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FULTON COUNTY

CONTRACT DOCUMENTS FOR

24RFP101524K-CRB

DESIGN/BUILD SERVICES FOR THE FULTON COUNTY PUBLIC SAFETY TRAINING CENTER

For

DEPARTMENT OF REAL ESTATE AND ASSET MANAGEMENT

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	**HOGAN CONSTRUCTION GROUP, LLC**	Control Number:	**K820240**
Business Type:	**Domestic Limited Liability Company**	Business Status:	**Active/Compliance**
Business Purpose:	**NONE**		
Principal Office Address:	**5075 Avalon Ridge Parkway, Norcross, GA, 30071, USA**	Date of Formation / Registration Date:	**5/28/1998**
State of Formation:	**Georgia**	Last Annual Registration Year:	**2026**

REGISTERED AGENT INFORMATION

Registered Agent Name:	**PAUL H HOGAN**
Physical Address:	**5075 Avalon Ridge Pkwy, NORCROSS, GA, 30071, USA**
County:	**Gwinnett**

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GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	**THE COLLABORATIVE FIRM, LLC**	Control Number:	**0257284**
Business Type:	**Domestic Limited Liability Company**	Business Status:	**Active/Compliance**
Business Purpose:	**NONE**		
Principal Office Address:	**1514 E CLEVELAMD AVE. STE 82, EAST POINT, GA, 30344, USA**	Date of Formation / Registration Date:	**11/18/2002**
State of Formation:	**Georgia**	Last Annual Registration Year:	**2025**

REGISTERED AGENT INFORMATION

Registered Agent Name: **Craig Bertschi**

Physical Address: **1872 Independence Square, Suite D, Dunwoody, GA, 30338, USA**

County: **Dekalb**

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Report a Problem?

OWNER -AGREEMENT

24RFP101524K-CRB

Design/Build Services for the Fulton County Public Safety Training Center

Contractor: Hogan Construction Group, LLC / The Collaborative Firm, LLC (Joint Venture)

Project No. 24RFP101524K-CRB

Address: 5075 Avalon Ridge Parkway Norcross, Georgia 30071

Telephone: 770.242.8588

Contact: Paul Hogan, Jr.

Email: H.Hogan@HoganConstructionGroup.com

THIS AGREEMENT is effective as of the 3rd day of September, 2025, by and between Fulton County, a political subdivision of the State of Georgia (hereinafter called the "County"), and the above named CONTRACTOR in accordance with all provisions of this Construction Agreement ("Contract"), which consists of the following: Owner-Contractor Agreement, Owner's invitation for bid, instructions to bidders, bid form, performance bond, payment bond, acknowledgments, general conditions, special conditions, scope of work and specifications, plans, drawings, exhibits, addenda, Purchasing forms, Office of Contract Compliance Forms, Risk Management insurance provisions forms and written change orders.

The specific Exhibits of this Contract are as follows:

Exhibit A: General Conditions
Exhibit B: Special Conditions
Exhibit C: Addenda
Exhibit D: Bid Form
Exhibit E: Bonds (Payment & Performance)
Exhibit F: Scope of Work and Technical Specifications
Exhibit G: Deliverables
Exhibit H: Purchasing Forms
Exhibit I: Office of Contract Compliance Forms
Exhibit J: Risk Management Insurance Provisions Forms
Exhibit K: Exhibits

WITNESSETH: That the said Contractor has agreed, and by these present does agree with the said County, for and in consideration of a Contract Price of **Seven Million Nine Hundred Ninety Five Thousand Nine Dollars and Zero Cents,** ($**7,995,009.00**) and other good and valuable consideration, and under the penalty expressed on Bonds hereto attached, to furnish all equipment, tools, materials, skill, and labor of every description necessary to carry out and complete in good, firm, and workmanlike manner, the Work specified, in strict conformity with the Drawings and the Specifications hereinafter set forth, which Drawings and Specifications together with the bid submittals made by the Contractor, General Conditions, Special Provisions, Detailed Specifications, Exhibits, and this Construction Agreement, shall all form essential parts of this Contract. The Work covered by this Contract includes all Work indicated on Plans and Specifications and listed in the Bid entitled:

Project Number: **24RFP101524K-CRB**

Design/Build Services for the Fulton County Public Safety Training Center

The Contractor, providing services as an Independent Contractor, shall commence the Work with adequate force and equipment within 10 days from receipt of Notice to Proceed ("NTP") from the County, and shall complete the work within **300** calendar days from the Notice to Proceed or the date work begins, whichever comes first. The Contractor shall remain responsible for performing, in accordance with the terms of the Contract, all work assigned prior to the expiration of the said calendar days allowed for completion of the work even if the work is not completed until after the expiration of such days. The Contractor shall agree that in the performance of this Contract he will comply with all lawful agreements, if any, which the contractor has made with any association, union or other entity, with respect to wages, salaries and working conditions, so as to cause inconvenience, picketing or work stoppage.

As full compensation for the faithful performance of this Contract, the County shall pay the Contractor in accordance with the General Conditions and the prices stipulated in the Bid, hereto attached.

It is further mutually agreed between the parties hereto that if, at any time after the execution of this Agreement and the Surety Bonds hereto attached for its faithful performance, the County shall deem the surety or sureties upon such bonds to be unsatisfactory, or, if, for any reason, such bonds cease to be adequate to cover the performance of the Work, the Contractor shall, at his expense, within five days after receipt of notice from the County so to do, furnish an additional bond or bonds in such form and amount, and with such surety or sureties as shall be satisfactory to the County. In such event no further payment to the Contractor shall be deemed to be due under this Agreement until such new or additional security for the faithful performance of the Work shall be furnished in manner and form satisfactory to the County.

The Contractor hereby assumes the entire responsibility and liability for any and all injury to or death of any and all persons, including the Contractor's agents, servants, and employees, and in addition thereto, for any and all damages to property caused by or resulting from or arising out of any act or omission in connection with this contract or the prosecution of work hereunder, whether caused by the Contractor or the Contractor's agents, Servants, or employees, or by any of the Contractor's subcontractors or suppliers, and the Contractor shall indemnify and hold harmless the County, the Construction Manager, County's Commissioners, officers, employees, successors, assigns and agents, or any of their subcontractors from and against any and all loss and/or expense which they or any of them may suffer or pay as a result of claims or suits due to, because of, or arising out of any and all such injuries, deaths and/or damage, irrespective of County or Construction Manager negligence (except that no party shall be indemnified for their own sole negligence). The Contractor, if requested, shall assume and defend at the Contractor's own expense, any suit, action or other legal proceedings arising there from, and the Contractor hereby agrees to satisfy, pay, and cause to be discharged of record any judgment which may be rendered against the County and the Construction Manager arising there from.

In the event of any such loss, expense, damage, or injury, or if any claim or demand for damages as heretofore set forth is made against the County or the Construction Manager, the County may withhold from any payment due or thereafter to become due to the Contractor under the terms of this Contract, an amount sufficient in its judgment to protect and indemnify it and the Construction Manager, County's Commissioners, officers, employees, successors, assigns and agents from any and all claims, expense, loss, damages, or injury; and the County, in its discretion, may require the Contractor to furnish a surety bond satisfactory to the County providing for such protection and indemnity, which bond shall be furnished by the Contractor within five (5) days after written demand has been made therefore. The expense of said Bond shall be borne by the Contractor. **[See General Conditions for similar provision]**

This Contract constitutes the full agreement between the parties, and the Contractor shall not sublet, assign, transfer, pledge, convey, sell or otherwise dispose of the whole or any part of this Contract or his right, title, or interest therein to any person, firm or corporation without the previous consent of the County in writing. Subject to applicable provisions of law, this Contract shall be in full force and effect as a Contract, from the date on which a fully executed and approved counterpart hereof is delivered to the Contractor and shall remain and continue in full force and effect until after the expiration of any guarantee period and the Contractor and his sureties are finally released by the County.

This agreement was approved by the Fulton County Board of Commissioner on **September 3, 2025, BOC#25-0641**.

[SIGNATURES NEXT PAGE]

IN WITNESS THEREOF, the Parties hereto have caused this Contract to be executed by their duly authorized representatives as attested and witnessed and their corporate seals to be hereunto affixed as of the day and year date first above written.

OWNER:

FULTON COUNTY, GEORGIA

Signed by:
Robert L. Pitts
14E1B4AA5F6444A...
Robert L. Pitts, Chairman
Fulton County Board of Commissioners

Signed by:

ATTEST:

Signed by:
EEC476C4837648D...
Tonya R. Grier
Clerk to the Commission

(Affix County Seal)

APPROVED AS TO FORM:

Signed by:
Kaye Burwell
A035265982374 14...
Office of the County Attorney

APPROVED AS TO CONTENT:

Signed by:
Joseph Davis
B20354A880084 22...
Joseph N. Davis, Director
Department of Real Estate and Asset Management

CONTRACTOR:

HOGAN CONSTRUCTION GROUP, LLC/THE COLLABORATIVE FIRM, LLC (JOINT VENTURE)

Signed by:
Paul H. Hogan
61B08C4B5D9E42A...
Paul Hogan
President, Hogan Construction Group, LLC

Place 'X' Here — Please select RM or Second RM from the checkbox

XX Regular Meeting

XXXX2nd Regular Meeting

ITEM#: 25-0641 **RM:** 09/03/2025	**ITEM#:** 25XXXXX **2nd RM:** 09/17/2025
REGULAR MEETING	**SECOND REGULAR MEETING**

END OF SECTION

EXHIBIT A

GENERAL CONDITIONS

GENERAL CONDITIONS

00700-1 FAMILIARITY WITH SITE

Execution of this agreement by the Contractor is a representation that the Contractor has visited the site, has become familiar with the local conditions under which the work is to be performed, and has correlated personal observations with the requirements of this agreement.

00700-2 CONTRACT DOCUMENTS

This agreement consists of Owner's invitation for bid, instructions to bidders, bid form, performance bond, payment bond, acknowledgments, the contract, general conditions, special conditions, specifications, plans, drawings, exhibits, addenda, and written change orders.

A. Notice of Award of Contract:

B. Execution of Contract Documents

Upon notification of Award of Contract, the Owner shall furnish the Contractor the conformed copies of Contract Documents for execution by the Contractor and the Contractor's surety.

Within ten (10) days after receipt the Contractor shall return all the documents properly executed by the Contractor and the Contractor's surety. Attached to each document shall be an original power-of-attorney for the person executing the bonds for the surety and certificates of insurance for the required insurance coverage.

After receipt of the documents executed by the Contractor and his surety with the power- of-attorney and certificates of insurance, the Owner shall complete the execution of the documents. Distribution of the completed documents will be made upon completion.

Should the Contractor and/or Surety fail to execute the documents within the time specified; the Owner shall have the right to proceed on the Bid Bond accompanying the bid.

If the Owner fails to execute the documents within the time limit specified, the Contractor shall have the right to withdraw the Contractor's bid without penalty.

Drawings and Specifications:

The Drawings, Specifications, Contract Documents, and all supplemental documents, are considered essential parts of the Contract, and requirements occurring in one are as binding as though occurring in all. They are intended to define, describe and provide for all Work necessary to complete the Project in an acceptable manner, ready for use, occupancy, or operation by the Owner.

In case of conflict between the Drawings and Specifications, the Specifications shall govern. Figure dimensions on Drawings shall govern over scale dimensions, and detailed Drawings shall govern over general Drawings.

In cases where products or quantities are omitted from the Specifications, the description and quantities shown on the Drawings shall govern.

Any ambiguities or need for clarification of the Drawings or Specifications shall be immediately reported to the Construction Manager in writing. Any such ambiguity or need for clarification shall be handled by the Construction Manager in writing. No clarification of the Drawings and Specifications hereunder by the Construction Manager shall entitle the Contractor to any additional monies unless a Change Order has been processed as provided by "Changes in the Contract" hereof.

Any work done by the Contractor following a discovery of such differing site condition or ambiguity or need for clarification in the Contract Drawings and Specifications prior to a written report to the Construction Manager shall not entitle the Contractor to additional monies and shall be done at the Contractor's risk.

The Construction Manager will furnish the Contractor five (5) copies of the Contract Drawings and the Specifications, one copy of which the Contractor shall have available at all times on the Project site.

00700-3 DEFINITIONS

The following terms as used in this agreement are defined as follows to the extent the definitions herein differ or conflict with those in the Instructions for Bidders, Section 00100, the definitions herein shall control.

Alternate bids – the amount stated in the bid or proposal to be added to or deducted from the amount of the base bid or base proposal if the corresponding change in project scope or alternate materials or methods of construction is accepted.

Base bid – the amount of money stated in the bid or proposal as the sum for which the bidder or proposer offers to perform the work.

Change Order - an alteration, addition, or deduction from the original scope of work as defined by the contract documents to address changes or unforeseen conditions necessary for project completion. A written order to the Contractor issued by the County pursuant to Fulton County Code Section 102-420 for changes in the work within the general scope of the contract documents, adjustment of the contract price, extension of the contract time, or reservation of determination of a time extension.

Construction Manager - shall mean the individual designated in writing, by the Department of Real Estate and Asset Management as the Construction Manager.

Contractor - shall mean the party of the second part to the Contract Agreement or the authorized and legal representative of such party.

Contract Documents - include the Contract Agreement, Contractor's Bid (including all documentation accompanying the Bid and any post-Bid documentation required by the County prior to the Notice of Award), Bonds, all Special Conditions, General Conditions, Supplementary Conditions, Specifications, Drawings and addenda, together with written amendments, change orders, field orders and the Construction Manager's written interpretations and clarifications issued in accordance with the General Conditions on or after the date of the Contract Agreement.

Shop drawing submittals reviewed in accordance with the General Conditions, geotechnical investigations and soils report and drawings of physical conditions in or relating to existing surface structures at or contiguous to the site are not Contract Documents.

Contract Price - The sum specified in the Agreement to be paid to the Contractor in consideration of the Work.

Contract Time - shall mean the number of consecutive calendar days as provided in the Contract Agreement for completion of the Work, to be computed from the date of Notice to Proceed.

Owner or **County** - shall mean Fulton County Government, party of the first part to the Contract Agreement, or its authorized and legal representatives.

Day - A calendar day of twenty-four hours lasting from midnight of one day to midnight the next day.

Director - Director of the Real Estate and Asset Management Department of Fulton County, Georgia or the designee thereof.

Final Completion - shall mean the completion of all work as required in accordance with the terms and conditions of the contract documents.

Liquidated Damages - shall mean the amount, stated in the Contract Agreement, which the Contractor agrees to pay to the Owner for each consecutive calendar day beyond the Contract time required to complete the Project or for failing to comply with associated milestones. Liquidated Damages will end upon written notification from the Owner of Final Acceptance of the Project or upon written notification of from the Owner of completion of the milestone.

Notice to Proceed - A written communication issued by the County to the Contractor authorizing it to proceed with the work, establishing the date of commencement and completion of the work, and providing other direction to the Contractor.

Products - shall mean materials or equipment permanently incorporated into the work.

Project Manual - The Contract Documents.

Provide - shall mean to furnish and install.

