:

The purpose of this report is to present the results of a limited indoor air quality (IAQ) assessment conducted on April 24, 2025, in the Old Dodge County Courthouse located at 5401 Anson Avenue in Dodge County, Eastman, GA. The April 24, 2025, assessment was conducted to investigate potential impact of mold growth within the building. During the assessment, Terracon collected airborne mold samples of potentially impacted areas and obtained temperature and relative humidity readings from the space. This assessment was conducted in general accordance with our Proposal number PHN257087 dated February 21, 2025. The following is a summary of our activities and results of the subsequent tests conducted at the site.

SCOPE OF SERVICES

Visual Assessment

Terracon conducted a visual assessment of indoor locations associated with the building to investigate mold growth indicators (staining, discoloration, dirt build-up). Accessible exposed interior surfaces and locations were visually assessed.

Temperature and Relative Humidity Measurements

Terracon conducted temperature and relative humidity measurements at interior and exterior locations. The temperature and relative humidity measurements were collected using a Protmex MS6508 Handheld Meter. Readings were obtained from the locations where airborne mold samples were collected.

Airborne Mold Sampling

On April 24, 2025, Terracon collected a total of eight (8) non-viable air samples from various indoor and outdoor locations of the subject building using the spore trap sampling method. Specifically, the samples

were collected from within the main building and the breakroom area and outside of the building. The air samples were collected via spore trap cassettes using a Bio-Pump (automated sampling pump) distributed by Zefon International. The pump was pre-calibrated to a flow rate of 15 liters per minute (lpm). Each sample was collected for five (5) minutes. The sample locations were determined by Terracon during the visual assessment and were based on the intent to collect samples indicative of a majority of the interior space.

In accordance with accepted practices, the spore trap samples were collected from indoor and outdoor locations. The outdoor samples were used for comparison to the indoor samples. Upon collection, Terracon submitted the samples to the Eurofins Laboratory for analysis by optical microscopy.

EVALUATION CRITERIA

Visual Assessment

Since many building materials can provide a source of food for mold, water is the limiting factor in minimizing the potential for its growth. Therefore, visible mold, excessive dirt, and water-damaged building materials should not be present. When these conditions are observed, it indicates a need to conduct cleaning or remediation activities to minimize the potential for mold-related issues.

Temperature and Relative Humidity Measurements

Indoor air temperature and relative humidity (RH) are physical conditions important to the perception of comfort. ASHRAE has published recommendations regarding thermal comfort. ASHRAE Standard 55-2020, Thermal Environmental Conditions for Human Occupancy, identifies six (6) primary factors that affect comfort: metabolic rate (affected by the activity being performed); clothing insulation; air temperature; radiant temperature; air speed; and humidity.

Although the relationships are complex, a temperature range between 73 and 79 degrees Fahrenheit (°F) with relative humidity between 20 and 60 percent (%) are recommended for persons performing "office" work and wearing light summer clothing. Higher temperatures require lower humidity for comfort. For persons in winter clothing, temperatures can range between 68 and 75°F, with relative humidity between 20% and 60% with preferred conditions falling between 30% and 50% for both winter and summer temperatures. The EPA recommends maintaining low indoor humidity, below 60% relative humidity, ideally 30-50%, if possible.

Airborne Mold Sampling

Analytical results from indoor and outdoor air samples are compared to determine if potential airborne mold amplification exists. The following criteria, which have emerged from industry publications, are used for evaluating airborne mold and fungi concentrations:

1. The mold/fungi concentration in the indoor air should be quantitatively similar (or lower) than that of the outdoor air.

2. The presence of one or more fungal species at significant levels in the indoor air, but not in the outdoor air is evidence of mold amplification (i.e., biological growth occurring in the indoor environment).

ASSESSMENT SUMMARY & SAMPLING RESULTS

Visual Assessment

- Slight musty odors were noted within the interior of the areas assessed.
- The interior floor coverings throughout the assessed areas were observed to be covered in dust and dirt.
- Visual water intrusion was observed in the basement area of the building. The water intrusion appears to be from subgrade wall seepage occurring in the basement causing standing water to remain on portion of the basement slab.
- In the areas in the basement where water intrusion was observed , apparent visible mold growth was observed. Also, excessive moisture readings were measured on the walls in these areas.
- A mix of light to heavy dust was noted on most of the horizontal surfaces throughout the building.
- Discoloration/staining was noted on the walls in the basement and on several areas of the plaster ceilings on the first and second floors.
- Excessive moisture readings were measured on exterior window components.

Photos from the assessment are located in Appendix C.

Temperature & Relative Humidity Readings

The temperature measurements taken from the sampled interior areas indicate that all sampled areas are withing ASHRAE's Summer condition recommendations. The range of interior temperatures measured was between 73.4ºF and 75.9ºF.

The relative humidity measurements obtained ranged from 46.2% to 48.8%. All sampled areas were noted to be within the recommended ranges specified by ASHRAE.

Airborne Mold Sampling

Terracon collected eight (8) non-viable air samples from six (6) indoor and two (2) outdoor locations of the subject building. Based on the comparison approach previously mentioned in this report, the fungal types and the numbers of spores present in each sample, revealed the following:

- The total spore counts for the outdoor samples results ranged from 11,000 spores per cubic meter (spr/m^3) to 9,700 spr/m^3, while the total highest spore count for the indoor sample results occurred 12,000 spr/m^3 in samples 2 and 3; basement room adjacent to electrical room and the 1st floor main area rear. The indoor total levels exceeded the outdoor total levels in samples 2 and 3. The indoor samples generally contained a similar diversity of spores as the samples collected outdoors. Five to eight spore types were identified on the outdoor samples, while five to eight spore types were identified on the indoor samples. The predominant indoor fungal types were *Basidiospores and Penicillium/Aspergillus.* The predominant outdoor fungal types were *Basidiospores* and *Cladosporium*. Six (6) of the indoor samples*, Penicillium/Aspergillus* levels exceeded the outdoor average levels on three (3) indoor samples, and Ascospores exceeded the outdoors levels on one (1) of the interior samples. Based on these results, indoor airborne mold amplification is indicated.

Refer to Appendix A for the Airborne Mold Sampling laboratory results.

CONCLUSIONS AND RECOMMENDATIONS

Based on the visual and analytical results of this assessment, Terracon's recommendations include the following:

- Correct/repair the water intrusion in the basement areas of the building.
- Repair or replace exterior windows and removed damaged window components.
- Remove any and all water impacted building material, with either visible water damage and/or visual surface mold.
- Maintain regularly scheduled cleaning and disinfecting activities.
- Maintain regularly scheduled good housekeeping in all areas.

Note: The cleaning, disinfecting, and encapsulation activities should be conducted by personnel who have been trained in servicing such equipment, as well as mold remediation and procedures to minimize cross-contamination. This training should include, but not be limited to use of protective clothing and respiratory protection; aspects of cleaning and disinfecting procedures; and equipment and personal decontamination procedures.

General Conditions and Limitations

This limited IAQ and asbestos assessment was conducted at the subject building on April 24, 2025, based on information provided to Terracon regarding current conditions. The level of effort and associated tasks completed for this assessment were limited to conversations with LDD Blueline leading up to the assessment and the agreed-upon scope of work. Terracon did not attempt to identify every potential exposure or hazard present in the subject building.

The results, findings, and conclusions expressed in this report are based on conditions observed during our April 24, 2025, assessment. Many factors such as weather conditions, building occupancy, ventilation patterns, and seasonal variations in mold levels can affect the conditions observed. The information contained in this report should not be relied upon to represent conditions that existed previously or at a later date. Terracon does not warrant the services of regulatory agencies, laboratories, or other third parties supplying information that may have been used in the preparation of this report. No warranty, express or implied is made.

We hope this report is responsive to your needs. Should you have any questions, feel free to contact Terracon at (478) 757-1606.

Sincerely,
Terracon Consultants, Inc.

David Price
Senior Project Manager
Mold Related Services Assessor 2471

Chris Murray CIH, CSP
Department Manager II
Authorized Project Reviewer

Attachments: Airborne Mold Sampling Laboratory Results
Licenses and Certifications
Photographic Documentation

Appendix A
Airborne Mold Sampling Laboratory Results

eurofins | Built Environment Testing

May 06, 2025

David Price
Terracon Macon
514 Hillcrest Ind. Blvd
Macon, GA 31204

CLIENT PROJECT: None Given
LAB CODE: 653910-1

Dear David,

Enclosed are mold analysis results for air samples received at our laboratory on April 25, 2025. The samples were analyzed for mold spores using nonviable direct microscopy.

Thank you for your business and we look forward to continuing good relations.

Kind Regards,

Dana Till,
QA Manager

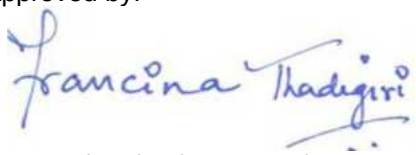
eurofins | Built Environment Testing

Report for:

Raeana Allen
Eurofins Built Environment Testing East, LLC - ATLANTA
3080 Presidential Dr
Atlanta, GA 30340

Regarding: Eurofins Built Environment Testing East, LLC
Project: Dodge County Courthouse HN257087- RES 653910
EML ID: 4054778

Approved by:



Regional Laboratory Director
Francina Thadigiri

Dates of Analysis:
Spore trap analysis: 05-02-2025

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

Client: Eurofins Built Environment Testing East, LLC - ATLANTA
C/O: Raeana Allen
Re: Dodge County Courthouse HN257087- RES 653910

Date of Sampling: 04-24-2025
Date of Receipt: 05-01-2025
Date of Report: 05-02-2025

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

		1				2				3			
	Clinet ID												
	Lab ID-Version‡:	20205466-1				20205467-1				20205468-1			
	Location	Basement Rm Right of Stairs				Basement Rm Adjacent to Electric Rm				1st Floor Main Corridor Rear			
	Analysis Date:	05/02/2025				05/02/2025				05/02/2025			
	Sample volume (liters)	75				75				75			
		Raw Count	% Analyzed	spores per m3	% of Total	Raw Count	% Analyzed	spores per m3	% of Total	Raw Count	% Analyzed	spores per m3	% of Total
Predominantly Outdoor	Alternaria	1	100	13	< 1								
	Arthrinium												
	Ascospores	2	25	110	2	48	25	2,600	21	23	25	1,200	10
	Basidiospores	80	25	4,300	63	107	25	5,700	46	177	25	9,400	77
	Bipolaris/Drechslera group												
	Cercospora												
	Curvularia												
	Epicoccum												
	Helicomyces *												
	Nigrospora												
	Oidium/Peronospora												
	Periconia/Smuts **												
	Pithomyces												
	Rusts												
	Spegazzinia												
	Stemphylium												
	Tetraploa												
	Torula												
	Unspecified spores	4		53	1	9		120	1	1		13	< 1
Indoor/ Outdoor	Penicillium/Aspergillus types	39	25	2,100	31	55	25	2,900	24	16	25	850	7
	Cladosporium	4	25	210	3	20	25	1,100	9	13	25	690	6
	Fusarium												
Water Indicator	Chaetomium												
	Stachybotrys												
	Trichoderma												
	Ulocladium												
	TOTAL spores	130		6,700	100%	239		12,000	100%	230		12,000	100%
	Background debris	1+				1+				1+			
	Pollen												
	Hyphal fragments												

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.
* Helicomyces includes Helicosporium; ** Periconia/Smuts includes Myxomycetes
Spores per m3 (final counts) reported to 2 significant figures
Spores of Aspergillus, Penicillium, and others are small with few distinguishing features and therefore can not be differentiated.
If % analyzed is less than 100%, spores per m3 is based on extrapolation and not actual count.
Information provided by customer includes customer sample ID, location, volume and area as well as date and time of sampling.
‡ 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".

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

Client: Eurofins Built Environment Testing East, LLC - ATLANTA
C/O: Raeana Allen
Re: Dodge County Courthouse HN257087- RES 653910

Date of Sampling: 04-24-2025
Date of Receipt: 05-01-2025
Date of Report: 05-02-2025

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

		4				5				6			
	Clinet ID												
	Lab ID-Version‡:	20205469-1				20205470-1				20205471-1			
	Location	1st Floor @ Probate Court Office				2nd Floor Landing @ Courtroom				2nd Floor @ Stairway to Attic			
	Analysis Date:	05/02/2025				05/02/2025				05/02/2025			
	Sample volume (liters)	75				75				75			
		Raw Count	% Analyzed	spores per m3	% of Total	Raw Count	% Analyzed	spores per m3	% of Total	Raw Count	% Analyzed	spores per m3	% of Total
Predominantly Outdoor	Alternaria									1	100	13	< 1
	Arthrinium												
	Ascospores	6	25	320	4	14	25	750	8	26	25	1,400	16
	Basidiospores	163	25	8,700	95	152	25	8,100	90	116	25	6,200	69
	Bipolaris/Drechslera group									1	100	13	< 1
	Cercospora												
	Curvularia									1	100	13	< 1
	Epicoccum												
	Helicomyces *												
	Nigrospora												
	Oidium/Peronospora												
	Periconia/Smuts **												
	Pithomyces												
	Rusts												
	Spegazzinia												
	Stemphylium												
	Tetraploa												
	Torula												
	Unspecified spores	1		13	< 1	3		40	< 1	2		26	< 1
Indoor/ Outdoor	Penicillium/Aspergillus types	1	25	53	1					16	25	850	10
	Cladosporium	1	25	53	1	3	25	160	2	8	25	430	5
	Fusarium												
Water Indicator	Chaetomium												
	Stachybotrys												
	Trichoderma												
	Ulocladium												
	TOTAL spores	172		9,100	100%	172		9,100	100%	171		8,900	100%
	Background debris	< 1+				3+				1+			
	Pollen					4	n/a	53	n/a	4	n/a	53	n/a
	Hyphal fragments												

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.
* Helicomyces includes Helicosporium; ** Periconia/Smuts includes Myxomycetes
Spores per m3 (final counts) reported to 2 significant figures
Spores of Aspergillus, Penicillium, and others are small with few distinguishing features and therefore can not be differentiated.
If % analyzed is less than 100%, spores per m3 is based on extrapolation and not actual count.
Information provided by customer includes customer sample ID, location, volume and area as well as date and time of sampling.
‡ 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".

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

Client: Eurofins Built Environment Testing East, LLC - ATLANTA
C/O: Raeana Allen
Re: Dodge County Courthouse HN257087- RES 653910

Date of Sampling: 04-24-2025
Date of Receipt: 05-01-2025
Date of Report: 05-02-2025

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

		7				8			
	Clinet ID	7				8			
	Lab ID-Version‡:	20205472-1				20205473-1			
	Location	Exterior Rear of Building				Exterior Right Side of Building			
	Analysis Date:	05/02/2025				05/02/2025			
	Sample volume (liters)	75				75			
		Raw Count	% Analyzed	spores per m3	% of Total	Raw Count	% Analyzed	spores per m3	% of Total
Predominantly Outdoor	Alternaria	3	100	40	< 1				
	Arthrinium								
	Ascospores	29	25	1,500	14	54	25	2,900	30
	Basidiospores	138	25	7,400	68	102	25	5,400	56
	Bipolaris/Drechslera group	1	100	13	< 1				
	Cercospora					5	100	67	1
	Curvularia								
	Epicoccum	1	100	13	< 1				
	Helicomyces *								
	Nigrospora								
	Oidium/Peronospora								
	Periconia/Smuts **								
	Pithomyces								
	Rusts								
	Spegazzinia								
	Stemphylium					1	100	13	< 1
	Tetraploa								
	Torula								
	Unspecified spores	3		40	< 1				
Indoor/ Outdoor	Penicillium/Aspergillus types	1	25	53	< 1				
	Cladosporium	33	25	1,800	16	24	25	1,300	13
	Fusarium								
Water Indicator	Chaetomium								
	Stachybotrys								
	Trichoderma								
	Ulocladium								
	TOTAL spores	209		11,000	100%	186		9,700	100%
	Background debris	1+				1+			
	Pollen	3	n/a	40	n/a	5	n/a	67	n/a
	Hyphal fragments								

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.
* Helicomyces includes Helicosporium; ** Periconia/Smuts includes Myxomycetes
Spores per m3 (final counts) reported to 2 significant figures
Spores of Aspergillus, Penicillium, and others are small with few distinguishing features and therefore can not be differentiated.
If % analyzed is less than 100%, spores per m3 is based on extrapolation and not actual count.
Information provided by customer includes customer sample ID, location, volume and area as well as date and time of sampling.
‡ 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".

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

SPORE CLASSIFICATION:

For purposes of this report, identified mold spores are classified into three general categories depending on environmental conditions the spore is most commonly associated with:

1) PREDOMINANTLY OUTDOOR: Most commonly found growing outdoors and are not usually associated with indoor mold sources.
2) INDOOR / OUTDOOR: Commonly grow in both indoor and outdoor environments.
3) WATER INDICATOR: Most commonly associated with indoor mold growth in buildings with long-term water intrusion issues.

PREDOMINANTLY OUTDOOR	INDOOR / OUTDOOR	WATER INDICATOR

BACKGROUND DEBRIS:

Background debris is the amount of non-fungal particulates present in the trace including dust, fibers, skin scales, dust mites, and insect parts. A debris rating is assigned to each trace from <1+ (lowest) to 4+ and >4+ (highest). Samples with no background debris are indicated with "None". A higher debris rating means samples are more difficult to analyze, and spores, especially smaller spores like Aspergillus / Penicillium, may be obscured. Counts with debris ratings of 4+ or > 4+ should be regarded as minimal counts with actual counts assumed to be significantly higher. A further explanation of the debris rating is listed below:

None: No debris observed.
<1+: Good visibility. Very few particles present.
1+: Good visibility. A few particles present.
2+: Good visibility.No crowding of particles. Trace normal width. .
3+: Decent visibility. Particles beginning to crowd. Trace wider than normal.
4+: Poor visibility. Particles beginning to overlap. Trace very wide.
>4+: Poor visibility. Particles overlapping. Trace very wide.

DEFINITION OF TERMS:

Analytical Sensitivity: Spore per cubic meter (concentration) divided by raw count.
Limit of Detection: One Spore
Hyphal Fragments: Hyphal fragments are broken pieces of fungal hyphae and constitute the vegetative structure of the fungus.
Pollen Count: Pollen grains (Pollen) are the male reproductive structures of Angiosperm plants. These are counted only as pollen and not classified to Genus level.
Raw Counts: The number of spores counted by the analyst.
% Analyzed: The amount of the trace that was analyzed for each individual spore type. If large amounts of any spore type(s) exist, counts may be extrapolated.
% of Total: Percentage of the sample that is made up of each spore type.

INDOOR AND OUTDOOR COMPARISONS:

There are no current Federal standards regarding permissible levels of airborne fungi that may be present in buildings. Mold spores are ubiquitous to our planet and it is expected that some spores will be present in normal indoor environments. A general guideline that is widely accepted in the industrial hygiene industry is that the types and numbers of mold spores present in the indoor environment should be similar to those present in the outdoor environment. If inside spore counts are significantly higher than outside counts this may indicate a potential mold problem. The comparison of outdoor and indoor spore types and concentrations is a useful tool in assessing abnormal mold contamination; however, it should not be the sole determining factor in evaluating health risks and remediation strategies.

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

Client: Eurofins Built Environment Testing East, LLC - ATLANTA
C/O: Raeana Allen
Re: Dodge County Courthouse HN257087- RES 653910

Date of Sampling: 04-24-2025
Date of Receipt: 05-01-2025
Date of Report: 05-02-2025

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst

Analyst: Camille Hayden

‡ 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".

eurofins | Built Environment Testing

RES Job #: 653910

SUBMITTED BY		INVOICE TO		CONTACT INFORMATION		SERIES
Company:	Terracon Macon	Company:	Terracon Macon	Contact:	David Price	-1 PCM Standard
Address:	514 Hillcrest Ind. Blvd	Address:	514 Hillcrest Ind. Blvd	Phone:	(478) 757-1606	
				Fax:		
	Macon, GA 31204		Macon, GA 31204	Cell:		
Project Number and/or P.O. #:	Dodge County Courthouse H ...	Project Zip Code:		Final Data Deliverable Email Address:		
Project Description/Location:	None Given			david.price@terracon.com (+ 7 ADDNL. CONTACTS)		

ASBESTOS LABORATORY

PLM / PCM / TEM DTL RUSH PRIORITY STANDARD

CHEMISTRY LABORATORY

Dust RUSH PRIORITY STANDARD

Metals RUSH PRIORITY STANDARD *PRIOR NOTICE REQUIRED FOR SAME DAY TAT

Organics* SAME DAY RUSH PRIORITY STANDARD

MICROBIOLOGY LABORATORY

Viable Analysis** PRIORITY STANDARD

**TAT DEPENDENT ON SPEED OF MICROBIAL GROWTH

Medical Device Analysis RUSH STANDARD

Mold Analysis RUSH PRIORITY STANDARD

****Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.****

Special Instructions:

VALID MATRIX CODES

Air = A	Bulk = B
Dust = D	Food = F
Paint = P	Soil = S
Surface = SU	Swab = SW
Tape = T	Wipe = W
Drinking Water = DW	
Waste Water = WW	
ASTM E1792 approved wipe media only	

Client Sample ID Number (Sample ID's must be unique)	REQUESTED ANALYSIS: ASBESTOS PLM	TEM	PCM - PCM (NIOSH 7400A)	CHEMISTRY DUST	METALS	ORGANICS	MICROBIOLOGY VIABLES	MEDICAL	MOLD	ICO	Sample Volume (L) / Area	Sample Temperature (°C)	Length(or Aliquots) x Width(or Area/Aliquot)	Matrix Code	# of Containers	Date Collected mm/dd/yy	Time Collected hh:mm	Laboratory Analysis Instructions
1 1			X								75L			A		04/24/25	00:00	
2 2			X								75L			A		04/24/25	00:00	
3 3			X								75L			A		04/24/25	00:00	
4 4			X								75L			A		04/24/25	00:00	
5 5			X								75L			A		04/24/25	00:00	
6 6			X								75L			A		04/24/25	00:00	
7 7			X								75L			A		04/24/25	00:00	
8 8			X								75L			A		04/24/25	00:00	

Eurofins Built Environment Testing East, LLC establishes a unique Lab Sample ID, for each sample, by preceding each unique Client Sample ID with the laboratory RES Job Number.

Eurofins Built Environment Testing East, LLC will analyze incoming samples based on information received and will not be responsible for errors or omissions in calculations resulting from the inaccuracy of original data. By signing, client/company representative agrees that submission of the following samples for requested analysis as indicated on this Chain of Custody shall consitute an analytical services agreement with payment terms of NET 30 days. Failure to comply with payment terms may result in a 1.5% monthly interest surcharge.

Relinquished By:		Date/Time: 04/25/2025 15:47:21	Sample Condition: Acceptable
Received By:	Kiet Nguyen	Date/Time: 04/25/2025 15:47:21	Carrier: Courier

Terracon Macon
Sample Notes

RES #: 653910

Project Number and/or P.O. #: Dodge County Courthouse HN257087

Project Description/Location: None Given

Client Sample ID	Sample Note	Quantity	Sampler(s)
1	Basement Rm Right of Stairs		
2	Basement Rm Adjacent to Electrical RM		
3	1st Floor Main Corridor Rear		
4	1st Floor @ Probate Court Office		
5	2nd Floor Landing @ Courtroom		
6	2nd Floor @ Stairway to Attic		
7	Exterior Rear of Building		
8	Exterior Right Side of Building		

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Analytical Environmental Services, Inc.
3080 Presidential Drive, Atlanta, GA 30340-3704
Phone: (770) 457-8177 / Toll Free: (800) 972-4889
www.aestlanta.com

Work Order: 653910

CHAIN OF CUSTODY FOR AIR SAMPLE ANALYSIS

Client Name: Terracon
Address: 514 Hillcrest Industrial Blvd
Macon, GA 31204
Report To: David Price

Contact: David Price
Phone: 478-757-1606
Email: david.price@terracon.com
Invoice To: Dinah Yllander

Project Name/#: Dodge County Courthouse HN257087
Sampler's Name: David Price
Sampling Date: 4/24/25

SAMPLE ID	SAMPLE DESCRIPTION (e.g. location, name, etc.)	PUMP NUMBER	TIME		FLOW RATE (L/min)			VOLUME (L)	ANALYSIS REQUESTED/REMARKS
			START	END	INITIAL	FINAL	AVG		
1	Basement Rm Right of Stairs	2634	0952	0957				75	ID and Enumeration of Fungal Spores only
2	Basement Rm Adjacent to Electrical Rm	2634	0959	1004				75	ID and Enumeration of Fungal Spores only
3	1st Floor Main Corridor Rear	2634	1010	1015				75	ID and Enumeration of Fungal Spores only
4	1st Floor @ Probate Court Office	2634	1017	1022				75	ID and Enumeration of Fungal Spores only
5	2nd Floor Landing @ Courtroom	2634	1029	1034				75	ID and Enumeration of Fungal Spores only
6	2nd Floor @ Stairway to Attic	2634	1037	1042				75	ID and Enumeration of Fungal Spores only
7	Exterior Rear of Builidng	2634	1055	1100				75	ID and Enumeration of Fungal Spores only
8	Exterior Right Side of Building	2634	1103	1108				75	ID and Enumeration of Fungal Spores only

Turnaround Time: Standard (5 days) ☑ 3-Day Rush ☐ 2-Day Rush ☐ Next-Day Rush ☐

Comments:

Relinquished by:		Date/Time:	4/25/25 1030
Received by:		Date/Time:	4/25/25 1040
Relinquished by:		Date/Time:	4/25/25 1545
Received by:		Date/Time:	4/28 9:10

Delivered Direct to Lab: ☑ Shipped: ☐
Method of Shipment: Co
Lab Recipient:
Date/Time: 4.25.25 1545

Submission of samples to the laboratory constitutes acceptance of AES's Terms & Conditions. Client assumes sole responsibility for damage or loss of samples before we accept them. Samples received after 3PM or on Saturday are considered as received the following business day. If no TAT is marked on COC, AES will proceed with standard TAT.

TRK# 7916 6012 5778 4/25/25

Appendix B
Licenses and Certifications

The Environmental Institute

This is to certify that

David Price

Has completed coursework and satisfactorily passed

an examination that meets all criteria

required for the course

Mold Assessment & Remediation in Buildings

February 4-6, 2019
Course Date

2471
Certificate Number

February 6, 2019
Examination Date

Eva M. Ewing, CIH - Course Director

Rachel G. McCain - Exam Administrator

(Approved by the ABIH Certification Maintenance Committee for 3.26 CM points - Approval #11-338)

TEI - 1841 West Oak Parkway, Suite F - Marietta, Georgia 30062 - (770) 427-3600 - www.tei-atl.com

Appendix C
Photographic Documentation

Photo 1- View of water intrusion in basement area

Photo 2- General view of water damaged to building components in basement area.

Photo 3- General view of visible water damage and apparent mold growth in basement area

Photo 3- General view of visible water damage and apparent mold growth in basement area

Photo 5- General view of visible water damage and apparent mold growth in basement area

Photo 6- General view of hole in basement slab and broken pipes

Photo 7- General view of water damaged building components in basement area

Photo 8- General view of “water staining on plaster ceiling at stairwell of 1st floor

Photo 9- General view of moisture damage plaster wall and window components 1st floor

Photo 10- General view of moisture damaged building components 1st floor

Photo 11- General view of moisture damaged plaster wall coat 1st floor

Photo 12- General view of moisture damaged plaster wall coat and window components 2nd floor

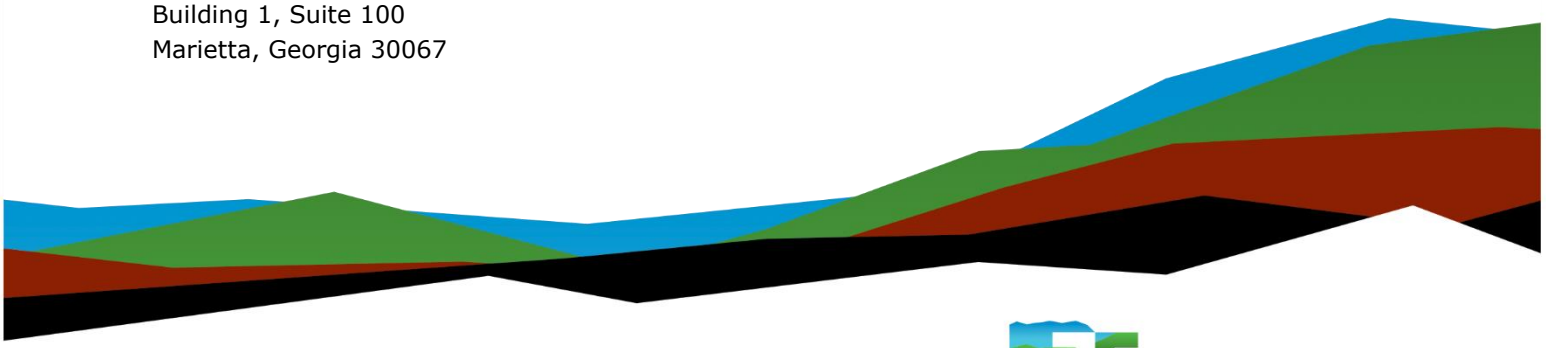
Hazardous Materials Inspection Asbestos and TCLP Report

Old Dodge County Jail Buildings
5106 Courthouse Circle
Eastman, Georgia 31023

Terracon Project Number HN257072
May 16, 2025

Prepared for:

Lyman Davison Dooly, Inc (LDDBlueline)
1640 Powers Ferry Road,
Building 1, Suite 100
Marietta, Georgia 30067



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Terracon.com

May 16, 2025

Lyman Davison Dooly, Inc (LDDBlueline)
1640 Powers Ferry Road,
Building 1, Suite 100
Marietta, Georgia 30067

Attn: Mr. David McBrayer, AIA, LEED AP
(770) 850-8494
david.mcbrayer@lddblueline.com

Re: Hazardous Materials Inspection Report
Old Dodge County Jail Buildings
5106 Courthouse Circle
Eastman, Georgia 31023
Terracon Project No.: HN257072

Dear Ms. McBrayer,

Terracon Consultants, Inc. is pleased to submit the attached hazardous materials inspection report for the Pre-demolition of the Old Dodge County Jail buildings located at 5106 Courthouse Circle, to the Lyman Davison Dooly, Inc. The purpose of this report is to present the results of a hazardous materials inspection performed on April 24, 2025. We understand that this inspection was requested due to planned demolition of the above referenced structures.