Substantial Completion - The date certified by the Construction Manager when all or a part of the work, as established pursuant to General Condition 0700-81, is sufficiently completed in accordance with the requirements of the contract documents so that the identified portion of the work can be utilized for the purposes for which it is intended.

Work or **Project** - All of the services specified, indicated, shown or contemplated by the contract documents, and furnishing by the Contractor of all materials, equipment, labor, methods, processes, construction and manufacturing materials and equipment, tools, plans, supplies, power, water, transportation and other things necessary to complete such services in accordance with the contract documents to insure a functional and complete facility.

00700-4 CODES

All codes, specifications, and standards referenced in the contract documents shall be the latest editions, amendments and revisions of such referenced standards in effect as of the date of the request for proposals for this contract.

00700-5 REVIEW OF CONTRACT DOCUMENTS

Before making its proposal to the County, and continuously after the execution of the agreement, the Contractor shall carefully study and compare the contract documents and shall at once report to the Construction Manager any error, ambiguity, inconsistency or omission that may be discovered, including any requirement which may be contrary to any law, ordinance, rule, or regulation of any public authority bearing on the performance of the work. By submitting its proposal, the Contractor agrees that the contract documents, along with any supplementary written instructions issued by or through the Construction Manager that have become a part of the contract documents, appear accurate, consistent and complete insofar as can be reasonably determined. If the Contractor has timely reported in writing any error, inconsistency, or omission to the Construction Manager, has properly stopped the affected work until instructed to proceed, and has otherwise followed the instructions of the Construction Manager, the Contractor shall not be liable to the County for any damage resulting from any such error, inconsistency, or omission in the contract documents. The Contractor shall not perform any portion of the work without the contract documents, approved plans, specifications, products and data, or samples for such portion of the work. For purposes of this section “timely” is defined as the time period in which the contractor discovers, or should have discovered, the error, inconsistency, or omission, with the exercise of reasonable diligence.

00700-6 STRICT COMPLIANCE

No observation, inspection, test or approval of the County or Construction Manager shall relieve the Contractor from its obligation to perform the work in strict conformity with the contract documents except as provided in General Condition 00700-48.

00700-7 APPLICABLE LAW

All applicable State laws, County ordinances, codes, and rules and regulations of all authorities having jurisdiction over the construction of the project shall apply to this agreement. The Contractor shall comply with the requirements of any Fulton County program concerning non-discrimination in contracting. All work performed within the right of way of the Georgia Department of Transportation and any railroad crossing shall be in accordance with Georgia Department of Transportation regulations, policies and procedures and, where applicable, those of any affected railroad. The Contractor shall comply with all laws, ordinances, codes, rules and regulations bearing on the conduct of the work as specified and the Contractor agrees to indemnify and hold harmless the County, its officers, agents and employees, as well as the Construction Manager and the Program Manager against any claim or liability arising from or based on the violation of any law, ordinance, regulation, order or decree affecting the conduct of the work, whether occasioned by the Contractor, his agents or employees.

00700-8 PERMITS, LICENSES AND BONDS

All permits and licenses necessary for the work shall be secured and paid for by the Contractor. If any permit, license or certificate expires or is revoked, terminated, or suspended as a result of any action on the part of the Contractor, the Contractor shall not be entitled to additional compensation or time. The Contractor shall obtain and keep in force at all times performance and payment bonds payable to Fulton County in penal amounts equal to 100% of the Contract price.

00700-9 TAXES

A. The Contractor shall pay all sales, retail, occupational, service, excise, old age benefit and unemployment compensation taxes, consumer, use and other similar
taxes, as well as any other taxes or duties on the materials, equipment, and labor for the work provided by the Contractor which are legally enacted by any municipal, county, state or federal authority, department or agency at the time bids are received, whether or not yet effective. The Contractor shall maintain records pertaining to such taxes and levies as well as payment thereof and shall make the same available to the County at all reasonable times for inspection and copying. The Contractor shall apply for any and all tax exemptions which may be applicable and shall timely request from the County such documents and information as may be necessary to obtain such tax exemptions. The County shall have no liability to the Contractor for payment of any tax from which it is exempt.

B. The Contractor is obligated to comply with all local and State Sales and Use Tax laws. The Contractor shall provide the Owner with documentation to assist the Owner in obtaining sales and/or use tax refunds for eligible machinery and equipment used for the primary purpose of reducing or eliminating air or water pollution as provided for in Chapter 48-8-3 (36) and (37) of the Official Code of Georgia. All taxes shall be paid by the Contractor. All refunds will accrue to the Owner.

Acceptance of the project as complete and final payment will not be made by the Owner until the Contractor has fully complied with this requirement.

00700-10 DELINQUENT CONTRACTORS

The County shall not pay any claim, debt, demand or account whatsoever to any person firm or corporation who is in arrears to the County for taxes. The County shall be entitled to a counterclaim, back charge, and offset for any such debt in the amount of taxes in arrears, and no assignment or transfer of such debt after the taxes become due shall affect the right of the County to offset any taxes owed against said debt.

00700-11 LIEN WAIVERS

The Contractor shall furnish the County with evidence that all persons who have performed work or furnished materials pursuant to this agreement have been paid in full prior to submitting its demand for final payment pursuant to this agreement. A final affidavit, Exhibit A, must be completed, and submitted to comply with requirements of 00700-11. In the event that such evidence is not furnished, the County may retain sufficient sums necessary to meet all lawful claims of such laborers and materialmen.

The County assumes no obligation nor in any way undertakes to pay such lawful claims from any funds due or that may become due to the Contractor.

00700-12 MEASUREMENT

All items of work to be paid for per unit of measurement shall be subject to inspection, measurement, and confirmation by the Construction Manager.

00700-13 ASSIGNMENT

The Contractor shall not assign any portion of this agreement or moneys due there from (include factoring of receivables) without the prior written consent of the County. The Contractor shall retain personal control and shall provide personal attention to the fulfillment of its obligations pursuant to this agreement. Any assignment without the express written consent of the County shall render this contract voidable at the sole option of the County.

00700-14 FOREIGN CONTRACTORS

In the event that the Contractor is a foreign corporation, partnership, or sole proprietorship, the Contractor hereby irrevocably appoints the Secretary of State of Georgia as its agent for service of all legal process for the purpose of this contract only.

00700-15 INDEMNIFICATION

The Contractor hereby assumes the entire responsibility and liability for any and all injury to or death of any and all persons, including the Contractor's agents, servants, and employees, and in addition thereto, for any and all damages to property caused by or resulting from or arising out of any act or omission in connection with this contract or the prosecution of work hereunder, whether caused by the Contractor or the Contractor's agents, Servants, or employees, or by any of the Contractor's subcontractors or suppliers, and the Contractor shall indemnify and hold harmless the County, the Construction Manager, County's Commissioners, officers, employees, successors, assigns and agents, or any of their subcontractors from and against any and all loss and/or expense which they or any of them may suffer or pay as a result of claims or suits due to, because of, or arising out of any and all such injuries, deaths and/or damage, irrespective of County or Construction Manager negligence (except that no party shall be indemnified for their own sole negligence). The Contractor, if requested, shall assume and defend at the Contractor's own expense, any suit, action or other legal proceedings arising there from, and the Contractor hereby agrees to satisfy, pay, and cause to be discharged of record any judgment which may be rendered against the County and the Construction Manager arising there from.

In the event of any such loss, expense, damage, or injury, or if any claim or demand for damages as heretofore set forth is made against the County or the Construction Manager, the County may withhold from any payment due or thereafter to become due to the Contractor under the terms of this Contract, an amount sufficient in its judgment to protect and indemnify it and the Construction Manager, County's Commissioners, officers, employees, successors, assigns and agents from any and all claims, expense, loss, damages, or injury; and the County, in its discretion, may require the Contractor to furnish a surety bond satisfactory to the County providing for

such protection and indemnity, which bond shall be furnished by the Contractor within five (5) days after written demand has been made therefore. The expense of said Bond shall be borne by the Contractor.

00700-16 SUPERVISION OF WORK AND COORDINATION WITH OTHERS

The Contractor shall supervise and direct the work using the Contractor's best skill and attention. The Contractor shall be solely responsible for all construction methods and procedures and shall coordinate all portions of the work pursuant to the contract subject to the overall coordination of the Construction Manager. All work pursuant to this agreement shall be performed in a skillful and workmanlike manner.

The County reserves the right to perform work related to the Project with the County's own forces and to award separate contracts in connection with other portions of the project, other work on the site under these or similar conditions of the contract, or work which has been extracted from the Contractor's work by the County.

When separate contracts are awarded for different portions of the project or other work on the site, the term "separate contractor" in the Contract Documents in each case shall mean the contractor who executes each separate County Agreement.

The Contractor shall cooperate with the County and separate contractors in arranging the introduction and storage of materials and equipment and execution of their work, and shall cooperate in coordinating connection of its work with theirs as required by the Contract Documents.

If any part of the Contractor's Work depends for proper execution or results upon the work of the County or any separate contractor, the Contractor shall, prior to proceeding with that portion of the Work, promptly report to the Construction Manager any apparent discrepancies or defects in such other work that render it unsuitable for such proper execution and results **within fourteen (14) days** of discovery of such discrepancy or defect. Failure of the Contractor to so report in writing shall constitute an acceptance of the County's or separate contractor's work as fit and proper to receive the Work, except as to any defects which may subsequently become apparent in such work by others.

Any costs caused by defective or untimely work shall be borne by the party responsible therefore.

Should the Contractor wrongfully cause damage to the work or property of the County or to other work or property on the site, including the work of separate contractors, the Contractor shall promptly remedy such damage at the Contractor's expense.

Should the Contractor be caused damage by any other contractor on the Project, by reason of such other contractor's failure to perform properly his contract with the County, no action shall lie against the County or the Construction Manager inasmuch as the parties to this agreement are the only beneficiaries hereof and there are no third party beneficiaries and neither the County nor the Construction Manager shall have liabilities therefore, but the Contractor may assert his claim for damages solely against such other contractor. The Contractor shall not be excused from performance of the contract by reason of any dispute as to damages with any other contractor or third party.

Where the Work of this Contract shall be performed concurrently in the same areas as other construction work, the Contractor shall coordinate with the Construction Manager and the separate contractors in establishing mutually acceptable schedules and procedures that shall permit all jobs to proceed with minimum interference.

If a dispute arises between the Contractor and separate contractors as to their responsibility for cleaning up, the County may clean up and charge the cost thereof to the Contractor or contractors responsible therefore as the County shall determine to be just.

00700-17 ADMINISTRATION OF CONTRACT

The Program Manager and the Construction Manager shall provide administration services as hereinafter described.

For the administration of this Contract, the Construction Manager shall serve as the County's primary representative during design and construction and until final payment to the Contractor is due. The Construction Manager shall advise and consult with the County and the Program Manager. The primary point of contact for the Contractor shall be the Construction Manager. All correspondence from the Contractor to the County shall be forwarded through the Construction Manager. Likewise, all correspondence and instructions to the Contractor shall be forwarded through the Construction Manager.

The Construction Manager will determine in general that the construction is being performed in accordance with design and engineering requirements, and will endeavor to guard the County against defects and deficiencies in the Work.

The Construction Manager will not be responsible for or have control or charge of construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the Work, nor will it be responsible for the Contractor's failure to carry out the Work in accordance with the Contract Documents. The Construction Manager will not be responsible for or have control or charge over the acts or omissions of the Contractor, its engineers, consultants, subcontractors, or any of their agents or employees, or any other persons performing the Work.

Based on the Construction Manager's observations regarding the Contractor's Applications for Payment, the Construction Manager shall determine the amounts owing to the Contractor, in accordance with the payment terms of the Contract, and shall issue Certificates for Payment in such amount to the County.

The Construction Manager shall render interpretations necessary for the proper execution or progress of the Work. Either party to the Contract may make written requests to the Construction Manager for such interpretations.

Claims, disputes and other matters in question between the Contractor and the County relating to the progress of the Work or the interpretation of the Contract Documents shall be referred to the Construction Manager for interpretation.

All interpretations of the Construction Manager shall be consistent with the intent of and reasonably inferable from the Contract Documents and shall be in writing or in graphic form.

Except as otherwise provided in this Contract, the Construction Manager shall issue a decision on any disagreement concerning a question of fact arising under this Contract. The Construction Manager shall reduce the decision to writing and mail or otherwise furnish a copy thereof to the Contractor. The decision of the Construction Manager shall be final and conclusive unless, within thirty (30) days from the date of receipt of such copy, the Contractor files a written appeal with the Director of Public Works and mails or otherwise furnishes the Construction Manager a copy of such appeal. The decision of the Director of Public Works or the Director's duly authorized representative for the determination of such appeals shall be final and conclusive. Such final decision shall not be pleaded in any suit involving a question of fact arising under this Contract, provided such is not fraudulent, capricious, arbitrary, so grossly erroneous as necessarily implying bad faith, or is not supported by substantial evidence. In connection with any appeal proceeding under this Article, the Contractor shall be afforded an opportunity to be heard and to offer evidence in support of Contractor's appeal. Pending any final decision of a dispute hereunder, the Contractor shall proceed diligently with the performance of the Contract as directed by the Construction Manager.

The Construction Manager shall have authority to reject Work which does not conform to the Contract Documents. Whenever, in the Construction Manager's opinion, it is considered necessary or advisable for the implementation of the intent of the Contract Documents, the County shall have authority to require special inspection or testing of the Work whether or not such Work be then fabricated, installed or completed. The Contractor shall pay for such special inspection or testing if the Work so inspected or tested is found not to comply with the requirements of the contract; the County shall pay for special inspection and testing if the Work is found to comply with the contract. Neither the Construction Manager's authority to act under this Subparagraph, nor any decision made by the Construction Manager in good faith either to exercise or not to exercise such authority, shall give rise to any duty or responsibility of the Construction Manager to the Contractor, any subcontractor, any of their agents or employees, or any other person performing any of the Work.

The Contractor shall provide such shop drawings, product data, and samples as may be required by the Construction Manager and/or as required by these Contract Documents.

The Construction Manager shall conduct inspections to determine Substantial Completion and Final Completion, and shall receive and forward to the County for review written warranties and related documents required by the Contract Documents and assembled by the Contractor. The Construction Manager shall approve and issue Certificates for Payment upon compliance with Substantial and Final Completion requirements indicated in General Conditions **00700-81**, **00700-82**, **00700-84** and **00700-85** of this Agreement.

Except as provided in General Condition **00700-48**, the Contractor shall not be relieved from the Contractor's obligations to perform the work in accordance with the contract documents by the activities or duties of the County or any of its officers, employees, or agents, including inspections, tests or approvals, required or performed pursuant to this agreement.

00700-18 RESPONSIBILITY FOR ACTS OF EMPLOYEES

The Contractor shall employ only competent and skilled personnel. The Contractor shall, upon demand from the Construction Manager, immediately remove any superintendent, foreman or workman whom the Construction Manager may consider incompetent or undesirable.

The Contractor shall be responsible to the County for the acts and omissions of the Contractor's employees, subcontractors, and agents as well as any other persons performing work pursuant to this agreement for the Contractor.