Sincerely,
Terracon Consultants, Inc.

Todd K. Peterman
Project Manager
Asbestos Inspector/MP
#19878

Tameka Gordon
Environmental Department Manager
Senior Associate

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APPENDIX B Asbestos Inspection Sample Summary
APPENDIX C Asbestos and Lead TCLP Analytical Laboratory Reports
APPENDIX D Photographic Documentation
APPENDIX E Inspector Credentials

1.0 INTRODUCTION

Terracon Consultants, Inc. (Terracon) conducted a hazardous materials inspection of the Old Dodge County Jail Buildings, Eastman, Georgia. The inspection was conducted on April 24, 2025, by Asbestos Hazard Emergency Response Act (AHERA) certified Asbestos Inspectors David Price and Todd K. Peterman in general accordance with the sampling protocols established in the United States Environmental Protection Agency (USEPA) 40 CFR Part 763, Subpart E, known as AHERA.

Project Objective

Terracon understands this hazardous materials inspection was requested in support of the planned demolition of the on-site structures and equipment to satisfy requirements of the USEPA 40 CFR Part 61, Subpart M, the National Emission Standards for Hazardous Air Pollutants (NESHAP). Terracon also understands that the intent of the assessment is to assist the client with communicating the presence, location, and quantity of asbestos-containing materials (ACMs), lead content in the structural materials via the toxicity characteristics leaching procedure (TCLP), and other observed hazardous materials to employees, vendors, and contractors working in the structure in order to meet the requirements of the Occupational Safety and Health Administration (OSHA) communication of hazard requirements found at 29 CFR 1926.1101.

Reliance

This report is for the exclusive use of the Lyman Davison Dooly, Inc. (LDDBlueline) for the project being discussed. Reliance by any other party on this report is prohibited without written authorization of Terracon and the Lyman Davison Dooly, Inc. (LDDBlueline). Reliance on this report by the Lyman Davison Dooly, Inc. (LDDBlueline) and all authorized parties will be subject to the terms, conditions, and limitations stated in the proposal, this report, and Terracon's Agreement for Services. The limitations of liability defined in Terracon's Agreement for Services is the aggregate limit of Terracon's liability to Lyman Davison Dooly, Inc. (LDDBlueline).

2.0 SITE AND BUILDING DESCRIPTIONS

The subject property is comprised of two separate structures, a vacant former Old Times Buffet and a former Budget Rental. The Budget Rental structure is comprised of brick, metal, wood, and CMU block with an elevated roof comprised of steel beams. The Old Times Buffet structure is comprised of brick. The interior is comprised of wood and multiple floorings throughout the building. The Budget Rental structure is comprised of a metal roof while the Old Times Country buffet structure is comprised of metal and a soffit roof. The hazardous materials inspection encompassed the interior and exterior of the structures.

3.0 FIELD ACTIVITIES

3.1 Asbestos Inspection

The asbestos inspection was conducted by Mr. Todd K. Peterman and David Price, both AHERA accredited asbestos inspectors. A copy of the asbestos inspectors' credentials is attached as Appendix G. The sampling was conducted in general accordance with the sample collection protocols established in EPA regulation 40 CFR 763 (AHERA). A summary of inspection activities is provided below.

3.1.1 Visual Assessment

Terracon's inspection activities began with visual observation of the interior and exterior of the structures to identify homogeneous areas of suspect ACM. A homogeneous area consists of building materials that appear similar throughout in terms of color, texture, and date of application. The assessment was conducted throughout visually accessible areas of the structures. Building materials identified as glass, wood, metal, or rubber were not considered suspect ACM.

3.1.2 Physical Assessment

A physical assessment of each homogeneous area of new suspect ACM was conducted to assess the friability and condition of the material. A friable material is defined by the EPA as a material which can be crumbled, pulverized, or reduced to powder by hand pressure when dry. Friability was assessed by physically touching suspect materials.

3.1.3 Sample Collection

Based on results of the visual observation, bulk samples of suspect ACM were collected in general accordance with AHERA sampling protocols. Random samples of suspect materials were collected in each homogeneous area. Bulk samples were collected using wet methods, as applicable, to reduce the potential for fiber release. Samples were placed in sealable containers and labeled with unique sample numbers using an indelible marker.

Thirty-eight (38) total bulk samples were collected from twelve (12) homogeneous areas of suspect ACM for the 1800s Build – B1 building. Sixteen (16) total bulk samples were collected from five (5) homogeneous areas of suspect ACM for the 1973 build – B2 building.

A summary of suspect ACM samples collected during the inspection is included as Appendix B.

3.1.4 Sample Analysis

Bulk samples were submitted under chain of custody to Moody Laboratories in Farmers Branch, Texas for analysis by polarized light microscopy (PLM) with dispersion staining techniques per EPA methodology (EPA Method 600/R-93/116). The percentage of asbestos, where applicable, was determined by microscopic visual estimation. Eurofins is accredited under the National Voluntary Laboratory Accreditation Program (NVLAP Accreditation No.: 102056-0).

3.2 Toxicity Characteristics Leaching Procedure

In conjunction with the asbestos inspection, Terracon conducted toxicity characteristic leaching procedure (TCLP) sampling for the presence of lead on coated structural materials on the interior and exterior of the structure. The TCLP is designed to determine the mobility of both organic and inorganic analytes present in liquid, solid, and multiphasic wastes. This is usually used to determine if a waste may meet the EPA's definition of toxicity, that is, carrying a hazardous waste code under the Resource Conservation and Recovery Act (RCRA) (40 CFR Part 261) of D004 through D052. It is the generator's responsibility to make this determination; however, generators often contract outside labs to perform the TCLP test. For this reason, and sometimes in cleanup actions, businesses are often asked to perform an analysis on their waste using the TCLP. The Code of Federal Regulations (CFR) 40 CFR §261.24, outlines the 40 contaminants the TCLP analysis tests for. If a "Solid Waste" fails the test for one or more of these compounds, the waste is considered to be a characteristic hazardous waste.

The TCLP analysis simulates landfill conditions. Over time, water, and other liquids percolate through landfills. The percolating liquid often reacts with the solid waste in the landfill and may pose public and environmental health risks because of the contaminants it absorbs. The TCLP analysis determines which of the contaminants identified by the USEPA are present in the leachate and their concentrations. In the case of the building materials from the Old Dodge County Jail Buildings, the contaminant of concern is lead.

The sample collection for the TCLP analysis was performed via destructive sampling. On April 24, 2025, non-metal and non-glass portions of the structure were collected and divided into a sample(s) containing the approximate percentages of each structural component as exists in the structure sampled. One composite sample was collected for the structures.

Following collection, the samples were delivered, via courier under proper chain of custody documentation, to Eurofins in Atlanta, Georgia. Eurofins is accredited by the National Environmental Laboratory Accreditation Program (NELAP – E87582) for the analysis of environmental lead.

4.0 REGULATORY OVERVIEW

4.1 Asbestos Regulatory Overview

The asbestos NESHAP (40 CFR Part 61, Subpart M) regulates asbestos fiber emissions and asbestos waste disposal practices. It also requires the identification and classification of existing building materials prior to demolition or renovation activity. Under NESHAP, asbestos-containing building materials are classified as either friable, Category I non-friable or Category II non-friable ACM. Friable materials are those that, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. Category I non-friable ACM includes packings, gaskets, resilient floor coverings and asphalt roofing products containing more than 1% asbestos. Category II non-friable ACM are any materials other than Category I materials that contain more than 1% asbestos.

Friable ACM, Category I and Category II non-friable ACM which is in poor condition and has become friable or which will be subjected to drilling, sanding, grinding, cutting, or abrading and which could be crushed or pulverized during anticipated renovation or demolition activities are considered regulated ACM (RACM). RACM must be removed prior to renovation or demolition activities which

will disturb the materials. If the amount of RACM exceeds 10 linear feet or 10 square feet, the owner or operator must provide the State of Georgia Environmental Protection Division (EPD) with written notification of planned removal activities at least 10 working days prior to the commencement of asbestos abatement activities. Removal of RACM must be conducted by an appropriately accredited and licensed asbestos abatement contractor. Please note that in the State of Georgia for any demolition project a 10-day notice is required regardless of the ACM content within the structure.

The OSHA Asbestos standard for construction (29 CFR 1926.1101) regulates workplace exposure to asbestos. The OSHA standard requires that employee exposure to airborne asbestos fibers be maintained below 0.1 asbestos fibers per cubic centimeter of air (0.1 f/cc as an eight-hour time weighted average). The OSHA standard classifies construction and maintenance activities which could disturb ACM and specifies work practices and precautions which employers must follow when engaging in each class of regulated work. Concentrations greater than 50 micrograms per cubic meter ($\mu g/m^3$) averaged over an eight-hour period without adequate protection. The OSHA Standard also establishes an action level of 30 $\mu g/m^3$ which, if exceeded, triggers the requirement for medical monitoring.

The above overview is not intended to be inclusive of all potentially pertinent regulatory information. The relevant EPA and OSHA standards should be consulted prior to undertaking activities involving the demolition, renovation, or maintenance of surfaces coated with lead paints.

5.0 FINDINGS AND RECOMMENDATIONS

5.1 Asbestos Inspection

Based on the results of the suspect ACM sample collection, as well as laboratory analysis of the suspect materials samples collected from the Old Dodge County Jail buildings in Eastman, Georgia, indicated that **asbestos-containing materials were detected in both of the 1800s – B1 and 1973 – B2 buildings**. **Reported in Appendix A.**

5.1.1 Recommendations

Please note that suspect materials, other than those identified during the inspection, may exist within the structures. Should suspect materials other than those which were identified during this inspection be uncovered during renovation activities, those materials should be assumed asbestos-containing until sampling and analysis can confirm or deny their asbestos content.

The laboratory analytical report and the chain of custody are included in Appendix C. Photographs of the structure is included in Appendix D.

5.2 Toxicity Characteristics Leaching Procedure

Based on the laboratory analysis of the lead TCLP sample, collected on April 24, 2025, the non-metal and non-glass structural materials of the Buildings –located at 5106 Courthouse Circle, Eastman, Georgia, **did not** indicate concentrations of lead in excess of the United States Environmental Protection Agency (EPA) limit of 5.0 parts per million (ppm).

The TCLP analysis report is included in Appendix C.

6.0 General Comments

This hazardous materials inspection was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. The results, findings, conclusions, and recommendations expressed in this report are based on conditions observed during our inspection of the structures. The information contained in this report is relevant to the dates on which this inspection was performed and should not be relied upon to represent conditions at a later date. This report has been prepared on behalf of and exclusively for use by Lyman Davison Dooly, Inc. (LDDBlueline). for specific application to their project as discussed. This report is not a bidding document. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation deemed necessary. Terracon does not warrant the work of regulatory agencies, laboratories or other third parties supplying information which may have been used in the preparation of this report. No warranty, express or implied is made.

APPENDIX A
IDENTIFIED ASBESTOS-CONTAINING MATERIAL
5106 COURTHOUSE CIRCLE – 1800S BUILD
EASTMAN, GEORGIA
TERRACON PROJECT NO.: HN257072

Sample ID	Material Description	Sample Location	% and Type Asbestos	Category	Estimated Quantity*
2-SC1-4	Exterior Window Glaze (Pink)	Exterior	**2%C**	RACM	6 Units
2-SC1-5	Exterior Window Glaze (Pink)	Exterior	**2%C**	RACM	
2-SC1-6	Exterior Window Glaze (Pink)	Exterior	**2%C**	RACM	
3-SC1-7	Exterior Window Glaze (Gray)	Exterior	**2%C**	RACM	6 Units
3-SC1-8	Exterior Window Glaze (Gray)	Exterior	**2%C**	RACM	
3-SC1-9	Exterior Window Glaze (Gray)	Exterior	**2%C**	RACM	
4-RF4-10	Black/Gray Flashing Tar	Roof	**5%C**	CAT I	2,900 SF
4-RF4-11	Black/Gray Flashing Tar	Roof	**5%C**	CAT I	
4-RF4-12	Black/Gray Flashing Tar	Roof	**5%C**	CAT I	
7-FT2-19	Tan 12”x12” Floor tile	1st Floor	**5%C**	CAT I	675 SF
7-FT2-20	Tan 12”x12” Floor tile	1st Floor	**5%C**	CAT I	
7-FT2-21	Tan 12”x12” Floor tile	1st Floor	**5%C**	CAT I	
8-FT2-22	Rock Pattern 12”x12” Floor tile Layer 1	1st Floor Entry	**3%C**	CAT I	225 SF
8-FT2-22	Rock Pattern 12”x12” Mastic Layer 2	1st Floor Entry	**5%C**	CAT I	
8-FT2-23	Rock Pattern 12”x12” Floor tile Layer 1	1st Floor Entry	**3%C**	CAT I	
8-FT2-23	Rock Pattern 12”x12” Mastic Layer 2	1st Floor Entry	**5%C**	CAT I	
8-FT2-24	Rock Pattern 12”x12” Floor tile Layer 1	1st Floor Entry	**3%C**	CAT I	
8-FT2-24	Rock Pattern 12”x12” Mastic Layer 2	1st Floor Entry	**5%C**	CAT I	
9-FT1-25	Black 9”x9” Floor Tile Layer 1	2nd floor	**3%C**	CAT I	100 SF
9-FT1-25	Black 9”x9” Floor Tile Layer 2	2nd floor	**5%C**	CAT I	
9-FT1-26	Black 9”x9” Floor Tile Layer 1	2nd floor	**3%C**	CAT I	
9-FT1-26	Black 9”x9” Floor Tile Layer 2	2nd floor	**5%C**	CAT I	
9-FT1-27	Black 9”x9” Floor Tile Layer 1	2nd floor	**3%C**	CAT I	
9-FT1-27	Black 9”x9” Floor Tile Layer 2	2nd floor	**5%C**	CAT I	

HA = Homogenous area, C = Chrysotile Asbestos, SF = Square feet, LF = Linear Feet
***** Quantities are estimates and should be verified by the asbestos abatement contractor
Friable materials are those that, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure.
Category I non-friable ACM includes packings, gaskets, resilient floor coverings and asphalt roofing products containing more than 1% asbestos.
Category II non-friable ACM are any materials other than Category I materials that contain more than 1% asbestos.
RACM Includes friable ACM, category I nonfriable ACM that has become friable, Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading, or category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material during demolition or renovation operations.

APPENDIX A (CONT.)
IDENTIFIED ASBESTOS-CONTAINING MATERIAL
5106 COURTHOUSE CIRCLE – 1973 BUILD
EASTMAN, GEORGIA
TERRACON PROJECT NO.: HN257072

Sample ID	Material Description	Sample Location	% and Type Asbestos	Category	Estimated Quantity*
4-FT2-10	12”x12” Floor tile (layer-3 blk mastic)	Foyer	**5%C**	CAT I	7,000 SF
4-FT2-11	12”x12” Floor tile (layer-3 blk mastic)	Foyer	**5%C**	CAT I	
4-FT2-12	12”x12” Floor tile (layer-3 blk mastic)	Offices	**5%C**	CAT I	
4-FT2-13	12”x12” Floor tile (layer-3 blk mastic)	Offices	**5%C**	CAT I	

HA = Homogenous area, C = Chrysotile Asbestos, SF = Square feet, LF = Linear Feet
***** Quantities are estimates and should be verified by the asbestos abatement contractor
Friable materials are those that, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure.
Category I non-friable ACM includes packings, gaskets, resilient floor coverings and asphalt roofing products containing more than 1% asbestos.
Category II non-friable ACM are any materials other than Category I materials that contain more than 1% asbestos.
RACM Includes friable ACM, category I nonfriable ACM that has become friable, Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading, or category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material during demolition or renovation operations.