00700-19 LABOR, MATERIALS, SUPPLIES, AND EQUIPMENT

Unless otherwise provided in this agreement, the Contractor shall make all arrangements with necessary support agencies and utility companies provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for the execution and completion of the work.

00700-20 DISCIPLINE ON WORK SITE

The Contractor shall enforce strict discipline and good order among its employees and subcontractors at all times during the performance of the work, to include compliance with the Fulton County Drug Free Work Place Policy. The Contractor shall not employ any subcontractor who is not skilled in the task assigned to it. The Construction Manager may, by written notice, require the Contractor to remove from the work any subcontractor or employee deemed by the Construction Manager to be incompetent.

00700-21 HOURS OF OPERATION

All work at the construction site shall be performed during regular business hours of the Fulton County government, except upon the Construction Manager's prior written consent to other work hours. It is further understood that the Contractor's construction schedule is based on a normal 40 hours, five-day work week, less Fulton County-recognized holidays. Contractors work schedule shall not violate Fulton County Noise Ordinance by working hours inconsistent with the Fulton County Noise Ordinance. The County's current noise ordinance or other applicable ordinance shall govern. If the Contractor desires to work in excess of this limit, the Contractor shall submit a written request to the Construction Manager, a minimum of five days prior to the desired work date. The Contractor shall be responsible for any additional expenses incurred by the Owner as a result of the extended work hours, including resident inspection overtime. The cost associated with resident inspector overtime shall be deducted from the Contractor monthly payment request.

00700-22 FAMILIARITY WITH WORK CONDITIONS

The Contractor shall take all steps necessary to ascertain the nature and location of the work and the general and local conditions which may affect the work or the cost thereof. The Contractor's failure to fully acquaint itself with the conditions which may affect the work, including, but not limited to conditions relating to transportation, handling, storage of materials, availability of utilities, labor, water, roads, weather, topographic and subsurface conditions, other separate contracts to be entered into by

the County relating to the project which may affect the work of the Contractor, applicable provisions of law, and the character and availability of equipment and facilities necessary prior to and during the performance of the work shall not relieve the Contractor of its responsibilities pursuant to this agreement and shall not constitute a basis for an equitable adjustment of the contract terms. The County reserves the right to perform with its own forces or to contract with other entities for other portions of the project work, in which case the Contractor's responsibility to assure its familiarity with work conditions hereunder shall include all coordination with such other contractors and the County necessary to insure that there is no interference between contractors as will delay or hinder any contractor in its prosecution of work on the project. The County assumes no responsibility for any understandings or representations concerning conditions of the work made by any of its officers, agents, or employees prior to the execution of this agreement.

00700-23 RIGHT OF ENTRY

The County reserves the right to enter the site of the work by such agent, including the Construction Manager, as it may elect for the purpose of inspecting the work or installing such collateral work as the County may desire. The Contractor shall provide safe facilities for such access so that the County and its agents may perform their functions.

00700-24 NOTICES

Any notice, order, instruction, claim or other written communication required pursuant to this agreement shall be deemed to have been delivered or received as follows:

Upon personal delivery to the Contractor, its authorized representative, or the Construction Manager on behalf of the County. Personal delivery may be accomplished by in-person hand delivery or bona fide overnight express service.

Three days after depositing in the United States mail a certified letter addressed to the Contractor or the Construction Manager for the County. For purposes of mailed notices, the County's mailing address shall be 141 Pryor Street, 6th Floor, Atlanta, Georgia 30303, or as the County shall have otherwise notified the Contractor. The Contractor's mailing address shall be the address stated in its proposal or as it shall have most recently notified the Construction Manager in writing.

00700-25 SAFETY

A. SAFETY, HEALTH AND LOSS PREVENTION

The Contractor shall be responsible for implementing a comprehensive project- specific safety, health and loss prevention program and employee substance abuse program for this project. All Sub-Contractors must either implement their own program or follow the Contractor's safety, health and loss prevention program and employee substance abuse program.

The Contractor's safety, health and loss prevention program and employee substance abuse program must meet or exceed all governmental regulations (OSHA, EPA, DOT, State, local), and any other specific Fulton County requirements

B. COUNTY'S SAFETY, HEALTH, AND LOSS PREVENTION PROCESS GUIDELINES AND REQUIREMENTS

The County and its agents reserve the right, but assume no duty, to establish and enforce safety, health, and loss prevention guidelines and to make the appropriate changes in the guidelines, for the protection of persons and property and to review the efficiency of all protective measures taken by the Contractor. The Contractor shall comply with all safety, health, and loss prevention process guidelines and requirements and changes made by the County or its agent(s). The issuance of any such guidelines or changes by the County or its agent(s) shall not relieve the Contractor of its duties and responsibilities under this Agreement, and the County or its agent(s) shall not thereby assume, nor be deemed to have assumed, any such duties or responsibilities of the Contractor.

C. COMPLIANCE OF WORK, EQUIPMENT, AND PROCEDURES WITH ALL APPLICABLE LAWS and REGULATIONS

All Work, whether performed by the Contractor or its Sub-Contractors of any tier, or anyone directly or indirectly employed by any of them, and all equipment, appliances, machinery, materials, tools and like items incorporated or used in the Work, shall be in compliance with and conform to:

1. All applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority relating to the safety of persons and their protection against injury, specifically including, but in no event limited to, the Federal Occupational Safety and Health Act of 1970, as amended, and all rules and regulations now or hereafter in effect pursuant to said Act.

2. All rules, regulations, and requirements of the County or its agent(s) and its insurance carriers relating there to. In the event of a conflict or differing requirements the more stringent shall govern.

D. PROTECTION OF THE WORK

1. The Contractor shall, throughout the performance of the Work, maintain adequate and continuous protection of all Work and temporary facilities against loss or damage from whatever cause, shall protect the property of the County and third parties from loss or damage from whatever cause arising out of the performance of the Work, and shall comply with the requirements of the County or its agent(s) and its insurance carriers, and with all applicable laws, codes, rules and regulations, (as same may be amended) with respect to the prevention of loss or damage to property as a result of fire or other hazards.

2. The County or its agent(s) may, but shall not be required to, make periodic inspections of the Project work area. In such event, however, the Contractor shall not be relieved of its aforesaid responsibilities and the County or its agent(s) shall not assume, nor shall it be deemed to have assumed, any responsibility otherwise imposed upon the assurance of Contractor by this Agreement.

E. SAFETY EQUIPMENT

1. The Contractor shall provide to each worker on the Project work area the proper safety equipment for the duties being performed by that worker and will not permit any worker on the Project work area who fails or refuses to use the same. The County or its agent shall have the right, but not the obligation, to order the removal of a worker from the Project work site for his/her failure to comply with safe practices or substance abuse policies.

F. EMERGENCIES

1. In any emergency affecting the safety of persons or property, or in the event of a claimed violation of any federal or state safety or health law or regulation, arising out of or in any way connected with the Work or its performance, the Contractor shall act immediately to prevent threatened damage, injury or loss and to remedy said violation. Failing such action the County or its agent(s) may immediately take whatever steps it deems necessary including, but not limited to, suspending the Work as provided in this Agreement.

2. The County or its agent(s) may offset any and all costs or expenses of whatever nature, including attorneys' fees, paid or incurred by the County or its agent(s) (whether such fees are for in-house counsel or counsel retained by the County or its agent), in taking the steps authorized by Section 00700-25(G) (1) above against any sums then or thereafter due to the Contractor. The Contractor shall defend, indemnify and hold the County, its officers, agents, and employees harmless against any and all costs or expenses caused by or arising from the exercise by the County of its authority to act in an emergency as set out herein. If the Contractor
shall be entitled to any additional compensation or extension of time change order on account of emergency work not due to the fault or neglect of the Contractor or its Sub-Contractors, such additional compensation or extension of time shall be determined in accordance with General Condition 00700-52 and General Condition 00700-87 of this Agreement.

G. SUSPENSION OF THE WORK

1. Should, in the judgment of the County or its agent(s), the Contractor or any Sub-Contractor fail to provide a safe and healthy work place, the County or its agent shall have the right, but not the obligation, to suspend work in the unsafe areas until deficiencies are corrected. All costs of any nature (including, without limitation, overtime pay, liquidated damages or other costs arising out of delays) resulting from the suspension, by whomsoever incurred, shall be borne by the Contractor.

2. Should the Contractor or any Sub-Contractor fail to provide a safe and healthy work place after being formally notified in writing by the County or its agents of such non-compliance, the contract may be terminated following the termination provision of the contract.

H. CONTRACTOR'S INDEMNITY OF THE COUNTY FOR CONTRACTOR'S NON- COMPLIANCE WITH SAFETY PROGRAM

1. The Contractor recognizes that it has sole responsibility to assure its Safety Program is implemented and to assure its construction services are safely provided. The Contractor shall indemnify, defend and hold the County and its agents harmless, from and against any and all liability (whether public or private), penalties (contractual or otherwise), losses, damages, costs, attorneys' fees, expenses, causes of action, claims or judgments resulting, either in whole or in part, from any failure of the Contractor, its Sub- Contractors of any tier or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, to comply with the safety requirements of the contract. The Contractor shall not be relieved of its responsibilities under the safety requirements of the Contract should the County or its agent(s) act or fail to act pursuant to its rights hereunder.

2. The Contractor shall not raise as a defense to its obligation to indemnify under this Subparagraph I any failure of those indemnified hereunder to assure Contractor operates safely, it being understood and agreed that no such failure shall relieve the Contractor from its obligation to assure safe operations or from its obligation to so indemnify. The Contractor also hereby waives any rights it may have to seek contribution, either directly or indirectly, from those indemnified hereunder.

3. In any and all claims against those indemnified hereunder by any employee of the Contractor, any Sub-Contractor of any tier or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this Subparagraph I shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any Sub-Contractor of any tier under any workers' compensation act, disability benefit or other employee benefit acts.

00700-26 BLASTING AND EXCAVATION

The Contractor acknowledges that it is fully aware of the contents and requirements of O.C.G.A. § 25-9-1 through 25-9-12 concerning blasting and excavation near underground gas pipes and facilities and shall fully comply therewith.

00700-27 HIGH VOLTAGE LINES

The Contractor acknowledges that it is fully aware of the contents and requirements O.C.G.A. § 46-3-30 through 46-3-39 concerning safeguards against contact with high voltage lines, and the Contractor shall fully comply with said provisions.

00700-28 SCAFFOLDING AND STAGING

The Contractor acknowledges that it is the person responsible for employing and directing others to perform labor within the meaning of O.C.G.A. § 34-1-1 and agrees to comply with said provisions.

00700-29 CLEAN-UP

The Contractor shall clean up all refuse, rubbish, scrap materials, and debris caused by its operations to the end that the site of the work shall present a neat, orderly and workmanlike appearance at all times.

00700-30 PROTECTION OF WORK

The Contractor shall be responsible for maintenance and protection of the work, which shall include any County-furnished supplies, material, equipment, until final completion of this agreement and acceptance of the work as defined herein. Any portion of the work suffering injury, damage or loss shall be considered defective and shall be corrected or replaced by the Contractor without additional cost to the County.

00700-31 REJECTED WORK

The Contractor shall promptly remove from the project all work rejected by the Construction Manager for failure to comply with the contract documents and the Contractor shall promptly replace and re-execute the work in accordance with the contract documents and without expense to the County. The Contractor shall also bear the expense of making good all work of other Contractors destroyed or damaged by such removal or replacement.

00700-32 DEFECTIVE WORK

If the Contractor defaults or neglects to carry out any portion of the work in accordance with the contract documents, and fails within three days after receipt of written notice from the Construction Manager to commence and continue correction of such default or neglect with diligence and promptness, the County may, after three days following receipt by the Contractor of an additional written notice and without prejudice to any other remedy the County may have, make good such deficiencies and complete all or any portion of any work through such means as the County may select, including the use of a separate Contractor. In such case, an appropriate change order shall be issued deducting from the payments then or thereafter due the Contractor the cost of correcting such deficiencies. In the event the payments then or thereafter due the Contractor are not sufficient to cover such amount, the Contractor shall pay the difference to the County on demand.

The County may, at its option, accept defective or nonconforming work instead of requiring its removal or correction. In such case, a change order shall be issued reducing the price due the contractor to the extent appropriate and equitable. Such contract price adjustment shall be effected whether or not final payment has been made.

00700-33 WARRANTY OF NEW MATERIALS

The Contractor warrants to the County that all materials and equipment furnished under this contract will be new unless otherwise specified, and the Contractor further warrants that all work will be of good quality, free from faults and defects, and in conformance with the contract documents. The warranty set forth in this paragraph shall survive final acceptance of the work.

00700-34 CONTRACTOR'S WARRANTY OF THE WORK

If within one year after the date of issuance of the certificate of final payment pursuant to General Condition 84, or within such longer period of time as may be prescribed by law or by the term of any applicable special warranty required by the contract documents, any of the work is found to be defective or not in accordance with the contract documents, the Contractor shall correct such work promptly after receipt of written notice from the Construction Manager to do so. This obligation shall survive both final payment for the work and termination of the contract.

00700-35 ASSIGNMENT OF MANUFACTURERS' WARRANTIES

Without limiting the responsibility or liability of the Contractor pursuant to this agreement, all warranties given by manufacturers on materials or equipment incorporated in the work are hereby assigned by the Contractor to the County. If requested, the Contractor shall execute formal assignments of said manufacturer's warranties to the County. All such warranties shall be directly enforceable by the County.

00700-36 WARRANTIES IMPLIED BY LAW

The warranties contained in this agreement, as well as those warranties implied by law, shall be deemed cumulative and shall not be deemed alternative or exclusive. No one or more of the warranties contained herein shall be deemed to alter or limit any other.

00700-37 STOP WORK ORDERS

In the event that the Contractor fails to correct defective work as required by the contract documents or fails to carry out the work in accordance with contract documents, the Construction Manager, in writing, may order the Contractor to stop work until the cause for such order has been eliminated. This right of the County to stop work shall not give rise to any duty on the part of the County or the Construction Manager to execute this right for the benefit of the Contractor or for any other person or entity.

00700-38 TERMINATION FOR CAUSE

If the Contractor is adjudged bankrupt, makes a general assignment for the benefit of creditors, suffers the appointment of a receiver on account of its insolvency, fails to supply sufficient properly skilled workers or materials, fails to make prompt payment to subcontractors or materialmen, disregards laws, ordinances, rules, regulations, or orders of any public authority having jurisdiction, fails to diligently prosecute the work, or is otherwise guilty of a material violation of this agreement and fails within seven days after receipt of written notice to commence and continue correction of such default, neglect, or violation with diligence and promptness, the County may, after seven days following receipt by the Contractor of an additional written notice and without prejudice to any other remedy the County may have, terminate the employment of the Contractor and take possession of the site as well as all materials, equipment, tools, construction equipment and machinery thereon. The County may finish the work by whatever methods the County deems expedient. In such case, the

Contractor shall not be entitled to receive any further payment until the work is completed.

Upon completion of the work, the County shall determine in its sole discretion whether the Contractor is due any compensation for those services the Contractor performed prior to the termination to the satisfaction of the County ("Unpaid Satisfactory Work"), and shall compensate Contractor for the same. The County shall further determine in its sole discretion whether the County's completion of the work was made more costly as a result of failures, acts, or omissions of the Contractor, and if so, shall deduct such amounts ("Overages") from any amounts that may be due to the Contractor. In the event that the Overages exceed the Unpaid Satisfactory Work, the Contractor shall immediately pay the difference to the County on demand. These obligations for payment shall survive the termination of the contract. Termination of this agreement pursuant to this paragraph may result in disqualification of the Contractor from bidding on future County contracts.

00700-39 TERMINATION FOR CONVENIENCE

The County may, at any time upon written notice to the Contractor, terminate the whole or any portion of the work for the convenience of the County. The effective date of the termination shall be provided in the written notice. Said termination shall be without prejudice to any right or remedy of the County provided herein. In addition, in the event this agreement has been terminated by the County through the Termination for Cause provisions due to a claim of default by the Contractor, and it is later determined that the Contractor was not in default pursuant to the provisions of this agreement at the time of termination, then such termination shall be considered a Termination for Convenience pursuant to this paragraph and administered according to the provisions related to Termination for Convenience set out in this Contract.

00700-40 TERMINATION FOR CONVENIENCE - PAYMENT

If the Contract is terminated for convenience by the Owner as provided in this article, Contractor will be paid compensation for those services actually performed as approved by the Owner or his representative. Partially completed tasks will be compensated for based on a signed statement of completion prepared by the Project Manager and submitted to the Contractor which shall itemize each task element and briefly state what work has been completed and what work remains to be done. Contractor shall also be paid for reasonable costs for the orderly filing and closing of the project.

00700-41 TERMINATION FOR CONVENIENCE - PAYMENT LIMITATIONS

Except for normal spoilage, and except to the extent that the County shall have otherwise expressly assumed the risk of loss, there shall be excluded from the amounts payable to the Contractor the fair value, as determined by the Construction Manager, of property which is destroyed, lost, stolen or damaged so as to become undeliverable to the County or to another buyer.

00700-42 COST TO CURE

If the County terminates for cause the whole or any part of the work pursuant to this agreement, then the County may procure upon such terms and in such manner as the Construction Manager may deem appropriate, supplies or services similar to those so terminated, for the purpose of completing the work for which the Contractor was contractually engaged, and the Contractor shall be liable to the County for any excess costs for such similar supplies or services. The Contractor shall continue the performance of this agreement to the extent not terminated hereunder.

00700-43 ATTORNEY'S FEES

Should the Contractor default pursuant to any of the provisions of this agreement, the Contractor and its surety shall pay to the County such reasonable attorney's fees as the County may expend as a result thereof and all costs, expenses, and filing fees incidental thereto.

00700-44 CONTRACTOR'S RESPONSIBILITIES UPON TERMINATION

After receipt of a notice of termination from the County, and except as otherwise directed by the Construction Manager, the Contractor shall:

1. Stop work under the contract on the date and to the extent specified in the notice of termination;
2. Place no further orders or subcontracts for materials, services or facilities, except as may be necessary for completion of such portion of the work under the agreement that is not terminated;
3. Unless otherwise directed by the Construction Manager, terminate all orders and subcontracts to the extent that they relate to the performance of work terminated by the notice of termination;
4. Assign to the County in the manner, at the times, and to the extent directed by the Construction Manager, all of the rights, title and interest of the Contractor under the orders and subcontracts so terminated, in which case the County shall have the right, at its discretion, to settle or pay any and all claims arising out of the termination of such orders or subcontracts;
5. Settle all outstanding liabilities and all claims arising out of such termination of orders and subcontracts with the approval or ratification of the Construction Manager, to the extent the Construction Manager may require, which approval or ratification shall be final for all purposes;
6. Transfer title and deliver to the entity or entities designated by the Construction Manager, in the manner, at the times, and to the extent, if any, directed by the Construction Manager, and to the extent specifically produced or specifically acquired by the Contractor for the performance of such portion of the work as has been terminated:
    a. The fabricated or un-fabricated parts, work, and progress, partially completed supplies, and equipment, materials, parts, tools, dyes, jigs, and other fixtures, completed work, supplies, and other material produced as a part of or acquired in

connection with the performance of the work terminated by the notice of termination; and

b. The completed or partially completed plans, drawings, information, and other property to the work.

7. Use its best efforts to sell in the manner, at the times, to the extent, and at the prices directed or authorized by the Construction Manager, any property described in Section 6 of this paragraph, provided, however, that the Contractor shall not be required to extend credit to any buyer and further provided that the proceeds of any such transfer or disposition shall be applied in reduction of any payments to be made by the County to the Contractor pursuant to this agreement.

8. Complete performance of such part of the work as shall not have been terminated by the notice of termination; and

9. Take such action as may be necessary, or as the Construction Manager may direct, for the protection and preservation of the property related to the agreement which is in the possession of the Contractor and in which the County has or may acquire an interest.

00700-45 RECORDS

The Contractor shall preserve and make available to the County all of its records, books, documents and other evidence bearing on the costs and expenses of the Contractor and any subcontractor pursuant to this agreement upon three days advance notice to the Contractor.

00700-46 DEDUCTIONS

In arriving at any amount due the Contractor pursuant to the terms of this agreement, there shall be deducted all liquidated damages, advance payments made to the Contractor applicable to the termination portion of the contract, the amount of any claim which the County may have against the Contractor, the amount determined by the Construction Manager to be necessary to protect the County against loss due to outstanding potential liens or claims, and the agreed price of any materials acquired or sold by the Contractor and not otherwise recovered by or credited to the County.

00700-47 REIMBURSEMENT OF THE COUNTY

In the event of termination for cause or convenience, the Contractor shall refund to the County any amount paid by the County to the Contractor in excess of the costs properly reimbursable to the Contractor.

00700-48 SUSPENSION, INTERRUPTION, DELAY, DAMAGES

The Contractor shall be entitled to only those damages and that relief from termination by the County as specifically set forth in this agreement. The Construction Manager may issue a written order requiring the Contractor to suspend, delay or interrupt all or any part of the work for such period of time as the County may determine to be appropriate for the convenience of the County. If the performance of the work is interrupted for an unreasonable period of time by an act of the County or any of its officers, agents, employees, contractors, or consultants in the administration of this agreement, an equitable adjustment shall be made for any increase in the

Contractor's costs of performance and any increase in the time required for performance of the work necessarily caused by the unreasonable suspension, delay, or interruption. Any equitable adjustment shall be reduced to writing and shall constitute a modification to this agreement. In no event, however, shall an equitable adjustment be made to the extent that performance of this agreement would have been suspended, delayed or interrupted by any other cause, including the fault or negligence of the Contractor. No claim for an equitable adjustment pursuant to this paragraph shall be permitted before the Contractor shall have notified the Construction Manager in writing of the act or failure to act involved, and no claim shall be allowed unless asserted in writing to the Construction Manager within ten days after the termination of such suspension, delay or interruption.

00700-49 COMMENCEMENT AND DURATION OF WORK

The County may issue a Notice to Proceed at any time within 120 days following execution of the contract by the County. The Contractor shall commence work pursuant to this agreement within ten days of mailing or delivery of written notice to proceed. The Contractor shall diligently conduct the work to completion within the time specified therefore in the Agreement. The capacity of the Contractor's construction and manufacturing equipment and plan, sequence and method of operation and forces employed, including management and supervisory personnel, shall be such as to insure completion of the work within the time specified in the Agreement. The Contractor and County hereby agree that the contract time for completion of the work is reasonable taking into consideration the average climatic conditions prevailing in the locality of the work and anticipated work schedules of other contractors whose activities are in conjunction with or may affect the work under this contract.

00700-50 TIME OF THE ESSENCE

All time limits stated in this agreement are of the essence of this contract.

00700-51 IMPACT DAMAGES

Except as specifically provided pursuant to a stop work order or change order, the Contractor shall not be entitled to payment or compensation of any kind from the County for direct or indirect or impact damages including, but not limited to, costs of acceleration arising because of delay, disruption, interference or hindrance from any cause whatsoever whether such delay, disruption, interference or hindrance is reasonable or unreasonable, foreseeable or unforeseeable, or avoidable, provided, however, that this provision shall not preclude the recovery of damages by the Contractor for hindrances or delays due solely to fraud or bad faith on the part of the County, its agents, or employees. The Contractor shall be entitled only to extensions in the time required for performance of the work as specifically provided in the contract.

00700-52 DELAY

The Contractor may be entitled to an extension of the contract time, but not an increase in the contract price or damages, for delays arising from unforeseeable causes beyond the control and without the fault or negligence of the Contractor or its subcontractors for labor strikes, acts of God, acts of the public enemy, acts of the

state, federal or local government in its sovereign capacity, by acts of another separate contractor, or by an act or neglect of the County.

00700-53 INCLEMENT WEATHER

The Contractor shall not be entitled to an extension of the contract time due to normal inclement weather. Unless the Contractor can substantiate to the satisfaction of the Construction Manager that there was greater than normal inclement weather and that such greater than normal inclement weather actually delayed the work, the Contractor shall not be entitled to an extension of time therefore. The following shall be considered the normal inclement weather days for each month listed, and extensions of time shall be granted in increments of not less than one half day only for inclement weather in excess of the days set out.

January	10 days
February	10 days
March	7 days
April	6 days
May	4 days
June	3 days
July	4 days
August	2 days
September	2 days
October	3 days
November	6 days
December	9 days

00700-54 DELAY - NOTICE AND CLAIM

The Contractor shall not receive an extension of time unless a Notice of Delay is filed with the Construction Manager within ten days of the first instance of such delay, disruption, interference or hindrance and a written Statement of the Claim is filed with the Construction Manager within 20 days of the first such instance. In the event that the Contractor fails to comply with this provision, it waives any claim which it may have for an extension of time pursuant to this agreement.

00700-55 STATEMENT OF CLAIM - CONTENTS

The Statement of Claim referenced in Article 00700-54 shall include specific information concerning the nature of the delay, the date of commencement of the delay, the construction activities affected by the delay, the person or organization responsible for the delay, the anticipated extent of the delay, and any recommended action to avoid or minimize the delay.

00700-56 WORK BEHIND SCHEDULE, REMEDY BY CONTRACTOR

If the work actually in place falls behind the currently updated and approved schedule, and it becomes apparent from the current schedule that work will not be completed within the contract time, the Contractor agrees that it will, as necessary, or as directed by the Construction Manager, take action at no additional cost to the County to improve the progress of the work, including increasing manpower, increasing the number of working hours per shift or shifts per working day, increasing the amount of equipment at the site, and any other measure reasonably required to complete the work in a timely fashion.

00700-57 DILIGENCE

The Contractor's failure to substantially comply with the requirements of the preceding paragraph may be grounds for determination by the County that the Contractor is failing to prosecute the work with such diligence as will insure its completion within the time specified. In such event, the County shall have the right to furnish, from its own forces or by contract, such additional labor and materials as may be required to comply with the schedule after 48 hours written notice to the Contractor, and the Contractor shall be liable for such costs incurred by the County.

00700-58 SET-OFFS

Any monies due to the Contractor pursuant to the preceding paragraph of this agreement may be deducted by the County against monies due from the County to the Contractor.

00700-59 REMEDIES CUMULATIVE

The remedies of the County under Articles 00700-56, 00700-57, and 00700-58 are in addition to and without prejudice to all of the rights and remedies of the County at law, in equity, or contained in this agreement.

00700-60 TITLE TO MATERIALS

No materials or supplies shall be purchased by the Contractor or by any Subcontractor subject to any chattel mortgage or under a conditional sales contract or other agreement by which any interest is retained by the seller. The Contractor hereby warrants that it has good and marketable title to all materials and supplies used by it in the work, and the Contractor further warrants that all materials and supplies shall be free from all liens, claims, or encumbrances at the time of incorporation in the work.

00700-61 INSPECTION OF MATERIALS

All materials and equipment used in the construction of the project shall be subject to adequate inspection and testing in accordance with accepted standards and in accordance with the requirements of the contract documents. Additional tests performed after the rejection of materials or equipment shall be at the Contractor's expense.

00700-62 CONSTRUCTION MANAGER'S PRESENCE DURING TESTING

All tests performed by the Contractor shall be witnessed by the Construction Manager unless the requirement therefore is waived in writing. The Construction Manager may perform additional tests on materials previously tested by the Contractor, and the Contractor shall furnish samples for this purpose as requested.

00700-63 MATERIALS INCORPORATED IN WORK

The Contractor shall furnish all materials and equipment to be incorporated in the work. All such materials or equipment shall be new and of the highest quality available. Manufactured materials and equipment shall be obtained from sources which are currently manufacturing such materials, except as otherwise specifically approved by the Construction Manager.

00700-64 STORAGE OF MATERIALS

Materials and equipment to be incorporated in the work shall be stored in such a manner as to preserve their quality and fitness for the work and to facilitate inspection.

00700-65 PAYROLL REPORTS

The Contractor may be required to furnish payroll reports to the Construction Manager as required by the Owner Controlled Insurance Program.

00700-66 CONTRACTORS' REPRESENTATIVE

Before beginning work, the Contractor shall notify the Construction Manager in writing of one person within its organization who shall have complete authority to supervise the work, receive orders from the Construction Manager, and represent the Contractor in all matters arising pursuant to this agreement. The Contractor shall not remove its representative without first designating in writing a new representative. The Contractor's representative shall normally be present at or about the site of work while the work is in progress. When neither the Contractor nor its representative is present at the work site, the superintendent, foreman, or other of the Contractor' employee in charge of the work shall be an authorized representative of the Contractor.

00700-67 SPECIALTY SUB-CONTRACTORS

The Contractor may utilize the services of specialty subcontractors on those parts of the project which, under normal contracting practices, are performed by specialty subcontractors. The Contractor shall not award more than seventy-five percent of the work to subcontractors.

00700-68 INSPECTION BY THE CONSTRUCTION MANAGER

All work pursuant to this agreement shall be subject to inspection by the Construction Manager for conformity with contract drawings and specifications. The Contractor shall give the Construction Manager reasonable advance notice of operations requiring special inspection of a portion of the work.

00700-69 WORK COVERED PRIOR TO CONSTRUCTION MANAGER'S INSPECTION

In the event that work is covered or completed without the approval of the Construction Manager, and such approval is required by the specifications or required in advance by the Construction Manager, the Contractor shall bear all costs involved in inspection notwithstanding conformance of such portion of the work to the contract drawings and specifications.

00700-70 SCHEDULING OF THE WORK

The work of this contract shall be planned, scheduled, executed, and reported as required by the Contract Documents.

00700-71 PROGRESS ESTIMATES

The Contractor shall prepare a written report for the Construction Manager's approval, on County forms, of the total value of work performed and materials and equipment obtained to the date of submission. Such a report must accompany each request for a progress payment and is subject to review and approval by the Construction Manager. Approval of a progress estimate or tendering of a progress payment shall not be considered an approval or acceptance of any work performed, and all estimates and payments shall be subject to correction in subsequent estimates. Progress payments shall be made for all completed activities and for materials suitably stored on-site.