APPENDIX B

ASBESTOS INSPECTION SAMPLE SUMMARY
5106 COURTHOUSE CIRCLE – 1800S BUILD
EASTMAN, GEORGIA
TERRACON PROJECT NO.: HN257072

HA	Sample No.	Description	Sample Location	Asbestos Content
	1-SC1-1	Exterior window glaze White	Exterior	ND
	1-SC1-2	Exterior window glaze White	Exterior	ND
	1-SC1-3	Exterior window glaze White	Exterior	ND
	2-SC1-4	Exterior window glaze Pink	Exterior	**2%C**
	2-SC1-5	Exterior window glaze Pink	Exterior	**2%C**
	2-SC1-6	Exterior window glaze Pink	Exterior	**2%C**
	3-SC1-7	Exterior window glaze Gray	Exterior	**2%C**
	3-SC1-8	Exterior window glaze Gray	Exterior	**2%C**
	3-SC1-9	Exterior window glaze Gray	Exterior	**2%C**
	4-RF4-10	Black/Gray Flashing Tar	Roof	**5%C**
	4-RF4-11	Black/Gray Flashing Tar	Roof	**5%C**
	4-RF4-12	Black/Gray Flashing Tar	Roof	**5%C**
	5-RF5-13	Roof Shingles and felt	Roof	ND
	5-RF5-14	Roof Shingles and felt	Roof	ND
	5-RF5-15	Roof Shingles and felt	Roof	ND
	6-PL1-16	Plaster walls from office to left	Office to left of entry	ND
6	6-PL1-17	Plaster walls from office to Right	Office to Rt. of entry	ND
	6-PL1-18	Plaster walls from office to left	Office to left of entry	ND
	7-FT2-19	12”x12” floor tile Tan	1st Floor	**5%C**
	7-FT2-20	12”x12” floor tile Tan	1st Floor	**5%C**
	7-FT2-21	12”x12” floor tile Tan	1st Floor	**5%C**
	8-FT2-22	Beige rock pattern 12”x12” floor tile	1st Floor at entry	**3% C- 5%C**
	8-FT2-23	Beige rock pattern 12”x12” floor tile	1st Floor at entry	**3% C- 5%C**
	8-FT2-24	Beige rock pattern 12”x12” floor tile	1st Floor at entry	**3% C- 5%C**
	9-FT1-25	9”x9” floor tile with black mastic	Back room	**3% C- 5%C**
	9-FT1-26	9”x9” floor tile with black mastic	Back room	**3% C- 5%C**
	9-FT1-27	9”x9” floor tile with black mastic	Back room	**3% C- 5%C**
	10-CT1-28	1’x1’ ceiling tile from wet room	In the wet room	ND
	10-CT1-29	1’x1’ ceiling tile from wet room	In the wet room	ND
	10-CT1-30	1’x1’ ceiling tile from wet room	In the wet room	ND
	11-SC1-31	Interior window glaze	Interior windows	ND
	11-SC1-32	Interior window glaze	Interior windows	ND
	11-SC1-33	Interior window glaze	Interior windows	ND
6	6-PL1-34	Plaster walls from 1st floor	1st Floor	ND
	6-PL1-35	Plaster walls from 1st floor	1st Floor	ND
	12-FC1-36	Beige pebble pattern roll flooring	2nd floor	ND
	12-FC1-37	Beige pebble pattern roll flooring	2nd floor	ND
	12-FC1-38	Beige pebble pattern roll flooring	2nd floor	ND

SF= Homogeneous Area **C** = Chrysotile Asbestos **ND** = None Detected

APPENDIX B (CONT.)

ASBESTOS INSPECTION SAMPLE SUMMARY
5106 COURTHOUSE CIRCLE – 1973 BUILD
EASTMAN, GEORGIA
TERRACON PROJECT NO.: HN257072

HA	Sample No.	Description	Sample Location	Asbestos Content
1	1-CA1-1	Exterior window caulk	Exterior	ND
	1-CA1-2	Exterior window caulk	Exterior	ND
	1-CA1-3	Exterior window caulk	Exterior	ND
2	2-RF3-4	Roof shingles	Roof	ND
	2-RF3-5	Roof shingles	Roof	ND
	2-RF3-6	Roof shingles	Roof	ND
3	3-CT4-7	2'x4' ceiling tile exterior	Exterior debris	ND
	3-CT4-8	2'x4' ceiling tile exterior	Exterior debris	ND
	3-CT4-9	2'x4' ceiling tile exterior	Exterior debris	ND
4	4-FT2-10	12"x12" floor tile	Foyer	**5%C**
	4-FT2-11	12"x12" floor tile	Foyer	**5%C**
	4-FT2-12	12"x12" floor tile	Offices (Layered)	**5%C**
	4-FT2-13	12"x12" floor tile	Offices (Layered)	**5%C**
5	5-CT4-14	2'x4' ceiling tile wormhole	Interior	ND
	5-CT4-15	2'x4' ceiling tile wormhole	Interior	ND
	5-CT4-16	2'x4' ceiling tile wormhole	Interior	ND

HA = Homogeneous Area **C** = Chrysotile Asbestos **ND** = None Detected

APPENDIX C

ASBESTOS AND TCLP ANALYTICAL LABORATORY REPORTS

PLM Summary Report

Moody Labs
2051 Valley View Lane
Farmers Branch, TX 75234 Phone: (972) 241-8460

NVLAP Lab Code 102056-0
TDSHS License No. 300084

Client : Terracon - Macon
Project : Old Dodge County Jail
Project # : HN257072
Identification : Asbestos, Bulk Sample Analysis
Test Method : Polarized Light Microscopy / Dispersion Staining (PLM/DS)
EPA Method 600 / R-93 / 116

Lab Job No. : 25B-04942
Report Date : 05/06/2025
Sample Date :04/24/2025

On 4/28/2025, sixteen (16) bulk material samples were submitted by a representative of Terracon - Macon for asbestos analysis by PLM/DS. The PLM Detail Report is attached; additional information may be found therein. The results are summarized below:

Sample Number	Client Sample Description / Location	Asbestos Content
1-CA1-1	Exterior Window Caulk	None Detected - Caulking
1-CA1-2	Exterior Window Caulk	None Detected - Caulking
1-CA1-3	Exterior Window Caulk	None Detected - Caulking
2-RF3-4	Roof Shingles	None Detected - Roofing Shingle
2-RF3-5	Roof Shingles	None Detected - Roofing Shingle
2-RF3-6	Roof Shingles	None Detected - Roofing Shingle
3-CT4-7	2' x 4' Ceiling Tile Exterior	None Detected - Acoustic Tile
3-CT4-8	2' x 4' Ceiling Tile Exterior	None Detected - Acoustic Tile
3-CT4-9	2' x 4' Ceiling Tile Exterior	None Detected - Acoustic Tile
4-FT2-10	12" x 12" Floor Tile from Foyer	None Detected - Floor Tile None Detected - Yellow Mastic 5% Chrysotile - Black Mastic
4-FT2-11	12" x 12" Floor Tile from Foyer	None Detected - Floor Tile None Detected - Yellow Mastic 5% Chrysotile - Black Mastic
4-FT2-12	12" x 12" Floor Tile (Layered) from Offices	None Detected - Top Floor Tile None Detected - Yellow Mastic None Detected - Bottom Floor Tile 5% Chrysotile - Black Mastic
4-FT2-13	12" x 12" Floor Tile (Layered) from Offices	None Detected - Top Floor Tile None Detected - Yellow Mastic None Detected - Bottom Floor Tile 5% Chrysotile - Black Mastic
5-CT4-14	2' x 4' Ceiling Tile (Wormhole)	None Detected - Acoustic Tile
5-CT4-15	2' x 4' Ceiling Tile (Wormhole)	None Detected - Acoustic Tile
5-CT4-16	2' x 4' Ceiling Tile (Wormhole)	None Detected - Acoustic Tile

PLM Summary Report

2051 Valley View Lane
Farmers Branch, TX 75234 Phone: (972) 241-8460

NVLAP Lab Code 102056-0
TDSHS License No. 300084

Client :	Terracon - Macon	Lab Job No. :	25B-04942
Project :	Old Dodge County Jail	Report Date :	05/06/2025
Project # :	HN257072	Sample Date :	04/24/2025
Identification :	Asbestos, Bulk Sample Analysis		
Test Method :	Polarized Light Microscopy / Dispersion Staining (PLM/DS) EPA Method 600 / R-93 / 116		

On 4/28/2025, sixteen (16) bulk material samples were submitted by a representative of Terracon - Macon for asbestos analysis by PLM/DS. The PLM Detail Report is attached; additional information may be found therein. The results are summarized below:

Sample Number	Client Sample Description / Location	Asbestos Content

These samples were analyzed by layers. Quantification, unless otherwise noted, is performed by calibrated visual estimate. The test report shall not be reproduced except in full without written approval of the laboratory. The results relate only to the items tested. These test results do not imply endorsement by NVLAP or any agency of the U.S. Government. Accredited by the National Voluntary Laboratory Accreditation Program for Bulk Asbestos Fiber Analysis under Lab Code 102056-0.

NVLAP Testing NVLAP Lab Code 102056-0

Analyst(s): Shaun Wilkerson

Lab Manager : Heather Lopez — Approved Signatory : Heather Lopez

Lab Director : Bruce Crabb — Approved Signatory : Bruce Crabb

Moody Labs
2051 Valley View Lane
Farmers Branch, TX 75234 Phone: (972) 241-8460

PLM Detail Report

Supplement to PLM Summary Report

NVLAP Lab Code 102056-0
TDSHS License No. 300084

Client : Terracon - Macon
Project : Old Dodge County Jail
Project # : HN257072

Lab Job No. : 25B-04942
Report Date : 05/06/2025

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
1-CA1-1	Caulking (White)	100%	Calcite	60%	05/06	SW
			Binders / Fillers	40%		
1-CA1-2	Caulking (White)	100%	Calcite	60%	05/06	SW
			Binders / Fillers	40%		
1-CA1-3	Caulking (White)	100%	Calcite	60%	05/06	SW
			Binders / Fillers	40%		
2-RF3-4	Sand Layer (Black)	10%	Aggregate	100%	05/06	SW
	Roofing Shingle (Black)	90%	Glass Wool Fibers	20%		
			Calcite	30%		
			Tar Binders	50%		
2-RF3-5	Sand Layer (Black)	10%	Aggregate	100%	05/06	SW
	Roofing Shingle (Black)	90%	Glass Wool Fibers	20%		
			Calcite	30%		
			Tar Binders	50%		
2-RF3-6	Sand Layer (Black)	10%	Aggregate	100%	05/06	SW
	Roofing Shingle (Black)	90%	Glass Wool Fibers	20%		
			Calcite	30%		
			Tar Binders	50%		
3-CT4-7	Acoustic Tile (Tan)	100%	Wood Fibers	100%	05/06	SW
3-CT4-8	Acoustic Tile (Tan)	100%	Wood Fibers	100%	05/06	SW
3-CT4-9	Acoustic Tile (Tan)	100%	Wood Fibers	100%	05/06	SW
4-FT2-10	Floor Tile (Off-White)	93%	Calcite / Vinyl Binders	100%	05/06	SW
	Yellow Mastic (Yellow)	5%	Glue Binders	100%		
	Black Mastic (Black)	2%	Chrysotile	5%		
			Tar Binders	95%		
4-FT2-11	Floor Tile (Off-White)	93%	Calcite / Vinyl Binders	100%	05/06	SW
	Yellow Mastic (Yellow)	5%	Glue Binders	100%		
	Black Mastic (Black)	2%	Chrysotile	5%		
			Tar Binders	95%		

Moody Labs
2051 Valley View Lane
Farmers Branch, TX 75234 Phone: (972) 241-8460

PLM Detail Report

Supplement to PLM Summary Report

NVLAP Lab Code 102056-0
TDSHS License No. 300084

Client : Terracon - Macon
Project : Old Dodge County Jail
Project # : HN257072

Lab Job No. : 25B-04942
Report Date : 05/06/2025

Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
4-FT2-12	Top Floor Tile (Off-White)	45%	Calcite / Vinyl Binders	100%	05/06	SW
	Yellow Mastic (Yellow)	2%	Glue Binders	100%		
	Bottom Floor Tile (Brown)	48%	Calcite / Vinyl Binders	100%		
	Black Mastic (Black)	5%	Chrysotile	5%		
			Tar Binders	95%		
4-FT2-13	Top Floor Tile (Yellow)	45%	Calcite / Vinyl Binders	100%	05/06	SW
	Yellow Mastic (Yellow)	2%	Glue Binders	100%		
	Bottom Floor Tile (Off-White)	48%	Calcite / Vinyl Binders	100%		
	Black Mastic (Black)	5%	Chrysotile	5%		
			Tar Binders	95%		
5-CT4-14	Acoustic Tile (Light Grey)	100%	Cellulose Fibers	50%	05/06	SW
			Mineral Wool Fibers	30%		
			Perlite	20%		
5-CT4-15	Acoustic Tile (Light Grey)	100%	Cellulose Fibers	50%	05/06	SW
			Mineral Wool Fibers	30%		
			Perlite	20%		
5-CT4-16	Acoustic Tile (Light Grey)	100%	Cellulose Fibers	50%	05/06	SW
			Mineral Wool Fibers	30%		
			Perlite	20%		

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ANALYTICAL REPORT

PREPARED FOR

Attn: Todd Peterman
Terracon Consultants Inc
514 Hillcrest Industrial Blvd.
Macon, Georgia 31204

Generated 5/1/2025 11:48:05 PM

JOB DESCRIPTION

Dodge County Jail
HN257072

JOB NUMBER

705-28325-1

Eurofins Atlanta
3080 Presidential Dr
Atlanta GA 30340

See page two for job notes and contact information.

Job Notes

The test results in this report relate only to the samples as received by the laboratory and will meet all requirements of the methodology, with any exceptions noted. This report shall not be reproduced except in full, without the express written approval of the laboratory. All questions should be directed to the Eurofins Environment Testing Southeast, LLC Project Manager.