00700-72 PROGRESS PAYMENTS

Upon approval of each monthly estimate of work performed and materials furnished, the Construction Manager shall approve payment to the Contractor for the estimated value of such work, materials, and equipment, less the amount of all prior payments and any liquidated damages. The Contractor will be paid 100 percent, less retainage, of the cost of materials received and properly stored on-site but not incorporated into the work. Payments for materials or equipment stored on the site shall be conditioned upon submission by the Contractor of bills of sale to establish the County's title to such materials or equipment. The Contractor's request for payment shall provide sufficient detail as to the work completed or materials purchased for which payment is requested to permit meaningful review by the Construction Manager.

00700-73 TIME OF PAYMENT

The Contractor will be paid within 45 days following receipt of an approved Progress Estimate. The Contractor expressly agrees that the payment provisions within this Contract shall supersede the rates of interest, payment periods, and contract and subcontract terms provided for under the Georgia Prompt Pay Act, O.C.G.A. §13-11-1 et seq., and that the rates of interest, payment periods, and contract and subcontract terms provided for under the Prompt Pay Act shall have no application to this Contract. The County shall not be liable for any late payment interest or penalty.

Submittal of Invoices: Invoices shall be submitted as follows:

Via Mail:

Fulton County
Government 141 Pryor
Street, SW
Suite 7001

Atlanta, Georgia 30303
Attn: Finance Department – Accounts Payable OR

Via Email:
Email: Accounts.Payable@fultoncountyga.gov
At minimum, original invoices must reference all of the following information:

1) Vendor Information
    a. Vendor Name
    b. Vendor Address
    c. Vendor Code
    d. Vendor Contact Information
    e. Remittance Address

2) Invoice Details
    a. Invoice Date
    b. Invoice Number (uniquely numbered, no duplicates)
    c. Purchase Order Reference Number
    d. Date(s) of Services Performed
    e. A written report of the total value of work performed and materials and equipment obtained to the date of submission
3) Fulton County Department Information (needed for invoice approval)
    a. Department Name
    b. Department Representative Name

00700-74 RETAINAGE

The County shall retain from each progress payment ten percent of the estimated value of the work performed until the progress payments, including retainage, total 50 percent of the contract price. If a contract includes two or more projects or assignments that have been separately priced and have separate budgets, and the performances of such projects or assignments are not related to or dependent upon the performance of any other, the 50 per cent limit shall be based upon the price for each individual project or assignment. Thereafter, no further retainage shall be withheld so long as the Contractor is making satisfactory progress to insure completion of the work within the time specified therefore. The County may reinstate the ten percent retainage in the event the Construction Manager determines that the Contractor is not making satisfactory progress to complete the work within the time specified in this agreement or in the event that the Construction Manager provides a specific cause for such withholding. The County may also withhold retainage upon substantial completion of the work as provided in O.C.G.A. §13-10-81(c). Interest may be paid upon the retainage in accordance with Georgia law.

00700-75 PAYMENT OF SUBCONTRACTORS

The Contractor shall promptly pay each subcontractor upon the receipt of payment from the County. Such payment shall be made from the amount paid to the Contractor pursuant to the subcontractor's work. The Contractor shall also maintain the records of the percentage retained from payments to the Contractor pursuant to such subcontractor's work. The Contractor shall procure agreements from each subcontractor requiring each subcontractor to pay their subcontractors, agents and

employees in a similar manner. The County reserves the right to inquire of any subcontractor, supplier, materialmen, or subconsultant, the status of any indebtedness of the Contractor. The County further reserves the right to require the Contractor to designate on each instrument of payment exceeding $400.00 to subcontractors, suppliers, materialmen, and subconsultants that such payment is on account of the work under this Contract.

00700-76 COUNTY'S RESPONSIBILITIES TO SUBCONTRACTORS

Neither the County nor the Construction Manager shall have any obligation to pay any subcontractor except as otherwise required by law.

00700-77 PROGRESS PAYMENTS - ACCEPTANCE OF WORK

Certification of progress payments, as well as the actual payment thereof, shall not constitute the County's acceptance of work performed pursuant to this agreement.

00700-78 PAYMENTS IN TRUST

All sums paid to the Contractor pursuant to this agreement are hereby declared to constitute trust funds in the hands of the contractor to be applied first to the payment of claims of subcontractors, laborers, and suppliers arising out of the work, to claims for utilities furnished and taxes imposed, and to the payment of premiums on surety and other bonds and on insurance for any other application.

00700-79 JOINT PAYMENTS

The County reserves the right to issue any progress payment or final payment by check jointly to the Contractor and any subcontractor or supplier.

00700-80 RIGHT TO WITHHOLD PAYMENT

The Construction Manager may decline to approve payment and may withhold payment in whole or in part to the extent reasonable and necessary to protect the County against loss due to defective work, probable or actual third party claims, the Contractor's failure to pay subcontractors or materialmen, reasonable evidence that the work will not be completed within the contract time or contract price or damage to the County or any other contractor on the project.

00700-81 CERTIFICATE OF SUBSTANTIAL COMPLETION

Upon the Contractor's submission of a request for a certificate of Substantial Completion, the Construction Manager shall inspect the work and determine whether the work is Substantially Complete. If the work is Substantially Complete, the Construction Manager shall issue a certificate of Substantial Completion of the work which shall establish the date of Substantial Completion, shall state the responsibilities of the County and the Contractor for security, maintenance, heat, utilities, damage to the work and insurance, and shall fix the time within which the Contractor shall complete the items submitted by the Contractor as requiring correction or further work. The certificate of substantial completion of the work shall be submitted to the County and the Contractor for their written acceptance of the responsibilities assigned to them pursuant to such certificate.

If in the sole opinion of the Construction Manager, the work is not substantially complete, the Construction Manager shall notify the Contractor of such, in writing, and outline requirements to be met to achieve Substantial Completion.

00700-82 PAYMENT UPON SUBSTANTIAL COMPLETION

Upon Substantial Completion of the work and upon application by the Contractor and approval by the Construction Manager, the County shall make payment reflecting 100% work completed, less value of work remaining as determined by Construction Manager and any authorized retainage.

00700-83 COMMENCEMENT OF WARRANTIES

Warranties required by this agreement shall commence on the date of final completion of the project as determined under Article 00700-84 unless otherwise provided in the certificate of Substantial Completion.

00700-84 FINAL PAYMENT - WAIVER OF CLAIMS, DISPUTE OF FINAL PAYMENT

The acceptance of the Substantial Completion payment shall constitute a waiver of all claims by the Contractor except those previously made in writing and identified by the Contractor as unsettled at the time of application for payment at Substantial Completion and except for the retainage sums due at final acceptance. Following the Construction Manager's issuance of the certificate of Substantial Completion and the Contractor's completion of the work pursuant to this agreement, the Contractor shall forward to the Construction Manager a written notice that the work is ready for final inspection and acceptance. If after inspection the Construction Manager certifies that the work is complete and issues written notification of such to the Contractor, the Contractor shall forward to the Construction Manager a final application for payment. The Construction Manager shall issue a certificate for payment, which shall approve final payment to the Contractor and shall establish the date of final completion.

In the event the Contractor timely disputes the amount of the final payment, the amount due the Contractor shall be deemed by the Contractor and the County to be an unliquidated sum and no interest shall accrue or be payable on the sum finally determined to be due to the Contractor for any period prior to final determination of such sum, whether such determination be by agreement of the Contractor and the County or by final judgment of the proper court in the event of litigation between the County and the Contractor. The Contractor specifically waives and renounces any and all rights it may have under

O.C.G.A. §13-6-13 and agrees that in the event suit is brought by the Contractor against the County for any sum claimed by the Contractor under the Contract or for any extra or additional work, no interest shall be awarded on any sum found to be due from the County to the Contractor in the final judgment entered in such suit. All final judgments shall draw interest at the legal rate, as specified by law.

00700-85 DOCUMENTATION OF COMPLETION OF WORK

Neither the final payment nor the remaining retainage shall become due until the Contractor submits the following documents to the Construction Manager:

a. An affidavit that all payrolls, bills for materials and equipment, and other indebtedness connected with the work have been paid other

otherwise satisfied;

b. The surety's consent to final payment; and

c. Any other data reasonably required by the County or Construction Manager establishing payment or satisfaction of all such obligations, including releases, waivers of liens, and documents of satisfaction of debts.

In the event that a subcontractor refuses to furnish a release or waiver as required by the County or Construction Manager, the Contractor may furnish a bond satisfactory to the County to indemnify the County against such loss. In the event that any lien or indebtedness remains unsatisfied after all payments are made, the contractor shall refund to the County all moneys that the County may become compelled to pay in discharging such lien or other indebtedness, including all costs and reasonable attorney's fees.

00700-86 GOVERNING LAW

Each and every provision of this agreement shall be construed in accordance with and governed by Georgia law. The parties acknowledge that this contract is executed in Fulton County, Georgia and that the contract is to be performed in Fulton County, Georgia. Each party hereby consents to the Fulton Superior Court's sole jurisdiction over any dispute which arises as a result of the execution or performance of this agreement, and each party hereby waives any and all objections to venue in the Fulton Superior Court.

00700-87 CHANGES IN THE WORK

A. **CHANGE ORDERS**

1. A Change Order is a written order to the Contractor signed to show the approval and the authorization of the County, issued after execution of the Contract, authorizing a change in the Work and/or an adjustment in the Contract Sum or the Contract Time. Change Orders shall be written using forms designated by the County with Contractor providing supporting documentation as required by the Construction Manager. The Contract Sum and the Contract Time may be changed only by approved Change Order pursuant to Fulton County Procedure 800-6. The amount payable by the Change Order is payment in full for all direct and indirect costs incurred and related to the work under said Change Order, including but not limited to delays, imports, acceleration, disruption and extended overhead. A Change Order signed by the Contractor indicates the Contractor's agreement therewith, including the adjustment in either or both of the Contract Sum or the Contract Time.

2. The County, without invalidating the Contract, may order changes in the Work within the general scope of the Contract as defined herein. The time allowed for performance of the work and the contract price to be paid to the Contractor may be adjusted accordingly.

3. The cost or credit to the County resulting from a change in the Work shall be determined in one or more of the following ways:

   a. By mutual acceptance of a lump sum properly itemized

and supported by sufficient substantiating data to permit evaluation;

b. By unit prices stated in the Contract Documents or subsequently agreed upon;

c. By cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or

d. By the method provided in Subparagraph A4 below.

4. If none of the methods set forth in Subparagraphs 3a, 3b, or 3c above is agreed upon, the Contractor, provided a written order signed by the Construction Manager is received, shall promptly proceed with the Work involved. The cost of such Work shall then be determined by the Construction Manager on basis of the reasonable expenditures and savings of those performing the Work attributable to the change. The cost of the change shall include only the items listed in Subparagraph 5a below, and in the case of either a decrease or an increase in the Contract Sum, an allowance for overhead and profit in accordance with the schedules set forth in Subparagraphs 5b and 6 below shall be applied to the cost or credit.

a. In such case, and also under Subparagraph 3a above, the Contractor shall keep and present, in such form as the Construction Manager may prescribe, an itemized accounting of all actual costs expended, together with appropriate supporting data for inclusion in a Change Order.

b. All hourly rate charges shall be submitted to the Construction Manager for prior review and approval. All hourly rate charges shall be properly supported as required by the Construction Manager with certified payrolls, or their acceptable equivalent. When authorized to proceed for a given change and actual expenditures have been made prior to execution of a Change Order for the entire change, such actual expenditures may be summarized monthly, and if approved, incorporated into a Change Order. When both additions and credits covering related Work or substitutions are involved in any one change, the allowance for overhead and profit shall be figured on the basis of the net increase or decrease, if any, with respect to that change.

5. In Subparagraphs 3 and 4 above, the items included in “Cost and “Overhead” shall be based on the following schedule:

a. Unless otherwise provided in the Contract Documents, “Cost” shall be limited to the following: cost of materials incorporated into the Work, including sales tax and cost of delivery; cost of direct labor (labor cost may include a pro rata share of foreman’s account of the change) including social security, old age and unemployment insurance, and fringe benefits required by agreement or custom; workers’ or workmen’s compensation insurance; rental value of equipment and machinery; costs for

preparing Shop Drawings.

b. Unless otherwise provided in the Contract Documents, "Overhead" shall include the following: bond and insurance premiums including increase and decreases from change in the Work, supervision, superintendence, construction parking, wages of timekeepers, watchmen and clerks, small tools, consumable supplies, expendables, incidentals, general office expense, the cost of additional reproduction for the Contractor's subcontractors beyond that agreed upon in the Contract Documents, construction parking, any additional costs of craft supervision by the Contractor's or subcontractors' superintendents, and overhead charges which would be customary and expended regardless of the change in the Work due to other overlapping activities which are included as part of the original Contract, and all other expenses not included in "Cost" above.

c. In the event that a change is issued by the County which would require the expenditure of substantial amounts of special supervision (beyond the foreman level) by the Contractor, the Contractor may, at the sole direction of the Construction Manager, be allowed to incorporate these charges into the agreement cost for the change.

6. In Subparagraphs 3 and 4 above, the allowance for overhead and profit combined, included in the total cost or credit to the County, shall be based on the following schedule:

a. For the Contractor, for any work performed by the Contractor's own forces, ten (10) percent of the cost.

b. For the Contractor, for any work performed by a Contractor's subcontractor, five (5) percent of the amount due the subcontractor.

c. For each subcontractor or sub-subcontractor involved, for any work performed by that subcontractor's or sub-subcontractor's own forces, ten (10) percent of the cost.

d. For each subcontractor, for work performed by a sub-subcontractor, five (5) percent of the amount due to the sub-subcontractor.

e. Cost to which overhead and profit is to be applied shall be determined in accordance with Subparagraph 5 above unless modified otherwise.

7. In order to facilitate checking of quotations for extras or credits, all proposals or bids, except those so minor that their propriety can be seen by inspection, shall be accompanied by a complete itemization of costs, including labor cost, materials and subcontracts. Labor and materials shall be itemized in the manner defined in Subparagraph 4 above. Where major cost items are subcontracts, they shall be itemized also. In no case shall a change be approved without such itemization.

8. No payment shall be made for any changes to the contract that are not included in a fully executed Change Order.

B. **CONCEALED, UNKNOWN AND DIFFERING CONDITIONS**

1. Should concealed conditions be encountered in the performance of the Work below the surface of the ground, or should concealed or unknown conditions in an existing structure be at variance with the conditions indicated by the Contract Documents, or should unknown physical conditions below the surface of the ground or concealed or unknown conditions in an existing structure of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Contract, be encountered, the Contract Sum and Contract Time shall be equitably adjusted by Change Order upon request by either party made **within twenty (20) days after the first observance** of the conditions. No such request for equitable adjustment shall be valid unless the Contractor complies with this (20) days' notice and Subparagraph C.1. below.

2. The Contractor shall promptly, and before such conditions are disturbed, notify the Construction Manager in writing of any claim of concealed, unknown or differing conditions pursuant to this paragraph. The Construction Manager shall authorize the Engineer to investigate the conditions, and if it is found that such conditions do materially so differ and cause an increase or decrease in the Contractor's cost of, or the time required for, performance of any part of the Work under this Contract, whether or not changed as a result of such conditions, an equitable adjustment shall be recommended to the Construction Manager.

3. No claim of the Contractor under this clause shall be allowed unless the Contractor has given the notice required in (a) above, prior to disturbing the condition.

4. No claim by the Contractor for an equitable adjustment shall be allowed if asserted after final payment under this Contract.

5. Any materially differing site condition as between what is shown on the Drawings and Specifications and actually found on site shall be immediately reported to the Construction Manager in writing prior to the commencement of Work at the site. Failure of the Contractor to notify the Construction Manager in writing of the differing site condition prior to performance of Work at the site shall constitute a waiver of any claim for additional monies. Any Change Order necessitated by the

differing site condition shall be processed as provided under "Changes in the Contract".

C. **REQUESTS FOR ADDITIONAL COST**

1. If the Contractor wishes to request an increase in the Contract Sum, the Contractor shall give the Construction Manager written notice thereof within twenty (20) days after the occurrence of the event, or identification of the conditions, giving rise to such request. This notice shall be given by the Contractor before proceeding to execute the Work, except in an emergency endangering life or property in which case the Contractor shall proceed in accordance with Article 00700-25 and Subparagraph A.4 above. No such request shall be valid unless so made within the twenty (20) days specified above. If the County and the Contractor cannot agree on the amount of the adjustment in the Contract Sum, it shall be determined by the Construction Manager. Any change in the Contract Sum resulting from such claim shall be documented by Change Order.

2. If the Contractor claims that addition cost is involved because of, but not limited to (1) any written interpretation pursuant to General Condition 00700-17 of this Agreement, (2) any order by the County to stop the Work pursuant to Articles 00700-25 and 00700-37 of this Agreement where the Contractor was not at fault, or any such order by the Construction Manager as the County's agent, or (3) any written order for a minor change in the Work issued pursuant to Paragraph D below, the Contractor shall submit a request for an increase in the Contract Sum as provided in Subparagraph C.1 above. No such claim shall be valid unless the Contractor complies with Subparagraph C.1 above and approved by the County pursuant to Change Order Policy 800-6.

D. **MINOR CHANGES IN THE WORK**

The Construction Manager may order minor changes in the Work not involving an adjustment in the Contract Price, extension of the time allowed for performance of the work and not inconsistent with the intent of the Contract Documents. Such changes shall be effected by a written Change Directive issued by the Construction Manager, and shall be binding on the County and the Contractor. The Contractor shall carry out such written orders promptly.

E. **BONDS**

If any change order results in an increase in the contract price, the contractor shall increase the penal sum of the performance and payment bonds to equal the increased price.

00700-88 DISAGREEMENT WITH ORDERS FOR CHANGE

Contractor's written acceptance of a Change Order or other order for changes shall constitute his final and binding agreement to the provisions thereof and a waiver of all claims in connection therewith, whether direct or consequential in nature. Should Contractor disagree with any order for changes, he may submit a notice of potential

claim to the Construction Manager, at such time as the order is set forth in the form of a Change Order. Disagreement with the provisions of an order for changes shall not relieve Contractor of his obligation under Article 00700-87 of this Agreement.

00700-89 NO WAIVER OF REMEDIES

Exercise by the County of any remedy is not exclusive of any other remedy available to County and shall not constitute a waiver of any such other remedies. Failure of the County to exercise any remedy, including breach of contract remedies, shall not preclude the County from exercising such remedies in similar circumstances in the future.

00700-90 LAND AND RIGHTS-OF-WAY

The owner will provide, as indicated in the Contract Documents and prior to Notice to Proceed, the lands upon which the work is to be done, right-of-way for access thereto, and such other lands which are designated for the use of the Contractor. The Contractor shall confine the Contractor's work and all associated activities to the easements and other areas designated for the Contractor's use. The Contractor shall comply with any limits on construction methods and practices which may be required by easement agreements. If, due to some unforeseen reason, the necessary easements are not obtained, the Contractor shall receive an equitable extension of contract time dependent upon the effect on the critical path of the project schedule or the County may terminate the Contract for its convenience.

00700-91 COORDINATION WITH STATE DEPARTMENT OF TRANSPORTATION

No clearing or grading shall be completed by Contractor within the State Department of Transportation (DOT) area under construction. The Contractor must coordinate his construction scheduling with DOT.

If the Contractor begins work before DOT's completion date, he must obtain the approval of DOT before starting work in the area. The state DOT has the right to stop the Contractor's work the DOT area.

The Contractor shall receive no additional compensation or damages resulting from delay or work stoppage from DOT actions or scheduling.

Contractor shall obtain DOT drawings of the DOT, project area for verification of road geometry, storm drains, etc. from Georgia Department of Transportation or Fulton County. The Contractor is responsible for obtaining any pertinent DOT revisions.

I N D E X

EXHIBIT B

SPECIAL CONDITIONS

SPECIAL CONDITIONS

1. The County is asking the contractor to provide a list of long lead items: equipment, supplies or materials that due to the current market environment and potential limited availability, they believe will need to be considered for advance order.

2. As the job progresses the County expects the selected contractor to maintain and update that list for like kind materials and equipment, so that the County may avail itself of the time or cost savings that do not compromise the design or operational requirements and standards set forth in the construction documents or program requirements;

3. The County may have contractors that it works with to provide certain requirements in areas such as IT, BAS (Building Automation System) and security which, the county reserves the right to provide the specific vendor to work with the contractor if it deems it the most efficient and effective manner to deliver the services;

4. The county also may request the contractor to provide a proposal for the needed infrastructure for the IT or security services.

5. The Phase I & II Environmental Studies included as part of this RFP identify several areas of hazardous material that must be abated. Contractor is responsible for complying with all abatement and removal requirements noted in these Studies.

6. The County will require the Design/ Builder before starting any construction work to provide all required building permits from the City of Jurisdiction, in this case, the City of Atlanta building department.

EXHIBIT C

ADDENDA

FULTON COUNTY

Date: February 24, 2025

Project Number: #24RFP101524K-CRB

Project Title: Design-Build Services for Renovation of Public Safety Training Center (PSTC)

This Addendum forms a part of the contract documents and **modifies** the original RFP documents as noted below:

ADDENDUM NO. 1

The undersigned Bidder/Proposer acknowledges receipt of this Addendum by uploading this form with the Bid/Proposal submittal package as outlined in 3.2 of the RFP

This is to acknowledge receipt of Addendum No. 1, 10th day of March, 2025.

Hogan Construction Group, LLC
Legal Name of Bidder/Proposer

Signature of Authorized Representative

President
Title

FULTON COUNTY

Date: March 3, 2025

Project Number: #24RFP101524K-CRB

Project Title: Design-Build Services for Renovation of Public Safety Training Center (PSTC)

This Addendum forms a part of the contract documents and **modifies** the original RFP documents as noted below:

ADDENDUM NO. 2

The undersigned Bidder/Proposer acknowledges receipt of this Addendum by uploading this form with the Bid/Proposal submittal package as outlined in 3.2 of the RFP

This is to acknowledge receipt of Addendum No. 2, 10th day of March, 2025.

Hogan Construction Group, LLC
Legal Name of Bidder/Proposer

Signature of Authorized Representative

President
Title

FULTON COUNTY

Date: March 6, 2025

Project Number: #24RFP101524K-CRB

Project Title: Design-Build Services for Renovation of Public Safety Training Center (PSTC)

This Addendum forms a part of the contract documents and **modifies** the original RFP documents as noted below:

ADDENDUM NO. 3

The undersigned Bidder/Proposer acknowledges receipt of this Addendum by uploading this form with the Bid/Proposal submittal package as outlined in 3.2 of the RFP

This is to acknowledge receipt of Addendum No. 3, 10th day of March, 2025.

Hogan Construction Group, LLC

Legal Name of Bidder/Proposer

Signature of Authorized Representative

President

Title

FULTON COUNTY

Thank you for your interest in our bid opportunities and we welcome you to submit a response. Please be sure to review and comply with all specifications and requirements.

Addendum Description

Change the Closing time from 10:00 A.M. to 2:00 P.M. March 12, 2025

Notice Modifications

Notice Information	From Value	To Value
Closing Date	3/12/25 10:00 AM EST/EDT	3/12/25 2:00 PM EST/EDT

Category Modifications

Added Categories

No Categories Added

Removed Categories

No Categories Removed

EXHIBIT D

COST PROPOSAL FORM

COMPENSATION

The County agrees to compensate the Contractor as follows: County agrees to compensate Contractor for all services performed under this Agreement in an amount not to exceed $7,995,009.00, (Seven Million Nine Hundred Ninety-Five Thousand Nine Dollars and Zero Cents), which is full payment for a complete scope of work. The detailed costs are provided on the next pages

COST PROPOSAL FORM

Submitted To: Fulton County Government

Submitted By: Hogan Construction Group, LLC

For: **24RFP101524K-CRB – Design/Build Services for the Fulton County Public Safety Training Center**

Submitted on [Insert Date]

In response to the Request for Proposal, the undersigned, hereby proposes to furnish all design and construction services, labor, technical and professional services, materials, supplies, equipment, Design-Builder Fees, Architectural and Engineering Fees, and General Conditions Fees for the satisfactory completion of the Project for a cost not to exceed **[Insert project not to exceed amount in words and dollar amount]**, which amount is hereinafter called the Owner's Available Funds.

We propose to furnish all design, architecture, engineering and construction services called for by the Proposal Documents for the following lump sum fees:

1. Design-Builder's Fee	$380,715
2. Architectural and Engineering Services Fee	$561,421
3. General Conditions Fee	$163,098
4. Construction Cost	$6,889,768

$7,995,009

(Dollar Amount In Numbers of lines 1 - 4)

Seven million nine hundred ninety-five thousand nine dollars

(Dollar Amount In Words of lines 1 - 4)

For Changes in the Work beyond those contemplated by the Proposal Documents, we propose a Design-Builder's Fee of 10 percent (%) of the actual costs reimbursable to the Design-Builder, as defined by the Proposal Documents, and an Architectural and Engineering Services Fee of 10 percent (%) of the actual costs reimbursable to the Design-Builder, as defined by the Proposal Documents.

The undersigned agrees that this Cost Proposal constitutes a firm offer to the Fulton County Government ("County"), which cannot be withdrawn for sixty (60) calendar days from and after the due date or until a Contract for the Work is executed by the undersigned and the County, whichever is earlier. If necessary, the period of time specified may be extended by written agreement between the County and the Proposer or Proposers concerned.

The undersigned declares that the only person or persons interested in the Proposal as principal or principals is or are named herein and that no other person than herein mentioned has any interest in this Proposal or in the Contract to be entered into; that this Proposal is made without connection with any other person, company or parties making a Proposal; and that it is in all respects fair and in good faith without collusion or fraud.

The undersigned further declares that it has examined and is fully familiar with all of the provisions of the Technical Documents and any addenda; that it has carefully checked all of the words and figures shown in its Cost Proposal; that it has carefully reviewed the accuracy of all statements in this Proposal and attachments; and that it has by careful examination of the Proposal Documents and any addenda and by examination of the actual site conditions, satisfied itself as to the nature and locate of all work, the general and local conditions to be encountered in the performance of any work, the requirements of the undersigned hereby agrees that the County, its departments and agencies and their representatives shall not be responsible for any errors or omissions on the part of the undersigned in preparing this Proposal.

If awarded a Contract, the undersigned agrees that, in the case of a failure on his part to execute the Contract Agreement and Bonds within ten (10) days after receipt of conformed contract documents for execution, the Proposal Bond accompanying the proposal and the monies payable thereon shall be paid into the funds of the Owner as liquidated damages for such failure.

Enclosed is a Proposal Bond in the approved form, in the sum of ($ 5%) 5% of Bid Amount Dollars according to the conditions of “Instructions to Proposers” and provisions thereof.

The Proposer proposes and agrees, if this Proposal is accepted, to contract with the Board of Commissioners of Fulton County, Atlanta, Georgia, in the form of contact specified, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary, and to complete the design and construction of the work in full and complete accordance with the shown, noted, and reasonably intended requirements of the Specifications and Contract Documents to the full and entire satisfaction of the Board of Commissioners of Fulton County, Atlanta, Georgia, with a definite understanding that no money will be allowed for extra work except as set forth in the attached General Conditions and Contract Documents for the following prices.

The Proposer agrees hereby to commence work under this Contract, with adequate personnel and equipment, on a date to be specified in a written order of the Contracting Officer and to fully complete all work under this Contract within **300** calendar days from and including said date.

The undersigned acknowledges receipt of the following addenda (list by the number and date appearing on each addendum) and thereby affirms that its Proposal considers and incorporates any modifications to the originally issued Solicitation Documents included therein.

ADDENDUM # 1 DATED 2/24/2025

ADDENDUM # 2 DATED 3/3/2025

ADDENDUM # 3 DATED 3/6/2025

ADDENDUM # 4 DATED 3/12/2025

PROPOSER: Hogan Construction Group, LLC

By: Paul Hogan
[Name Typed or Printed]

[Name Signed]

Title: President

Business Address: 5075 Avalon Ridge Parkway

Peachtree Corners, GA 30071

Business Phone: 770-242-8588

Bidder's Contractor License No: GCCO001442 GA/Gwinnett
[State/County]

License Expiration Date: 06/30/2026

Note: If the Proposer is a corporation, the Proposal shall be signed by an officer of the corporation; if a partnership, it shall be signed by a partner. If signed by others, authority for signature shall be attached.

The full name and addresses of persons or parties interested in the foregoing Proposal, as principals, are as follows:

Name	**Address**

EXHIBIT E

PAYMENT AND PERFORMANCE BONDS

Upload Pay & Performance Bonds here.

EXHIBIT F

SCOPE OF WORK AND TECHNICAL SPECIFICATIONS

SCOPE OF WORK

The Contractor shall perform and be responsible for the following:

The Total Program Area for the renovation is approximately 34,500 SF for the subject property as seen in the exhibits. Preliminary site information indicates:

- Domestic Water – Provider is City of Atlanta. Existing metered domestic water piping system shall remain.
- Sanitary Sewer – Provider is City of Atlanta for main building and the system works with the assistance of two sewage ejector pump systems. Contractor will be responsible for ensuring pumps are operating properly.
- Electric – Provider is Georgia Power. Service provided by pad-mounted and pole-mounted utility-owned transformers. Design loading will require upgrades to electrical service and new backup generator.
- Gas – SCANA Energy. Existing service will need to be increased in capacity.
- Roof – In good condition and under warranty through 2036. Contractor will be responsible for cleaning the roof and coordinate roof penetrations with CentiMark to maintain warranty.