Authorization

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5/1/2025 11:48:05 PM

Authorized for release by
Christopher Pafford, Customer Service Manager
christopher.pafford@et.eurofinsus.com
(770)457-8177

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Client: Terracon Consultants Inc
Project/Site: Dodge County Jail

Job ID: 705-28325-1
SDG: HN257072

Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
☼	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CFL	Contains Free Liquid
CFU	Colony Forming Unit
CNF	Contains No Free Liquid
DER	Duplicate Error Ratio (normalized absolute difference)
Dil Fac	Dilution Factor
DL	Detection Limit (DoD/DOE)
DL, RA, RE, IN	Indicates a Dilution, Re-analysis, Re-extraction, or additional Initial metals/anion analysis of the sample
DLC	Decision Level Concentration (Radiochemistry)
EDL	Estimated Detection Limit (Dioxin)
LOD	Limit of Detection (DoD/DOE)
LOQ	Limit of Quantitation (DoD/DOE)
MCL	EPA recommended "Maximum Contaminant Level"
MDA	Minimum Detectable Activity (Radiochemistry)
MDC	Minimum Detectable Concentration (Radiochemistry)
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
MPN	Most Probable Number
MQL	Method Quantitation Limit
NC	Not Calculated
ND	Not Detected at the reporting limit (or MDL or EDL if shown)
NEG	Negative / Absent
POS	Positive / Present
PQL	Practical Quantitation Limit
PRES	Presumptive
QC	Quality Control
RER	Relative Error Ratio (Radiochemistry)
RL	Reporting Limit or Requested Limit (Radiochemistry)
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)
TNTC	Too Numerous To Count

eurofins
Environment Testing

Eurofins Environment Testing Southeast-Atlanta, LLC
3080 Presidential Drive, Atlanta, GA 30340 Phone: (770) 457-8177

CHAIN OF CUSTODY

Work Order: _____
Page 1 of 1

COMPANY:	ADDRESS:
Terracon Consultants, Inc	514 Hillcrest Industrial Blvd. Macon, Georgia, 31204
PHONE: 478-951-6673	EMAIL: todd.peterman@terracon.com
SAMPLED BY: Todd K. Peterman	SIGNATURE:

#	SAMPLE ID	SAMPLED: DATE	SAMPLED: TIME	GRAB	COMPOSITE	MATRIX (see codes)	ANALYSIS REQUESTED: Total Pb	PRESERVATION (see codes)	REMARKS	Number of Containers
1	TCLP-Pb	4/24/2025	13:00		✔	Waste	✔			1
2										
3										
4										
5										
6										
7										
8										
9										
10										
11										
12										
13										
14										

Visit our website www.EurofinsUS.com for downloadable COCs.

705-28325 COC

RELINQUISHED BY:	DATE/TIME:	RECEIVED BY:	DATE/TIME:
1. Todd K. Peterman	4/25/2025 8:00	1.	4-25-25 10:40
2.	4-25-25 3:45	2.	4.25.25 1545
3.		3.	

SPECIAL INSTRUCTIONS/COMMENTS:

SHIPMENT METHOD
OUT: / / VIA:
IN: / / VIA:
Client FedEx UPS US mail courier
other: _____

PROJECT INFORMATION

PROJECT NAME: Dodge County Jail
PROJECT #: HN257072
SITE ADDRESS: Eastman , Georgia
SEND REPORT TO: todd.peterman@terracon.com
INVOICE TO (IF DIFFERENT FROM ABOVE):
QUOTE #:_____ PO#:_____

RECEIPT

Total # of Containers: 1

Turnaround Time (TAT) Request in Business Days
- ☑ Standard
- ☐ 4-Day Rush*
- ☐ 3-Day Rush*
- ☐ 2-Day Rush*
- ☐ Next Day Rush*
- ☐ Other ____
- ☐ Same-Day Rush* (auth req.)

* Surcharges apply for Rush TAT

REGULATORY PROGRAM (if any):

DATA PACKAGE: I ◯ II ◯ III ◯ IV ◯

Submission of samples to the laboratory constitutes acceptance of EETSE's Terms & Conditions. Client assumes sole responsibility for damage or loss of samples before we accept them. Samples received after 3PM or on Saturday are considered as received the following business day. If no TAT is marked on COC, EETSE-Atlanta will proceed with standard TAT. Samples are disposed of 30 days after completion of report unless other arrangements are made.

Matrix Codes: A = Air GW = Groundwater SE = Sediment SO = Soil SW = Surface Water ST=Stormwater WW = Waste Water W = Water (Blanks) DW = Drinking Water (Blanks) O = Other (specify)

Preservative Codes: H+I = Hydrochloric acid + ice I = Ice only N = Nitric acid S+I = Sulfuric acid + ice S/M+I = Sodium Bisulfate/Methanol + ice NaOH=SH O = Other (specify) NA = None

2.27.24_COC
5/1/2025

Job ID: 705-28325-1 — Eurofins Atlanta

Job Narrative
705-28325-1

Analytical test results meet all requirements of the associated regulatory program listed on the Accreditation/Certification Summary Page unless otherwise noted under the individual analysis. Data qualifiers and/or narrative comments are included to explain any exceptions, if applicable.

- Matrix QC may not be reported if insufficient sample is provided or site-specific QC samples were not submitted. In these situations, to demonstrate precision and accuracy at a batch level, a LCS/LCSD may be performed, unless otherwise specified in the method.
- Surrogate and/or isotope dilution analyte recoveries (if applicable) which are outside of the QC window are confirmed unless attributed to a dilution or otherwise noted in the narrative.

Regulated compliance samples (e.g. SDWA, NPDES) must comply with the associated agency requirements/permits.

Receipt
The sample was received on 4/25/2025 3:45 PM. Unless otherwise noted below, the sample arrived in good condition, and, where required, properly preserved and on ice.

Receipt Exceptions
The following sample TCLP-Pb (705-28325-1) was analyzed for TCLP Lead analysis by the client on 4/28/25.

Metals
No additional analytical or quality issues were noted, other than those described above or in the Definitions/ Glossary page.

Client Sample Results

Client: Terracon Consultants Inc
Project/Site: Dodge County Jail

Job ID: 705-28325-1
SDG: HN257072

Client Sample ID: TCLP-Pb

Date Collected: 04/24/25 13:00
Date Received: 04/25/25 15:45

Lab Sample ID: 705-28325-1

Matrix: Waste

Method: SW846 6010D - Metals (ICP) - TCLP

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
Lead	0.22		0.050		mg/L		05/01/25 13:11	05/01/25 14:41	1

Login Sample Receipt Checklist

Client: Terracon Consultants Inc

Job Number: 705-28325-1
SDG Number: HN257072

Login Number: 28325
List Number: 1
Creator: Gay, Dalton

List Source: Eurofins Atlanta

Question	Answer	Comment
Radioactivity wasn't checked or is </= background as measured by a survey meter.	N/A	
The cooler's custody seal, if present, is intact.	True	
Sample custody seals, if present, are intact.	True	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	N/A	
Cooler Temperature is acceptable.	N/A	
Cooler Temperature is recorded.	N/A	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	True	
There are no discrepancies between the containers received and the COC.	True	
Samples are received within Holding Time (excluding tests with immediate HTs)	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified.	N/A	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
Containers requiring zero headspace have no headspace or bubble is <6mm (1/4").	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	
Residual Chlorine Checked.	N/A	

Lab Chronicle

Client: Terracon Consultants Inc
Project/Site: Dodge County Jail

Job ID: 705-28325-1
SDG: HN257072

Client Sample ID: TCLP-Pb

Date Collected: 04/24/25 13:00
Date Received: 04/25/25 15:45

Lab Sample ID: 705-28325-1

Matrix: Waste

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Analyst	Lab	Prepared or Analyzed
TCLP	Leach	1311			51667	GB	EET ATL	04/30/25 18:03 - 05/01/25 10:06 [1]
TCLP	Prep	3010A			51961	SA	EET ATL	05/01/25 13:11
TCLP	Analysis	6010D		1	52031	DAB	EET ATL	05/01/25 14:41

[1] This procedure uses a method stipulated length of time for the process. Both start and end times are displayed.

Laboratory References:

EET ATL = Eurofins Atlanta, 3080 Presidential Dr, Atlanta, GA 30340, TEL (770)457-8177

QC Sample Results

Client: Terracon Consultants Inc
Project/Site: Dodge County Jail

Job ID: 705-28325-1
SDG: HN257072

Method: 6010D - Metals (ICP)

Lab Sample ID: LCS 705-51961/2-A
Matrix: Waste
Analysis Batch: 52031

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 51961

Analyte			Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits		
Lead			5.00	4.70		mg/L		94	80 - 120		

Lab Sample ID: LB 705-51667/1-B
Matrix: Waste
Analysis Batch: 52031

Client Sample ID: Method Blank
Prep Type: TCLP
Prep Batch: 51961

Analyte	LB Result	LB Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
Lead	ND		0.050		mg/L		05/01/25 13:11	05/01/25 14:10	1

Lab Sample ID: 752-31774-C-1-D MS
Matrix: Waste
Analysis Batch: 52031

Client Sample ID: Matrix Spike
Prep Type: TCLP
Prep Batch: 51961

Analyte	Sample Result	Sample Qualifier	Spike Added	MS Result	MS Qualifier	Unit	D	%Rec	%Rec Limits		
Lead	ND		5.00	4.56		mg/L		91	50 - 150		

Lab Sample ID: 752-31774-C-1-E MSD
Matrix: Waste
Analysis Batch: 52031

Client Sample ID: Matrix Spike Duplicate
Prep Type: TCLP
Prep Batch: 51961

Analyte	Sample Result	Sample Qualifier	Spike Added	MSD Result	MSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
Lead	ND		5.00	4.55		mg/L		91	50 - 150	0	30

Accreditation/Certification Summary

Client: Terracon Consultants Inc
Project/Site: Dodge County Jail

Job ID: 705-28325-1
SDG: HN257072

Laboratory: Eurofins Atlanta

The accreditations/certifications listed below are applicable to this report.

Authority	Program	Identification Number	Expiration Date
Florida	NELAP	E87582	06-30-25

END OF REPORT

Moody Labs **Chain of Custody**

Lab Job # 25B-04936
Lab Job # 38 PM
Lab Job #

Please call in advance for immediate, after-hour, & weekend pricing & availability.

ASBESTOS PLM
Bulk ☐ Immediate ☐ 1 day ☐ 2 day ☐ 3 day ☒ 5 day
☒ **Analyze All** ☐ **Positive Stop**

PCM Air (7400)
☐ Immediate ☐ 1 day ☐ 2 day ☐ 3 day ☐ 5 day

TOTAL DUST (0500/0600)
☐ 1 day ☐ 2 day

ASBESTOS TEM
Air AHERA Method ☐ 6 hr ☐ 12 hr ☐ 24 hr
Air 7402 (Modified) ☐ 1 day ☐ 2 day ☐ 3 day
Bulk ☐ 1 day ☐ 2 day ☐ 3 day ☐ 5 day
Water/Wipe/Micro Vac ☐ 1 day ☐ 2 day ☐ 3 day
Analyze Blanks ☐ **Yes** ☐ **No**

MOLD
Direct Exam ☐ Immediate ☐ 1 day ☐ 2 day
Standard Air ☐ Immediate ☐ 1 day ☐ 2 day
Expanded Air ☐ Immediate ☐ 1 day ☐ 2 day
Culture** ☐ 10-14 days
Analyze Blanks ☐ **Yes** ☐ **No**

****Turnaround of Culture Samples subject to Culture Growth****

BACTERIA**
Colony Counts (CC) ☐ 3 day ☐ 5 day
CC + Gram Stain ☐ 3 day ☐ 5 day
Coliform & E. coli (P/A) ☐ 2-3 day
Legionella ☐ 14 days

OTHER: 1800 Build – B1

Billing Company / City: Terracon Consultants, Inc 514 Hillcrest Industrial Blvd, Macon, GA 31204 # of Samples: 38

Submitter's Company: Terracon Consultants, Inc Sample Date: 4/24/2025

Submitter's Name: Todd K. Petereman Project #: HN257072

Project: Old Dodge County Jail Phone #: 478-951-6673

Contact Information: Name: Todd K. Peterman Mobile #: 478-951-6673

E-mail Results to: todd.peterman@terracon.com Fax #:

Invoice Address: Dinah.ylander@terracon.com P.O. #:

Please review paperwork and samples before submitting to lab. Unsealed / improperly packaged / damaged / expired samples or excessive administrative requests may incur additional fees

Notes:

Sample #	Sample Description	Vol. / Area (if applicable)	Location / Notes
1-SC1-1	Exterior window glaze White	6 Units	
1-SC1-2	Exterior window glaze White	6 Units	
1-SC1-3	Exterior window glaze White	6 Units	
2-SC1-4	Exterior window glaze Pink	6 Units	
2-SC1-5	Exterior window glaze Pink	6 Units	
2-SC1-6	Exterior window glaze Pink	6 Units	
3-SC1-7	Exterior window glaze Gray	6 Units	
3-SC1-8	Exterior window glaze Gray	6 Units	
3-SC1-9	Exterior window glaze Gray	6 Units	
4-RF4-10	Black/Gray Flashing Tar from the roof		
4-RF4-11	Black/Gray Flashing Tar from the roof		
4-RF4-12	Black/Gray Flashing Tar from the roof		
5-RF5-13	Roof Shingles and felt	2,900 SF	
5-RF5-14	Roof Shingles and felt		

Released By:	Date / Time:	Received By:	Date / Time:
Todd K. Peterman	4/24/25 17:00	Todd	4/28/25 9:30A
Released By:	Date / Time:	Received By:	Date / Time:

Moody Labs *Chain of Custody*

Lab Job # 25B-04936
Lab Job #
Lab Job #

Project: Old Dodge County Jail – B1 Cont. Project #: HN257072

Sample #	Sample Description	Vol. / Area (if applicable)	Location / Notes
5-RF5-15	Roof Shingles and felt		
6-PL1-16	Plaster walls from office to left		
6-PL1-17	Plaster walls from office to Right		
6-PL1-18	Plaster walls from office to left		
7-FT2-19	12"x12" floor tile Tan	675 SF	
7-FT2-20	12"x12" floor tile Tan		
7-FT2-21	12"x12" floor tile Tan		
8-FT2-22	Beige rock pattern 12"x12" floor tile	225 SF	
8-FT2-23	Beige rock pattern 12"x12" floor tile		
8-FT2-24	Beige rock pattern 12"x12" floor tile		
9-FT1-25	9"x9" floor tile with black mastic	100 SF	
9-FT1-26	9"x9" floor tile with black mastic		
9-FT1-27	9"x9" floor tile with black mastic		
10-CT1-28	1'x1' ceiling tile from wet room	450 SF	
10-CT1-29	1'x1' ceiling tile from wet room		
10-CT1-30	1'x1' ceiling tile from wet room		
11-SC1-31	Interior window glaze	6 Units	
11-SC1-32	Interior window glaze		
11-SC1-33	Interior window glaze		
6-PL1-34	Plaster walls from 1st floor		
6-PL1-35	Plaster walls from 1st floor		
12-FC1-36	Beige pebble pattern roll flooring from 2nd floor	80 SF	
12-FC1-37	Beige pebble pattern roll flooring from 2nd floor		
12-FC1-38	Beige pebble pattern roll flooring from 2nd floor		

APPENDIX D

PHOTOGRAPHIC DOCUMENTATION

General Photo of the exterior of the 1800s Building

General photo of the 1973 Building

General Photo of the exterior of the exterior window glaze

General Photo of the exterior of the flooring in the entry

APPENDIX E

INSPECTOR CREDENTIALS

The Environmental Institute

Todd Peterman

Social Security Number - XXX-XX-7897
Terracon - 514 Hillcrest Industrial Boulevard, Macon, GA 31204

Has completed 8 hours of coursework and satisfactorily passed an examination that meets all criteria required for EPA/AHERA/ASHARA (TSCA Title II) Approved Reaccreditation