Refer to the following exhibits for project details:

- Exhibit 1. Schematic Design Drawings and Narratives (Sizemore Group, 3/29/2024)
- Exhibit 2. Property Condition Report (Partner Engineering and Science, Inc., 4/18/2023)
- Exhibit 3. Phase I & II Environmental Site Assessment (Atlas Technical Consultants LLC, 4/20/2023)
- Exhibit 4. Coring, Testing and Documentation Services Report (NOVA, 4/26/2024)
- Exhibit 5. Fulton County Information Technology Countywide Structure Cabling and Physical Security
- Exhibit 6. Fulton County Space Standards

SERVICES

- **Design Services** – Set of Construction Documents for all divisions, including AV/IT (in accordance with the FC IT guides, attached as Exhibit 5)
- **Construction Services** – Oversight of all construction activities, including the limited site work and AV/IT.
- **Abatement Services** – Provide all necessary services to abate the hazardous materials as identified in Exhibit 3. Design-Builder, who is awarded the contract, will be sent an unredacted version of Exhibit 3.
- **Post Construction Services** – Provide all activities and deliverables associated with Close-out.

1. The project will include, but not be limited to, the following:

   - Design-Builder (DB) will have the option to utilize the onsite modular building as a construction office during the renovation. If the DB elects to utilize the modular building, the following notes apply:

     Notes:
     - The modular building will be utilized by Fulton County after the completion of the PSTC renovation.
     - The modular building's sanitary system is holding tanks; therefore, DB will be responsible for waste removal.
     - The adjustable workstations, mobile pedestals, and chairs in the modular building's central open area shall not be used by the DB. This furniture will be reused in the PSTC renovation.
     - The modular building's furniture in the perimeter offices may be used by the DB during the PSTC renovation.
     - The DB will be responsible for cleaning the modular building after it is no longer needed as the DB's construction office.

   - DB shall provide Add-Alternate costs for the following items that are referenced in the Exhibits:
     - New 60-ton chiller and associated piping
     - Folding Partition at Assembly Area
     - Luxury Vinyl Plank in lieu of Vinyl Composition Tile
     - Rubber Flooring in lieu of Carpet in Defensive Tactics Room
     - Skylights replacement
     - Roof & Drain System Cleaning
     - Asphalt 1" Overlay
   - Project Management (coordination with Fulton County Staff and Departments)
   - Building analysis and Mobilization Plan for each Sequence Year
   - Management and execution of a Safety Plan
   - Prepare project schedule and monthly updates to reflect variance
   - Provide recovery schedule and recommendations
   - Provide necessary Insurance including Errors & Omissions for Design
   - Provide 100% Performance and Payment Bonds prior to Construction
   - Suggest value engineering alternatives and incorporate same into documents once approved.
   - Management and execution of Design - Construction Documents Phase
   - Management and execution of all required permits
   - Management and execution of the Construction Procurement Phase
   - Management and execution of all Construction Phase activities
   - Management and execution of the Post Construction Phase
   - Execute fully the requirements and intent of the RFP
2. The Design-Builder (DB) will be required to assume an active role in the control of time and cost of the project. The DB shall develop a Project critical path method (CPM) schedule reflecting all Sequences of the project including design, permitting,

procurement/pricing, construction, and project closeout to the satisfaction of the County. The County requires a project schedule that achieves substantial completion with a CO in 290 calendar days. The schedule shall reflect agreed upon milestones for evaluation of progress and show relationships between tasks, activities, shutdowns and inspection/approvals by responsibility, design discipline, construction trades and phase of the program. Preparation and adherence to the Project Schedule shall be a contractual responsibility of the Design/Builder. In addition to the DB's work, the schedule should include the timing and coordination of owner supplied / owner installed items (such as IT/Low Voltage Systems). The DB shall remain fully responsible for designing and constructing the project within the established budget and time constraints.

The DB shall make monthly reports, or upon request, to Fulton County's Representative indicating the status of all activities and depicting their impact on the schedule, budget and function of the project.

DESIGN-BUILDER'S - DESIGN RESPONSIBILITIES

1. Design services for the project will commence with the issuance of a Notice-to-Proceed in writing by Fulton County's Representative. The DB will be responsible for making all applications for building and other development **permits as necessary.** This includes the preparation of applications, drawings, exhibits, surveys, design computation summaries, and other documents needed to file for and obtain all necessary permits and to satisfy the Owner and Jurisdiction that the intent of any RFP is being met. Responsibilities shall include, but not be limited to:
   - Prepare construction documents in accordance with Schematic Designs and Design Narratives as prepared by Sizemore Group, Fulton County Space Standards, Fulton County Structured Cabling and Physical Security Standards and all other Exhibits included in this RFP.
   - Submit drawings for review and approval by the City of Atlanta permitting staff and make changes as required to obtain approval.
   - Coordinate all aspects of the design.
   - Update the project's schedule at least monthly or as requested.
   - Conduct, record, and distribute meeting minutes within no more than 3 days of design progress meetings with Fulton County's Staff.
   - As necessary, prepare and submit a detailed Construction Documents Estimate of the construction cost for the Project based upon approved plans.

2. It shall be the DB's responsibility to produce a design in accordance with Fulton County's requirements, applicable codes, rules, regulations, and sound design practice that is functional, buildable, and maintainable to the complete satisfaction of Fulton County, for a total cost (including all phases) within the allocated project budget.
3. The DB shall provide a Total Project Cost (design and construction). Cost shall include all related design and construction work and include owner's allowances as identified during the Design process.

DESIGN-BUILDER'S - CONSTRUCTION RESPONSIBILITIES

1. Construction for the project will commence with the issuance of a Notice-to-Proceed in writing by Fulton County's Representative and will terminate when the final payment is made by the County's Representative and the final release of liens are provided. Substantial Completion will occur when the project is ready for its intended use in

accordance with the approved plans and specifications AND the local authority having jurisdiction over the project authorizes and issues a Certificate of Occupancy.

2. Scope of Services during the Construction Phase includes, but is not limited to:
   - Construction management and administration. This shall be in coordination with Owner's Construction representative, and the County's Project Management Team, who will oversee the design intent and performance are maintained throughout. They will also review progress of construction, pay application, any major requests for substitutions, time extensions or changes to the scope.
   - Provide Construction Update Reports as requested for Fulton County Monthly Board of Commission Meetings.
   - Provide Quality Control Inspections by the DB with monthly reports issued to Fulton County's Representative by the DB's design professionals during construction.
   - Provide Project/Field engineering.
   - Provide Construction supervision.
   - Host meetings with Fulton County's Staff; record and distribute minutes. It is the desire of Fulton County to have bi-weekly meetings.
   - DB will coordinate with the Fulton County Representative to ensure required staff and others are scheduled.
   - Schedule updates at least monthly.
   - Coordinate/schedule Material Testing / Special Inspections as required by the specifications and provided by Fulton County Material Testing/Special Inspections firm.
   - Obtain and pay for all required inspections and permits (if necessary).
   - Pay for all goods and services and provide releases to Fulton County's Representative as required during execution of work.
   - Provide information to assist Fulton County's Representative with Completion Reports
   - Coordinate Commissioning Services as required by the specifications and provided by Fulton County Commissioning Services firm.
   - If requested by the County, design, acquisition and installation of furniture.

DESIGN-BUILDER'S - POST CONSTRUCTION RESPONSIBILITIES

1. Items on the punch list must be completed and Final Completion must be achieved within thirty (30) days of Substantial Completion or as provided for on the approved Project Schedule. Also, within one (1) month of substantial completion, the DB shall provide the information electronically and three (3) hard copies of the final report. This report is to include:

   - Copies of all meeting minutes
   - Copies of all permits
   - Correspondence with regulatory agencies, if any
   - Warranties and guarantees
   - Electronic Operation and maintenance Manuals on contained on (2) each external hard drives
   - Statement certifying Project Completion
   - Final Summary of all costs
   - Complete all requirements of the RFP
   - Warranty Inspections

Payment Bond

INSTRUCTIONS

1. This form is required for use in connection with the Agreement identified on its face. There shall be no deviation from this form without approval by the County.

2. The full legal name and business address of the Principal shall be inserted in the space designated "Principal" on the face of the form. The bond shall be signed by an authorized person. Where such person is signing in a representative capacity (e.g., an attorney-in-fact), but is not a member of the firm, partnership, or joint venture, or an office of the corporation involved, evidence of this authority must be furnished.

3. Corporation executing the bond as surety must be among those appearing on the U.S. Treasury Department's most current list of approved sureties and must be acting within the amounts and limitations set forth therein.

4. Corporate surety shall be duly authorized by the Commissioner of Insurance of the State of Georgia to transact surety business in the State of Georgia.

5. Do not date this bond. The County will date this bond the same date or later than the date of the Agreement.

6. The Surety shall attach a duly authorized power-of-attorney authorizing signature on its behalf of any attorney-in-fact.

7. Corporations executing the bond shall affix their corporate seals. Individuals shall execute the bond opposite the word "Seal."

8. The name of each person signing this bond shall be typed or printed in the space provided.

Bond No. 016252276

PAYMENT BOND

"County:" means Fulton County Government; a political subdivision of the State of Georgia (hereinafter called the "Owner").

"Project:" means **24RFP101524K-CRB – Design/Build Services for the Fulton County Public Safety Training Center**

"Principal:" (Legal Name and Business Address), the [Insert Name of Contractor (hereinafter called "Principal"]
Hogan Construction Group, LLC,
5075 Avalon Ridge Parkway, Norcross, GA 30071

Type of Organization ("X" one):
_____ Individual
_____ Partnership
_____ Joint Venture
_X_ Corporation

"Surety:" (Name and Business Address) Liberty Mutual Insurance Company
175 Berkeley Street, Boston, MA 02116
duly authorized by the Commissioner of Insurance of the State of Georgia to transact surety business in the State of Georgia.

"Contract:" Agreement between Principal and Owner, dated _____ day of _____, 2025, regarding performance of Work relative to the Project.

"Penal Sum:" [100% of contract amount] Seven million, nine hundred ninety-five thousand, nine dollars and 00/100 ($7,995,009.00)

KNOW ALL MEN BY THESE PRESENTS, that we, the Principal and Surety hereto, as named above, are held and firmly bound to the Owner in the above Penal Sum for the payment of which well and truly to be made we bind ourselves, executors, administrators, successors and assigns, jointly and severally.

WHEREAS, the Principal and the Owner entered into a certain written Contract identified above, which is incorporated herein by reference in its entirety (hereinafter called the "Contract"), for construction-type services for the Project identified above;

NOW, THEREFORE, the conditions of this obligation are such that if the Principal shall promptly make payment of all persons working on or supplying labor or materials or equipment for the performance of said work, this obligation shall be void; otherwise of full force and effect.

1. A "Claimant' shall be defined herein as any subcontractor, person, party, partnership, corporation or the entity furnishing labor, services or materials used, or reasonably required for use, in the performance of the Contract, without regard to whether such labor, services or materials were sold, leased or rented, and without regard to whether such Claimant is or is not in privity of contract with the Principal or any subcontractor performing work on the Project, including, but not limited to, the following labor, services, or materials: water, gas, power, light, heat, oil, gasoline, telephone service or rental of equipment directly applicable to the Contract.

2. In the event a Claimant files a lien against the property of the Owner, and the Principal fails or refuses to satisfy or remove it promptly, the Surety shall satisfy or remove the lien promptly upon written notice from the Owner, either by bond or as otherwise provided in the Contract.

3. The Surety hereby waives notice of any and all modifications, omissions, additions, changes, alterations, extensions of time, changes in the payment terms, and any other amendments in or about the Contract and agrees that the obligations undertaken by this Bond shall not be impaired in any manner by reason of any such modifications, omissions, additions, changes, alterations, extensions of time, changes in payment terms, and amendments.

4. The Surety hereby agrees that this Bond shall be deemed amended automatically and immediately, without formal or separate amendments hereto, upon any amendment or modifications to the Contract, so as to bind the Principal and Surety, jointly and severally, to the full payment of any Claimant under the Contract, as amended or modified, provided only that the Surety shall not be liable for more than the penal sum of the Bond, as specified in the first paragraph hereof.

5. This Bond is made for the use and benefit of all persons, firms, and corporations who or which may furnish any materials or perform any labor for or on account of the construction-type services to be performed or supplied under the Contract, and any amendments thereto, and they and each of them may sue hereon.

6. No action may be maintained on this Bond after one (1) year from the date the last services, labor, or materials were provided under the Contract by the Claimant prosecuting said action.

7. This Bond is intended to comply with O.C.G.A. Section 13-10-1 and shall be interpreted so as to comply with the minimum requirements thereof. However, in the event the express language of this Bond extends protection to the Owner beyond that contemplated by O.C.G.A. Section 13-10-1 and 36-91-1, *et seq.*, or any other statutory law applicable to this Project, then the additional protection shall be enforced in favor of the Owner, whether or not such protection is found in the applicable statutes.

IN WITNESS WHEREOF, the Principal and Surety have hereunto affixed their corporate seals and

caused this obligation to be signed by their duly authorized representatives this _____ day of , 2025.

PRINCIPAL: Hogan Construction Group, LLC

President/Vice President (Sign)

Paul Hogan

President/Vice President (Type or Print)

Attested to by:

Secretary/~~Assistant~~ Secretary (Seal) CFO

SURETY: Liberty Mutual Insurance Company

By: _____

Attorney-in-Fact (Sign)

Holli Orr

Attorney-in-Fact (Type or Print)

Secretary/Assistant Secretary (Seal) Maggie Duffner

PERFORMANCE BOND

INSTRUCTIONS

1. This form is required for use in connection with the Agreement identified on its face. There shall be no deviation from this form without approval by the County.

2. The full legal name and business address of the Principal shall be inserted in the space designated "Principal" on the face of the form. The bond shall be signed by an authorized person. Where such person is signing in a representative capacity (e.g., an attorney-in-fact), but is not a member of the firm, partnership, or joint venture, or an office of the corporation involved, evidence of this authority must be furnished.

3. Corporation executing the bond as surety must be among those appearing on the U.S. Treasury Department's most current list of approved sureties and must be acting within the amounts and limitations set forth therein.

4. Corporate surety shall be duly authorized by the Commissioner of Insurance of the State of Georgia to transact surety business in the State of Georgia.

5. Do not date this bond. The County will date this bond the same date or later than the date of the Agreement.

6. The Surety shall attach a duly authorized power-of-attorney authorizing signature on its behalf of any attorney-in-fact.

7. Corporations executing the bond shall affix their corporate seals. Individuals shall execute the bond opposite the word "Seal."

8. The name of each person signing this bond shall be typed or printed in the space provided.

Bond No. 016252276

PERFORMANCE BOND

"County:" means Fulton County Government; a political subdivision of the State of Georgia (hereinafter called the "Owner").

"Project:" means **24RFP101524K-CRB – Design/Build Services for the Fulton County Public Safety Training Center**

"Principal:" (Legal Name and Business Address), the [Insert Name of Contractor (hereinafter called "Principal"]

Hogan Construction Group, LLC,

5075 Avalon Ridge Parkway, Norcross, GA 30071

Type of Organization ("X" one):

_____ Individual
_____ Partnership
_____ Joint Venture
__X__ Corporation

"Surety:" (Name and Business Address)

Liberty Mutual Insurance Company,

175 Berkeley Street, Boston, MA 02116

duly authorized by the Commissioner of Insurance of the State of Georgia to transact surety business in the State of Georgia.