Asbestos in Buildings: Inspector & Management Planner Refresher

May 14, 2024
Course Date

19878
Certificate Number

May 14, 2024
Examination Date

May 14, 2025
Expiration Date

Beverly B. Campbell - Course Director/Training Manager

(Approved by the ABIH Certification Maintenance Committee for 1 CM point - Approval #11-583)
Florida Accreditation #0002805; Tennessee Accreditation #A-TP-IR-148-139089 and A-TP-MPR-148-139091
Alabama Accreditation # SS-2210-ASBTPR-01
TEI - 1395 S. Marietta Parkway SE - Building 100, Suite 124- Marietta, GA 30067
Phone: 770-427-3600 - Website: www.tei-atl.com

The Environmental Institute

Tameka Gordon

Social Security Number -XXX-XX-5827
Terracon Consultants, Inc. - 514 Hillcrest Industrial Boulevard, Macon, GA 31204

Has completed 4 hours of synchronous online coursework and satisfactorily passed an examination that meets all criteria required for EPA/AHERA/ASHARA (TSCA Title II) Approved Reaccreditation

Asbestos in Buildings: Inspector Refresher

February 4, 2025
Course Date

February 4, 2025
Examination Date

February 4, 2026
Expiration Date

20328
Certificate Number

Beverly Campbell
Beverly B. Campbell - Course Director/Training Manager

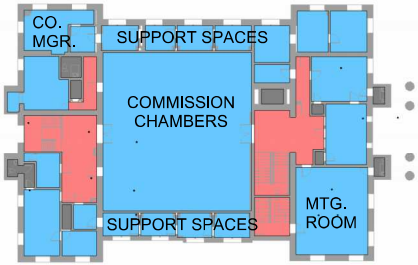
Alabama Asbestos Acreditation Number: SS-2210-ASBTPI-01 - Issue Date June 1, 2023
GA DNR-EPD, 4244 International Pkwy, Atlanta, GA 30354 - Acreditation Number: 30-091420-001 - Issue Date June 7, 2023
TEI - 9755 Dogwood Road, Suite 350, Roswell, GA 30075
Phone: 770-427-3600 - Website: www.tei-atl.com

Appendix E - Programmatic Sketches

EXISTING BUILDING 9,210 SF (21,000 SF ALL FLOORS)

NEW BUILDING 25,450 SF
SALLYPORT 1,559 SF
TOTAL 27,009 SF

CLERK OF COURT - 3,807 SF
JUVENILE COURT / MAGISTRATE / JURY - 2,697 SF
SUPERIOR COURT - 13,741 SF
SHERIFF - 2,322 SF



DODGE COUNTY COURTHOUSE
DODGE COUNTY
5401 Anson Avenue, Eastman, GA 31023

PARRISH CONSTRUCTION GROUP

SCHEMATIC PLAN - OPTION 1
SALLYPORT LOWER LEVEL

1" = 40'-0"

LDD Blueline

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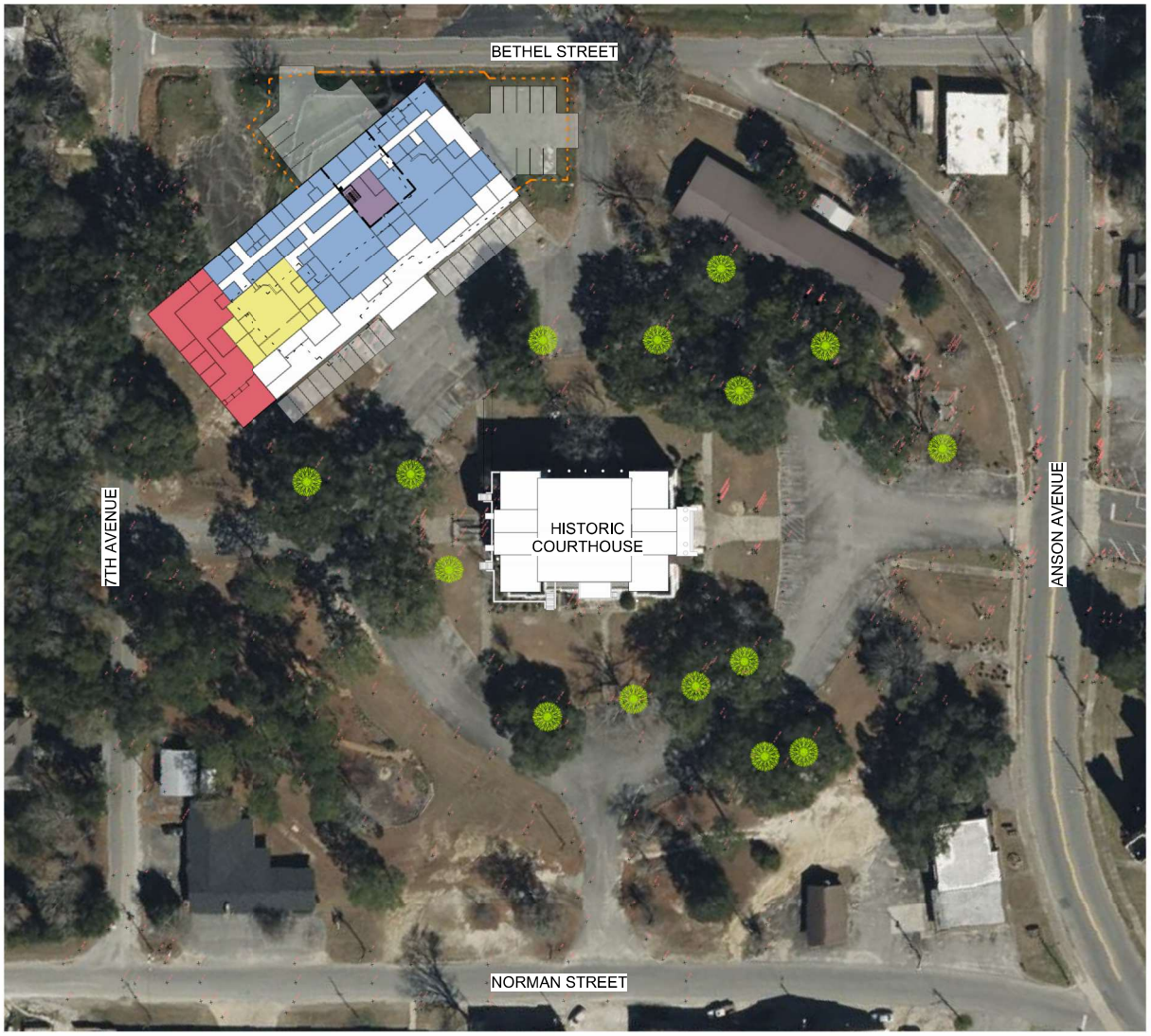

DODGE COUNTY COURTHOUSE

DODGE COUNTY

5401 Anson Avenue, Eastman, GA 31023

PARRISH CONSTRUCTION GROUP

SITE PLAN - OPTION 1
SALLYPORT LOWER LEVEL

1" = 80'-0"

LDD Blueline

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OCCUPANCY SCHEDULE

NO.	ROOM NAME	AREA
BUILDING CORE		
500	SECURED LOBBY	578 SF
501	CORRIDOR	2,633 SF
502	RR	330 SF
503	RR	330 SF
504	RR	300 SF
505	JANITOR	98 SF
506	ELECTRICAL	179 SF
507	MECH.	179 SF
BUILDING CORE: 8		4,628 SF
CLERK OF COURT		
100	WAITING	654 SF
101	CLERK OF COURT OPEN AREA	1,472 SF
102	OFFICE	140 SF
103	OFFICE	140 SF
104	SUPPLY	140 SF
105	CONFERENCE	189 SF
106	RECORD ROOM	694 SF
107	OFFICE	130 SF
108	RR	60 SF
CLERK OF COURT: 9		3,621 SF
JUVENILE / MAGISTRATE JURY		
200	VESTIBULE	166 SF
201	SEATING	315 SF
202	COURT ROOM 3	1,127 SF
203	BREAK	156 SF
204	CONFERENCE	218 SF
205	OPEN AREA	556 SF
206	HOLDING CELL	68 SF
207	HOLDING CELL	68 SF
208	RR	60 SF
209	J - BREAK	133 SF
210	JUDGE B ADMIN OFFICE	129 SF
211	FILE	93 SF
212	JUDGE B OFFICE	218 SF
213	RR	54 SF
214	ROBING	54 SF
JUVENILE / MAGISTRATE JURY: 15		3,415 SF
OFFICE AREA		
400	BREAK & ENTRY	488 SF
401	R.R.	71 SF

OCCUPANCY SCHEDULE

NO.	ROOM NAME	AREA
401	IT CLOSET	183 SF
402	CORRIDOR	1,091 SF
403	JUDGE J OFFICE	277 SF
404	Room	95 SF
405	CLOSET	54 SF
406	R.R.	71 SF
407	JUDGE J ADMIN OFFICE	151 SF
408	X	265 SF
409	Room	78 SF
410	VISITING JUDGE	216 SF
411	VISITING JUDGE ADMIN OFFICE	193 SF
412	JUDGE C ADMIN OFFICE	159 SF
413	JUDGE C OFFICE	301 SF
414	R.R.	54 SF
415	EVIDENCE ROOM	119 SF
416	LAW LIBRARY	288 SF
417	D.A. OFFICE	193 SF
418	RR	85 SF
419	RR	85 SF
OFFICE AREA: 21		4,516 SF
SUPERIOR COURT		
300	VESTIBULE	161 SF
301	COURT ROOM 2	1,814 SF
302	BREAK ROOM	176 SF
303	RR	82 SF
304	JURY ROOM 2	330 SF
305	VESTIBULE	259 SF
306	WITNESS ROOM	90 SF
307	WITNESS ROOM	89 SF
308	VESTIBULE	177 SF
309	COURT ROOM 1	2,088 SF
310	HALLWAY	181 SF
311	HOLDING CELL	123 SF
312	HOLDING CELL	119 SF
313	SHERIFF	617 SF
313.2	LARGE HOLDING CELL	136 SF
314	BREAK ROOM	178 SF
315	RR	74 SF
316	JURY ROOM 1	322 SF
317	MEDIA	222 SF
318	WITNESS ROOM	93 SF
319	WITNESS ROOM	93 SF
SUPERIOR COURT: 21		7,423 SF
TOTAL: 74		23,603 SF

DODGE COUNTY COURTHOUSE
DODGE COUNTY
5401 Anson Avenue, Eastman, GA 31023

PARRISH CONSTRUCTION GROUP

PROGRAMMING - OPTION 1
SALLY PORT LOWER LEVEL

LDD Blueline

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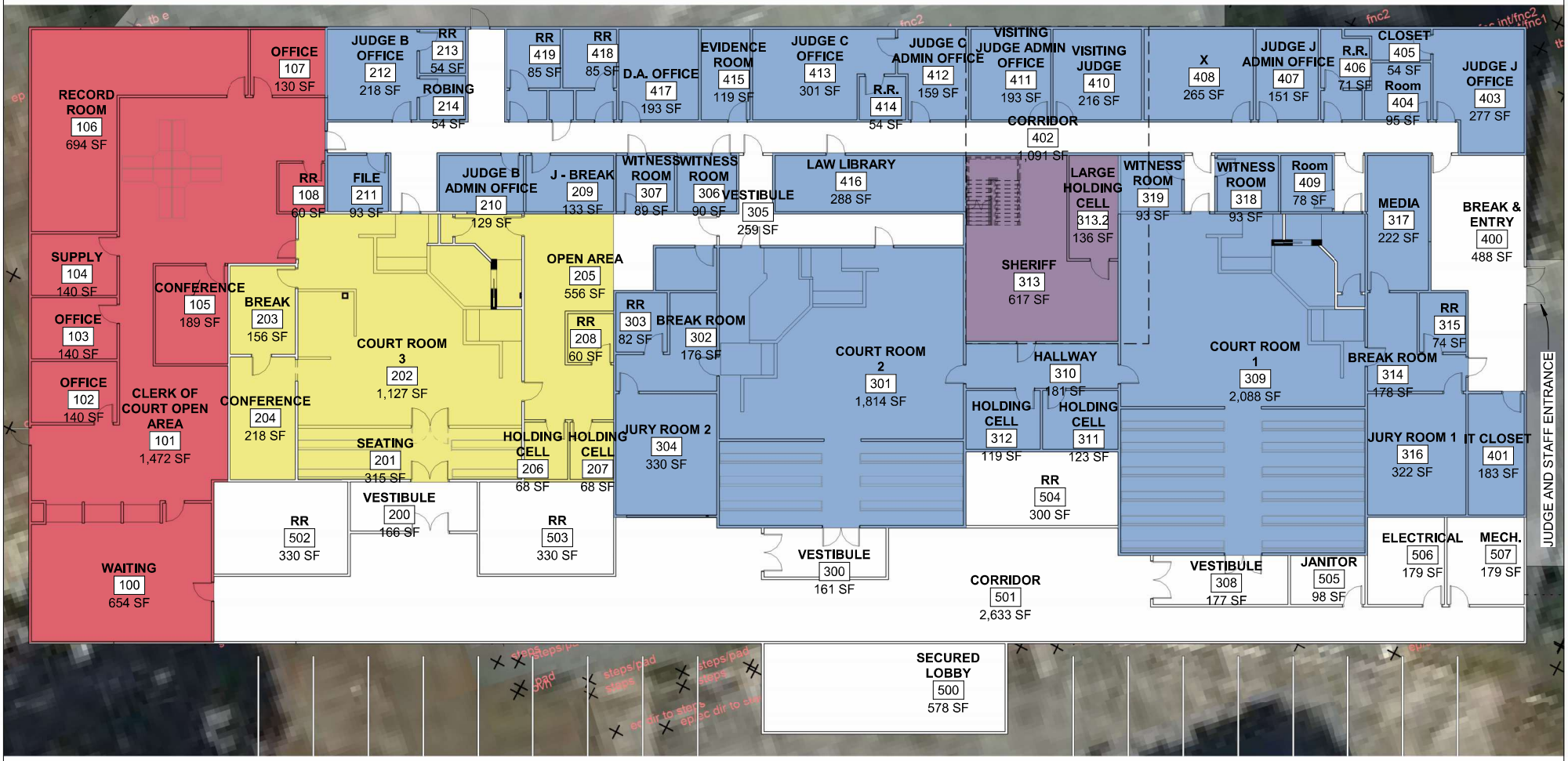

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PARRISH CONSTRUCTION GROUP

ENLARGED PLAN - OPTION 1
SALLY PORT LOWER LEVEL

1/16" = 1'-0"

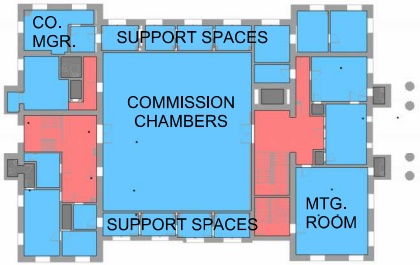
LDD Blueline

NOT FOR CONSTRUCTION | 05/09/25

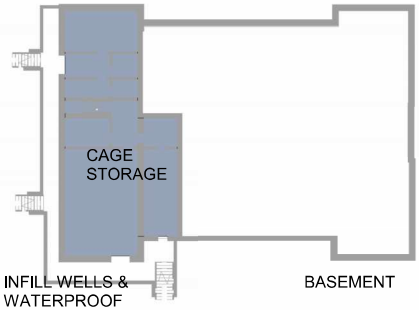
EXISTING BUILDING 9,210 SF (21,000 SF ALL FLOORS)

NEW BUILDING 25,450 SF
SALLYPORT 1,559 SF
TOTAL 27,009 SF

CLERK OF COURT - 3,807 SF
JUVENILE COURT / MAGISTRATE / JURY - 2,697 SF
SUPERIOR COURT - 13,741 SF
SHERIFF - 763 SF



UPPER LEVEL



INFILL WELLS &
WATERPROOF

BASEMENT

DODGE COUNTY COURTHOUSE
DODGE COUNTY
5401 Anson Avenue, Eastman, GA 31023

PARRISH
CONSTRUCTION GROUP

SCHEMATIC PLAN - OPTION 2
SALLYPORT AT LEVEL 1

1" = 40'-0"

LDD Blueline

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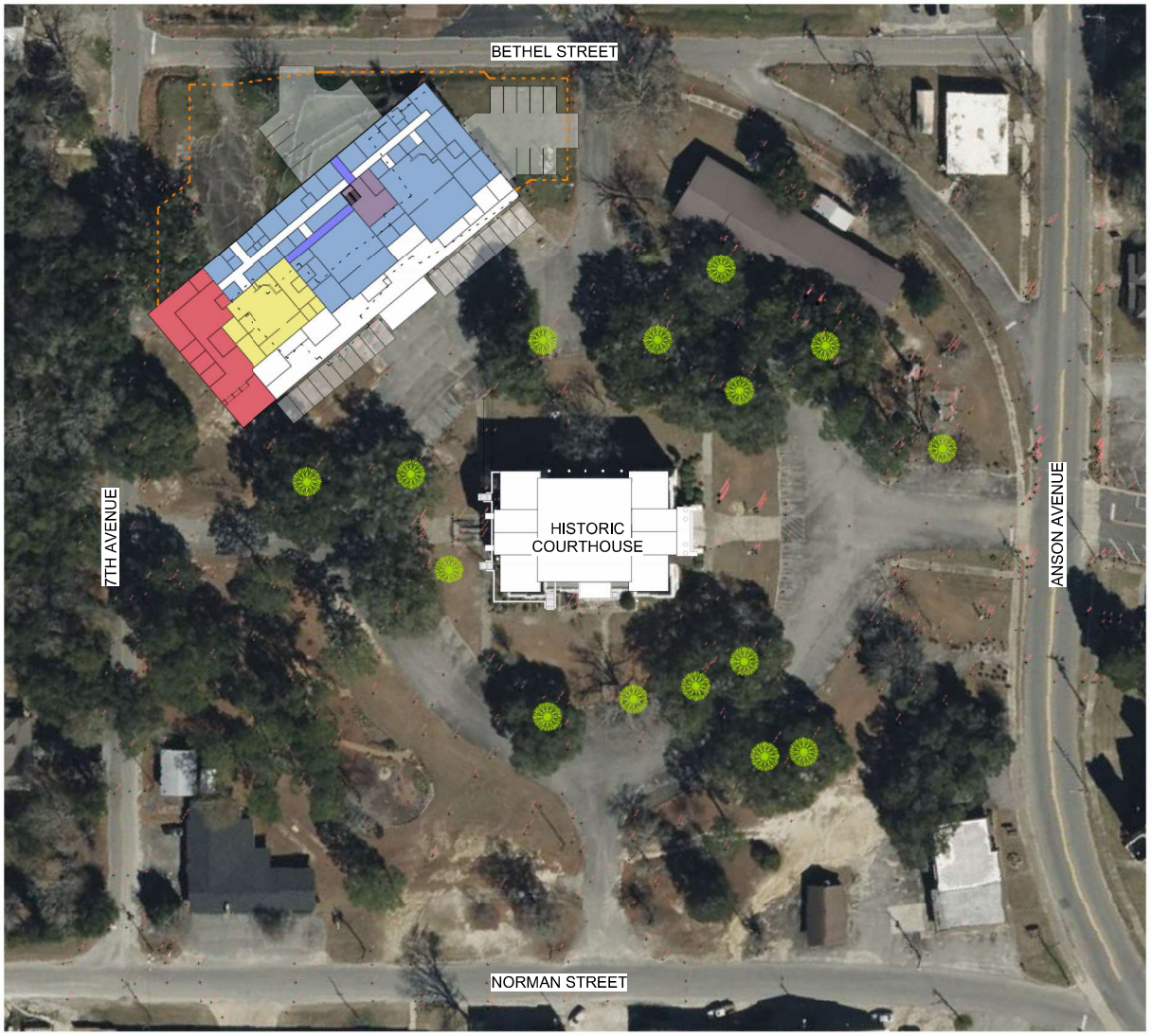

DODGE COUNTY COURTHOUSE

DODGE COUNTY

5401 Anson Avenue, Eastman, GA 31023

PARRISH CONSTRUCTION GROUP

SCHEMATIC PLAN - OPTION 2
SALLYPORT AT LEVEL 1

1" = 80'-0"

LDD Blueline

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OCCUPANCY SCHEDULE

NO.	ROOM NAME	AREA
313.2	LARGE HOLDING CELL	136 SF
: 1		136 SF
BUILDING CORE		
500	SECURED LOBBY	578 SF
501	CORRIDOR	2,633 SF
502	RR	330 SF
503	RR	330 SF
504	RR	300 SF
505	JANITOR	98 SF
506	ELECTRICAL	179 SF
507	MECH.	179 SF
BUILDING CORE: 8		4,628 SF
CLERK OF COURT		
100	WAITING	654 SF
101	CLERK OF COURT OPEN AREA	1,472 SF
102	OFFICE	140 SF
103	OFFICE	140 SF
104	SUPPLY	140 SF
105	CONFERENCE	189 SF
106	RECORD ROOM	694 SF
107	OFFICE	130 SF
108	RR	60 SF
CLERK OF COURT: 9		3,621 SF
JUVENILE / MAGISTRATE JURY		
200	VESTIBULE	166 SF
201	SEATING	315 SF
202	COURT ROOM 3	1,127 SF
203	BREAK	156 SF
204	CONFERENCE	218 SF
205	OPEN AREA	421 SF
206	HOLDING CELL	68 SF
207	HOLDING CELL	68 SF
208	RR	60 SF
209	J - BREAK	137 SF
210	JUDGE B ADMIN OFFICE	129 SF
211	FILE	93 SF
212	JUDGE B OFFICE	218 SF
213	RR	54 SF
214	ROBING	54 SF
JUVENILE / MAGISTRATE JURY: 15		3,285 SF

OCCUPANCY SCHEDULE

NO.	ROOM NAME	AREA
OFFICE AREA		
400	BREAK & ENTRY	488 SF
401	R.R.	71 SF
401	IT CLOSET	183 SF
402A	CORRIDOR	333 SF
402B	CORRIDOR	727 SF
403	JUDGE J OFFICE	277 SF
404	Room	95 SF
405	CLOSET	54 SF
406	R.R.	71 SF
407	JUDGE J ADMIN OFFICE	151 SF
408	DA OFFICE	265 SF
409	Room	129 SF
410	VISITING JUDGE	216 SF
411	VISITING JUDGE ADMIN OFFICE	193 SF
412	JUDGE C ADMIN OFFICE	159 SF
413	JUDGE C OFFICE	301 SF
414	R.R.	54 SF
415	EVIDENCE ROOM	229 SF
416	LAW LIBRARY	288 SF
417A	SECURE CORRIDOR	113 SF
418	RR	85 SF
419	RR	85 SF
OFFICE AREA: 22		4,566 SF
SUPERIOR COURT		
300	VESTIBULE	161 SF
301	COURT ROOM 2	1,814 SF
302	BREAK ROOM	176 SF
303	RR	82 SF
304	JURY ROOM 2	330 SF
305	SECURE CORRIDOR	292 SF
306	WITNESS ROOM	93 SF
307	WITNESS ROOM	81 SF
308	VESTIBULE	177 SF
309	COURT ROOM 1	2,088 SF
310	HALLWAY	181 SF
311	HOLDING CELL	123 SF
312	HOLDING CELL	119 SF
313	SHERIF	617 SF
314	BREAK ROOM	178 SF
315	RR	74 SF
316	JURY ROOM 1	322 SF

OCCUPANCY SCHEDULE

NO.	ROOM NAME	AREA
317	MEDIA	222 SF
318	WITNESS ROOM	93 SF
319	WITNESS ROOM	93 SF
SUPERIOR COURT: 20		7,314 SF
TOTAL: 75		23,550 SF

DODGE COUNTY COURTHOUSE

DODGE COUNTY

5401 Anson Avenue, Eastman, GA 31023

PARRISH CONSTRUCTION GROUP

PROGRAMMING - OPTION 2
SALLYPORT AT LEVEL 1

LDD Blueline

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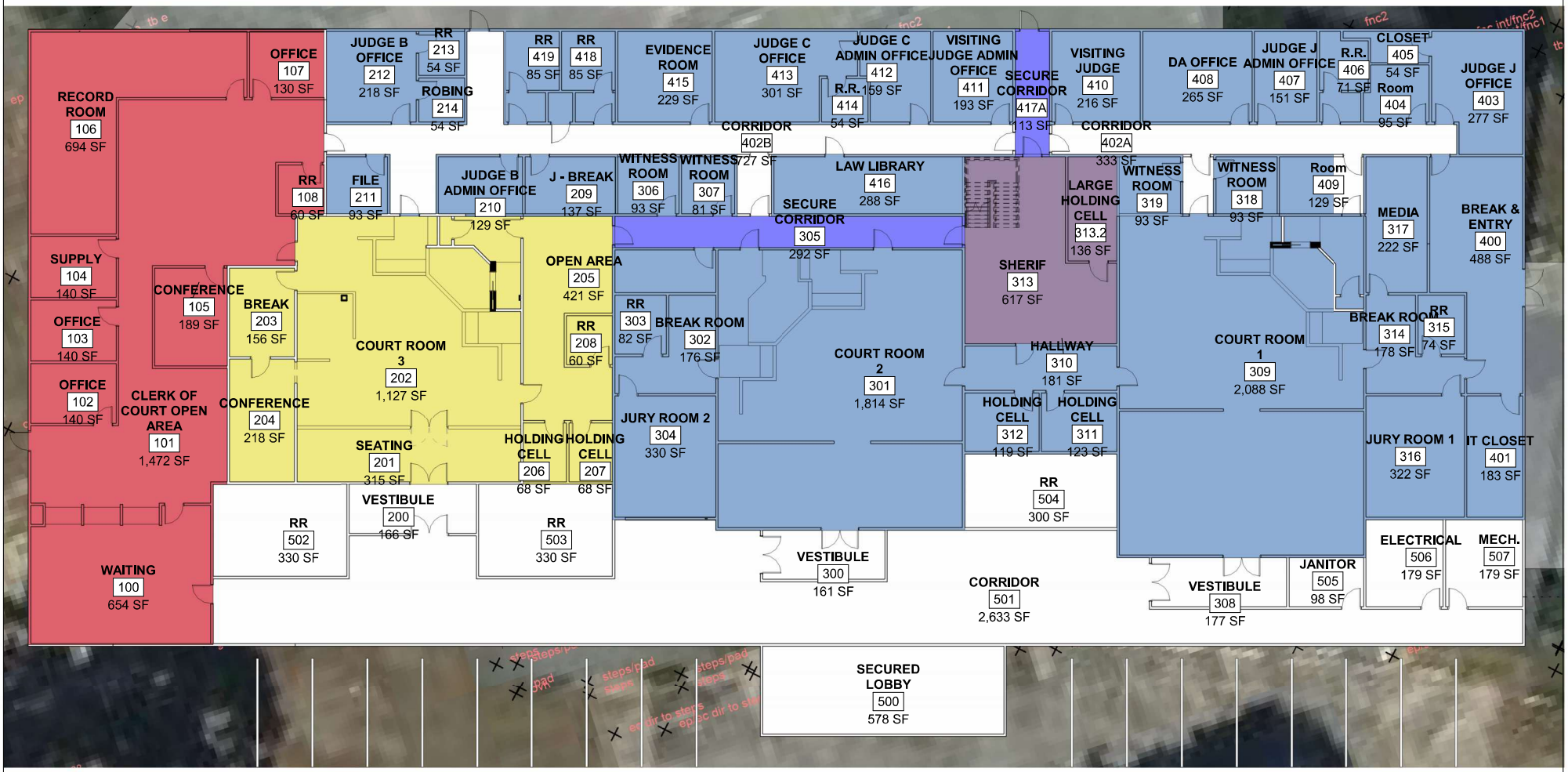

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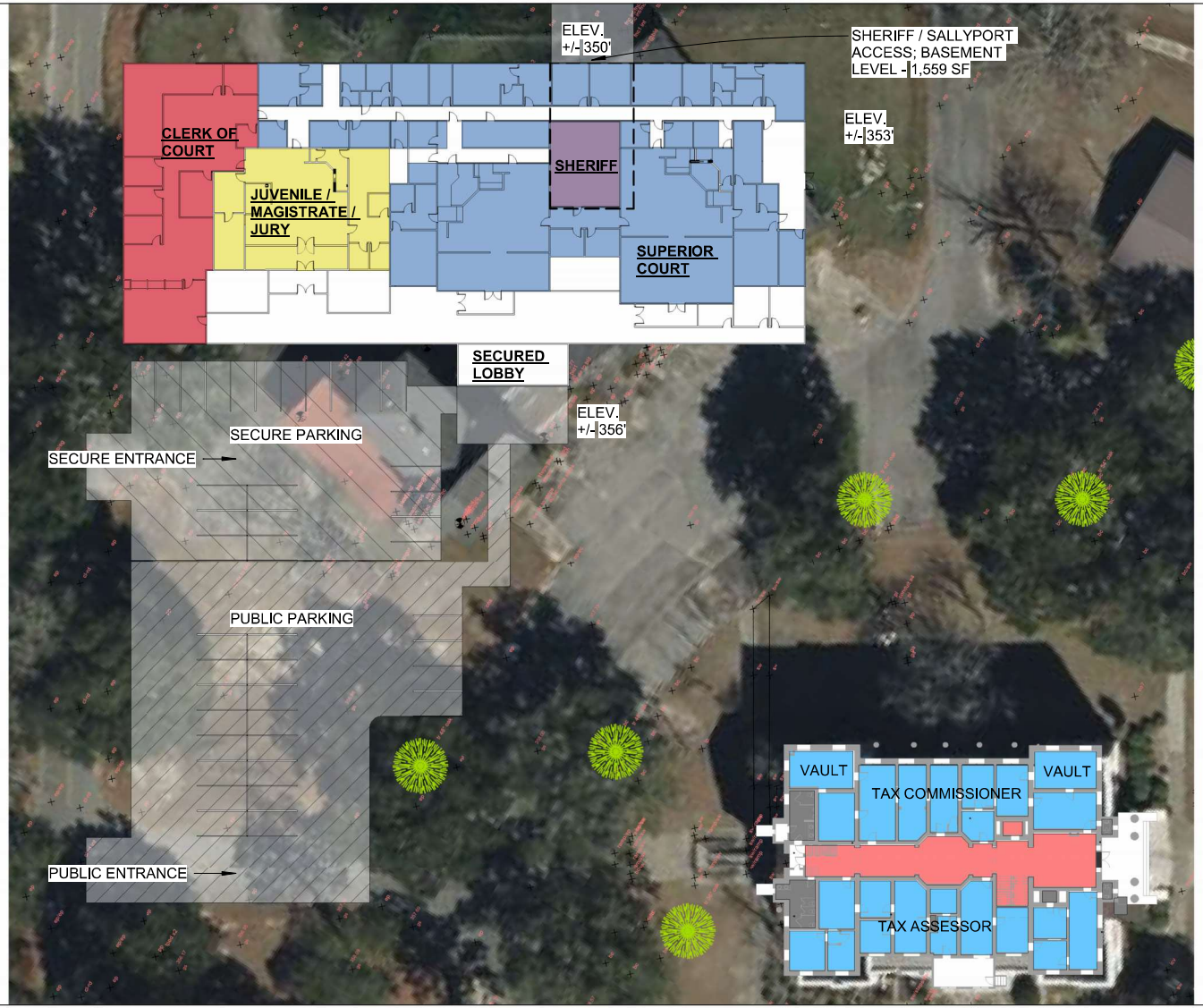
PARRISH CONSTRUCTION GROUP

ENLARGED PLAN - OPTION 2
SALLYPORT AT LEVEL 1

1/16" = 1'-0"

LDD Blueline

NOT FOR CONSTRUCTION | 05/09/2025



EXISTING BUILDING 9,210 SF (21,000 SF ALL FLOORS)

NEW BUILDING 25,450 SF
SALLYPORT 1,559 SF
TOTAL 27,009 SF

CLERK OF COURT - 3,807 SF
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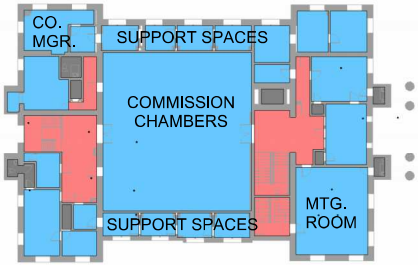
SHERIFF - 2,322 SF



DODGE COUNTY COURTHOUSE
DODGE COUNTY
5401 Anson Avenue, Eastman, GA 31023

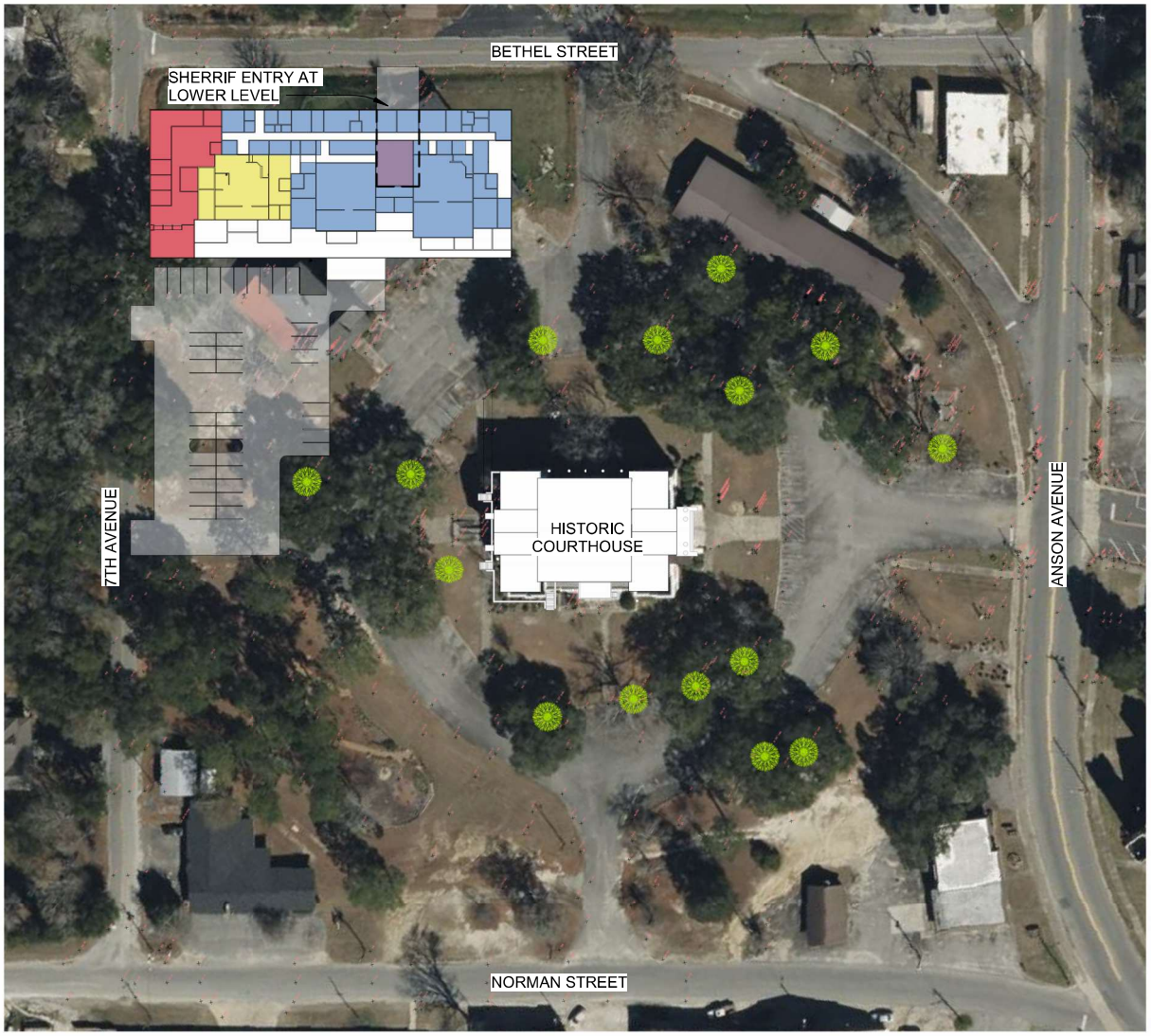
PARRISH CONSTRUCTION GROUP

SCHEMATIC PLAN - OPTION 3
ALIGNED WITH STREET

1" = 40'-0"

LDD Blueline

NOT FOR CONSTRUCTION | 05/09/2025



DODGE COUNTY COURTHOUSE

DODGE COUNTY

5401 Anson Avenue, Eastman, GA 31023

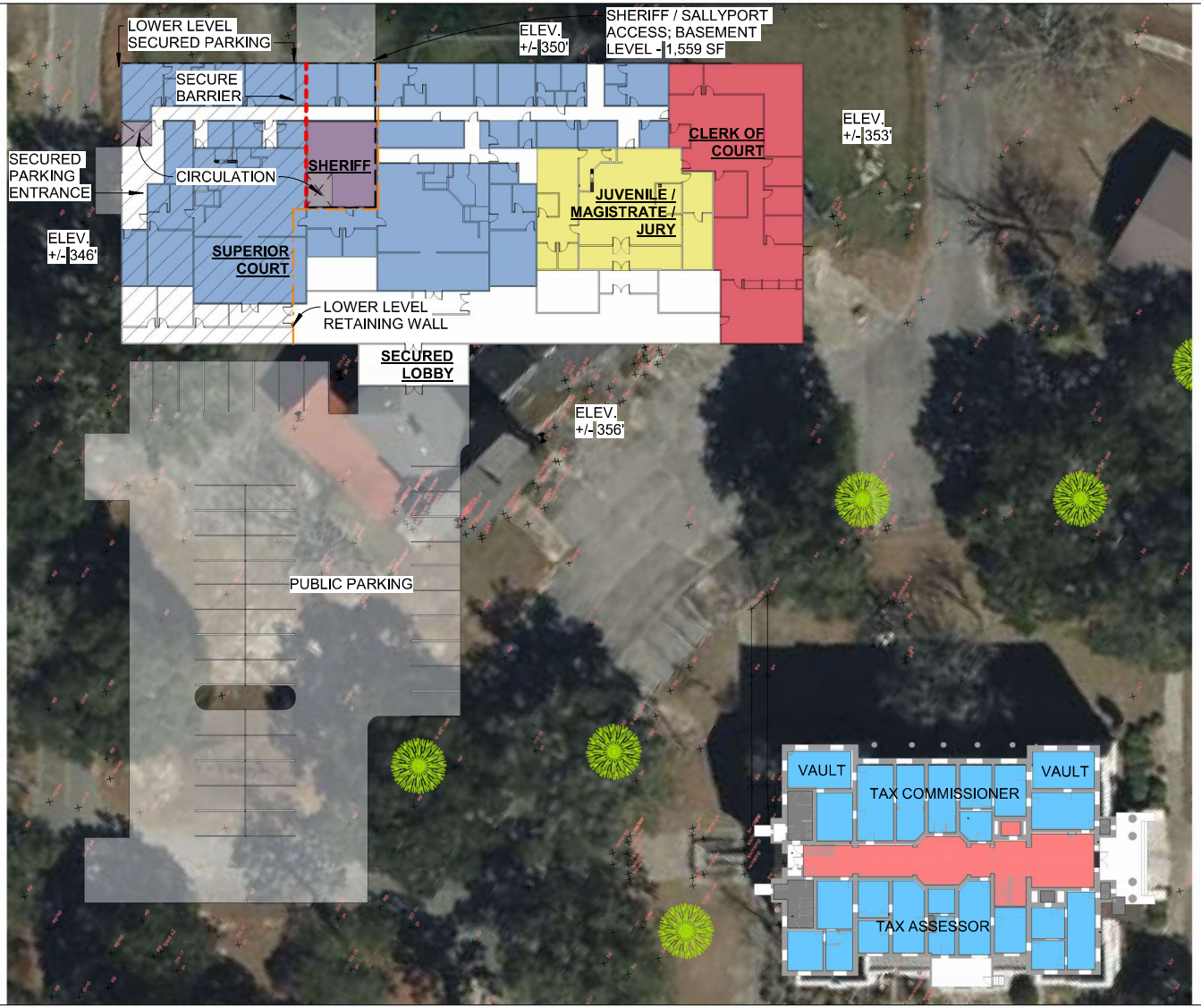
PARRISH CONSTRUCTION GROUP

SITE PLAN - OPTION 3
ALIGNED WITH STREET

1" = 80'-0"

LDD Blueline

NOT FOR CONSTRUCTION | 05/09/2025



EXISTING BUILDING 9,210 SF (21,000 SF ALL FLOORS)

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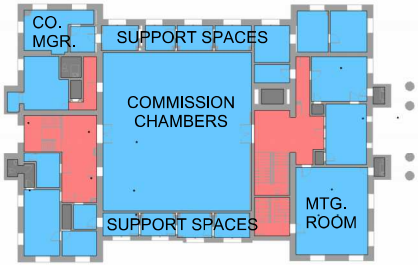

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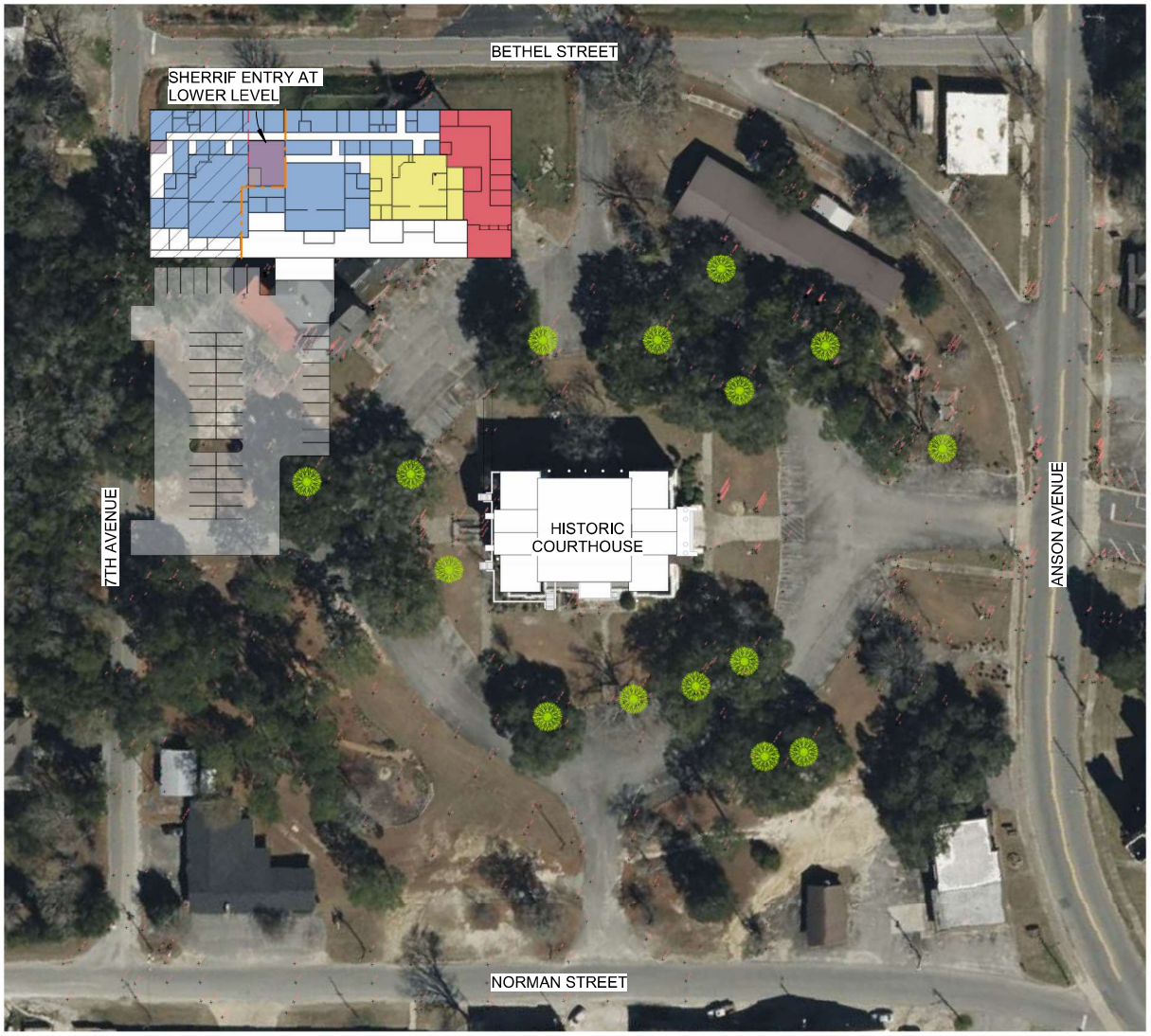
PARRISH CONSTRUCTION GROUP

SCHEMATIC PLAN - OPTION 3A
ALIGNED WITH STREET - LOWER LEVEL PARKING

1" = 40'-0"

LDD Blueline

NOT FOR CONSTRUCTION | 05/09/2025



DODGE COUNTY COURTHOUSE

DODGE COUNTY

5401 Anson Avenue, Eastman, GA 31023

PARRISH CONSTRUCTION GROUP

SITE PLAN - OPTION 3A
ALIGNED WITH STREET - LOWER LEVEL PARKING

1" = 80'-0"

LDD Blueline

NOT FOR CONSTRUCTION | 05/09/2025