"Contract:" Agreement between Principal and Owner, dated _____ day of _____, 2025, regarding performance of Work relative to the Project.

"Penal Sum:" [100% of contract amount] Seven million, nine hundred ninety-five thousand, nine dollars and 00/100 ($7,995,009.00).

KNOW ALL MEN BY THESE PRESENTS, that we, the Principal and Surety hereto, as named above, are held and firmly bound to the Owner in the above Penal Sum for the payment of which well and truly to be made we bind ourselves, our executors, administrators, successors and assigns, jointly and severally.

WHEREAS, the Principal and the Owner entered into a certain written Contract identified above, which is incorporated herein by reference in its entirety (hereinafter called the "Contract"), for construction-type services for the Project identified above;

NOW, THEREFORE, the conditions of this obligation are such that if the Principal shall faithfully and fully comply with, perform and fulfill all of the undertakings, covenants, conditions and all other of the

terms and conditions of said Contract, including any and all duly authorized modifications of such Contract, within the original term of such Contract and any extensions thereof, which shall include, but not be limited to any obligations created by way of warranties and/or guarantees for workmanship and materials which warranty and/or guarantee may extend for a period of time of one year beyond completion of said Contract, this obligation shall be void; otherwise, of full force and effect.
Whenever the Principal shall be, and declared by the Owner to be, in default under the Construction-Type Contract, the Surety shall promptly remedy the default as follows:

1. Complete the Contract in accordance with its terms and conditions; or, at the sole option of the Owner,

2. Obtain a bid or bids for completing the Contract in accordance with its terms and conditions, and upon determination by the Surety and the Owner of the lowest responsible bidder, arrange for a contract between such bidder and Owner and make available as the work progresses (even though there should be a default or succession of defaults under the Contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the contract price; but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the penal sum set forth in the first paragraph hereof, as may be adjusted, and the Surety shall make available and pay to the Owner the funds required by this Paragraph prior to the payment of the Owner of the balance of the contract price, or any portion thereof. The term "balance of the contract price," as used in this paragraph, shall mean the total amount payable by the Owner to the Contractor under the Contract, and any amendments thereto, less the amount paid by the Owner to the Contractor; or, at the sole option of the Owner,

3. Allow Owner to complete the work and reimburse the Owner for all reasonable costs incurred in completing the work.

In addition to performing as required in the above paragraphs, the Surety shall indemnify and hold harmless the Owner from any and all losses, liability and damages, claims, judgments, liens, costs and fees of every description, including reasonable attorney's fees, litigation costs and expert witness fees, which the Owner may incur, sustain or suffer by reason of the failure or default on the part of the Principal in the performance of any or all of the terms, provisions, and requirements of the Contract, including any and all amendments and modifications thereto, or incurred by the Owner in making good any such failure of performance on the part of the Principal.

The Surety shall commence performance of its obligations and undertakings under this Bond promptly and without delay, after written notice from the Owner to the Surety.

The Surety hereby waives notice of any and all modifications, omissions, additions, changes, alterations, extensions of time, changes in payment terms, and any other amendments in or about the Contract, and agrees that the obligations undertaken by this Bond shall not be impaired in any manner by reason of any such modifications, omissions, additions, changes, alterations, extensions of time, change in payment terms, and amendments.

The Surety hereby agrees that this Bond shall be deemed amended automatically and immediately, without formal or separate amendments hereto, upon any amendment to the Contract, so as to bind the Principal and the Surety to the full and faithful performance of the

Contract as so amended or modified, and so as to increase the penal sum to the adjusted Contract Price of the Contract.

No right of action shall accrue on this Bond to or for the use of any person, entity or corporation other than the Owner and any other obligee named herein, or their executors, administrators, successors or assigns.

This Bond is intended to comply with O.C.G.A. Section 36-91-1 et seq.and shall be interpreted so; as to comply with; the minimum requirements thereof. However, in the event the express language of this Bond extends protection to; the Owner beyond that contemplated by O.C.G.A. Section 36-91-1 et seq. and O.C.G.A. Section 13-10-1, as amended, or any other statutory law applicable to this Project, then the additional protection shall be enforced in favor of the Owner, whether or not such protection is found in the applicable statutes.

IN WITNESS WHEREOF, the Principal and the Surety have caused these presents to be duly signed and

sealed this _____ day of _____, 2025 .

PRINCIPAL: Hogan Construction Group, LLC

President/Vice President (Sign)

President

President/Vice President (Type or Print)

Attested to by:

Secretary/~~Assistant~~ Secretary (Seal) CFO

SURETY: Liberty Mutual Insurance Company

By: _____

Attorney-in-Fact (Sign)

Holli Orr

Attorney-in-Fact (Type or Print)

Secretary/Assistant Secretary (Seal) Maggie Duffner

Liberty Mutual. SURETY

POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8213389-986514**

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Holli Orr; Jennifer Westmoreland; Krystal L. Stravato; Wes Williams

all of the city of Atlanta state of GA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 18th day of March, 2025.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 18th day of March, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this _____ day of _____, 2025.

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

- Conduct Warranty Review/Facility Inspection one month prior to the end of the general warranty period with Fulton County and facility staff to identify and resolve outstanding warranty issues prior to the end of the warranty period.

CONSTRUCTION OPERATIONS

The Contractor shall coordinate activities of their employees and subcontractors to accommodate:

1. Refer to Fulton County Rules and Regulations for other requirements for the performance of this work, see Exhibit 9.

EXHIBIT G

DELIVERABLES

PROJECT DELIVERABLES

The deliverables shall consist of the following:

1. The Contractor will provide design drawings that include floor plans, details for installation, and execution. The Drawings shall include:
   a. Floor plans with equipment locations that are dimensionally coordinated for a constructible replacement design.
   b. Details which include additional construction information for full execution of the work.
   c. The Contractor will provide these Drawings on North American Arch Series E1 30”x42” paper.
      i. Electronic versions of the deliverable will be provided in Post Document Format (PDF) readable through Adobe acrobat.
      ii. The PDFs will be searchable for word content.

2. The Contractor will provide project specifications in Microsoft Word based on the AIA MasterSpec series of specification (6-digit series). The number of sections shall cover the full design. Printouts of the specifications shall be on North American ANSI A8.5”x11” paper. Electronic versions of the deliverable will be provided in Post Document Format (PDF) readable through Adobe Acrobat. The PDFs will be searchable for word content.

3. At the end of each of the design phases noted below, the Contractor shall:
   a. Submit the complete design phase package (drawings, specifications, and any other supporting data) to the County for review.
      i. Allow up to ten (10) days for the County review.
      ii. Once the review is completed, the County will meet with the Contractor to discuss the review comments.
      iii. The Contractor will provide assurance that the each of the review comments will be addressed in the subsequent design phase submittal.
      iv. The 100% deliverable will be complete when all review comments are mutually resolved between the Consultant and the County.

4. The Contractor will provide submittal review services for all submittals produced by the installing subcontractors. The Contractor’s Architect / Engineer of Record will review them for compliance with the contract documents formed by the design documents The Contractor will also provide the submittals to the Fulton County Project Manager or Program Manager for Fulton County’s review. The Contractor will allow up to 10 business days, not including Fulton County Holidays for review by Fulton County, before the release of submittals for purchase orders.
5. DB must utilize a construction management software throughout the project and provide the County with two (2) user licenses.
6. The Contractor will facilitate Request for Information (RFIs) seeking additional information or clarification of the design documents from the installing contractor to the Engineer of
   Record to the Fulton County Project Manager or their Program Manager. The response and transmission of the answer by the Engineer of Record will be within 3 business days, not including Fulton County holidays.

7. The Engineers of Record will perform a minimum of (12) twelve site visits, with each one on a monthly basis, to observe work in progress and comment on the installation’s compliance with the construction documents formed by the design documents.

8. The Fulton County Project Manager or their Program Manager shall review, comment, and approve the pay applications made by the Contractor.
9. Within 60 calendar days after substantial completion, the Contractor shall turnover as-built documentation in PDF format and in AutoCAD files in the .DWG format. The DWG files shall be readily openable in following Autodesk products: AutoCAD 2017 and/or AutoCAD 2018.

10. During the 1-year warranty period, the Contractor will assist the County with the resolution of any issues related to the new systems.

PROJECT SCHEDULE

The proposed project schedule should adhere to the requirements specified in this RFP.

1. List any and all milestones or submittal due dates for any reports.
2. The project duration is 290 calendar days. Taking into consideration the procurement activities for all equipment or materials, especially long-lead items such as the 60-ton chiller, the Design-Builder shall include a schedule in their proposal that demonstrates how the 290 calendar days project duration will be achieved.

DESIGN SCHEDULE

The Contractor shall produce electronic copies (PDFs) and (2) two paper hard copies of the drawings (30”x42” sheets), electronic copies (PDFs) and (2) two paper hard copies of the specifications (8.5”x11”), and electronic copies (PDFs) and (2) two paper hard copies of the cost estimate (8.5”x11”) at the following stages:

1. 35% Construction Documents — Date: TBD
2. 65% Construction Documents — Date: TBD
3. 95% Construction Documents — Date: TBD
4. 100% Final Construction Documents — Date: TBD

The percentages listed in each stage shall correspond approximately to the percentage of the effort to develop the documents for the design phase.

CONSTRUCTION SCHEDULE

The Contractor shall produce and maintain a schedule of milestones of the construction, noting when demolitions begin and ends. This schedule shall be updated and submitted to the County Project Management team on biweekly basis with a two week look ahead. A rolling four-week schedule of subcontractor activities will be provided to the Fulton County Project Management team every two weeks, with a two week look ahead based on critical path.

The Contractor shall provide beneficial use of the facility within 30 days of the substantial completion of construction and Certificate of Occupancy.

EXHIBIT H

PURCHASING FORMS

STATE OF GEORGIA
COUNTY OF FULTON

FORM A: GEORGIA SECURITY AND IMMIGRATION CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services[1] under a contract with **[insert name of prime contractor]** Hogan Construction Group on behalf of **Fulton County Government** has registered with and is participating in a federal work authorization program*,[2] in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

The undersigned further agrees that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services to this contract with **Fulton County Government**, contractor will secure from such subcontractor(s) similar verification of compliance with O.C.G.A. 13-10-91 on the Subcontractor Affidavit provided in Rule 300-10-01-.08 or a substantially similar form. Contractor further agrees to maintain records of such compliance and provide a copy of each such verification to the **Fulton County Government** at the time the subcontractor(s) is retained to perform such service.

170842
EEV/Basic Pilot Program* User Identification Number

Hogan Construction Group, LLC
BY: Authorized Officer of Agent (Insert Contractor Name)

President
Title of Authorized Officer or Agent of Contractor

Paul Hogan
Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me this 10th day of March, 2025.

Notary Public: _____

County: Forsyth

Commission Expires: 5/23/25

Abbie Hart Tischer
NOTARY PUBLIC
Forsyth County, GEORGIA
My Commission Expires 05/23/2025

[1]O.C.G.A.§ 13-10-90(4), as amended by Senate Bill 160, provides that "physical performance of services" means any performance of labor or services for a public employer (e.g., Fulton County) using a bidding process (e.g., ITB, RFQ, RFP, etc.) or contract wherein the labor or services exceed $2,499.99, except for those individuals licensed pursuant to title 26 or Title 43 or by the State Bar of Georgia and is in good standing when such contract is for service to be rendered by such individual.

[2]*[Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603].

STATE OF GEORGIA
COUNTY OF FULTON

FORM A: GEORGIA SECURITY AND IMMIGRATION CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services[1] under a contract with **[insert name of prime contractor]** Hogan Construction on behalf of **Fulton County Government** has registered with and is participating in a federal work authorization program*,[2] in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

The undersigned further agrees that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services to this contract with **Fulton County Government**, contractor will secure from such subcontractor(s) similar verification of compliance with O.C.G.A. 13-10-91 on the Subcontractor Affidavit provided in Rule 300-10-01-.08 or a substantially similar form. Contractor further agrees to maintain records of such compliance and provide a copy of each such verification to the **Fulton County Government** at the time the subcontractor(s) is retained to perform such service.

156926
EEV/Basic Pilot Program* User Identification Number

The Collaborative Firm, LLC
BY: Authorized Officer of Agent (Insert Contractor Name)

Director of Business Services
Title of Authorized Officer or Agent of Contractor

Brian Hightower
Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me this 2 day of April, 2025

Notary Public: Toni Webb / Toni Webb

County: Clayton

Commission Expires: 9/15/2028

TONI WEBB NOTARY EXPIRES GEORGIA 09/15/2028 PUBLIC CLAYTON COUNTY

[1]O.C.G.A.§ 13-10-90(4), as amended by Senate Bill 160, provides that "physical performance of services" means any performance of labor or services for a public employer (e.g., Fulton County) using a bidding process (e.g., ITB, RFQ, RFP, etc.) or contract wherein the labor or services exceed $2,499.99, except for those individuals licensed pursuant to title 26 or Title 43 or by the State Bar of Georgia and is in good standing when such contract is for service to be rendered by such individual.

[2]*[Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603].

STATE OF GEORGIA
COUNTY OF FULTON

FORM B: GEORGIA SECURITY AND IMMIGRATION SUBCONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services[3] under a contract with **[insert name of prime contractor]** The Collaborative Firm, LLC behalf of **Fulton County Government** has registered with and is participating in a federal work authorization program*,[4] in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

156926
EEV/Basic Pilot Program* User Identification Number

The Collaborative Firm, LLC
BY: Authorized Officer of Agent
(Insert Subcontractor Name)

Director of Business Services
Title of Authorized Officer or Agent of Subcontractor

Brian Hightower
Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me,

This 7 day of March, 2025

Toni Webb
(Notary Public) (Seal)

Commission Expires: 9/15/28
(Date)

TONI WEBB NOTARY PUBLIC CLAYTON COUNTY EXPIRES GEORGIA SEPT. 15, 2028

[3]O.C.G.A.§ 13-10-90(4), as amended by Senate Bill 160, provides that "physical performance of services" means any performance of labor or services for a public employer (e.g., Fulton County) using a bidding process (e.g., ITB, RFQ, RFP, etc.) or contract wherein the labor or services exceed $2,499.99, except for those individuals licensed pursuant to title 26 or Title 43 or by the State Bar of Georgia and is in good standing when such contract is for service to be rendered by such individual.

[4]*[Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603].

mcmillan pazdan smith ARCHITECTURE

STATE OF GEORGIA
COUNTY OF FULTON

FORM B: GEORGIA SECURITY AND IMMIGRATION SUBCONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services[3] under a contract with **[insert name of prime contractor]** Hogan Construction Group, LLC behalf of **Fulton County Government** has registered with and is participating in a federal work authorization program*,[4] in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

2620461
EEV/Basic Pilot Program* User Identification Number

MPS Architects, P.C.
BY: Authorized Officer of Agent
(Insert Subcontractor Name)

Principal in Charge
Title of Authorized Officer or Agent of Subcontractor

Joe Alcock, AIA
Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me,

This 12th day of March, 2025

Meredith A. Herman
(Notary Public) (Seal)

MEREDITH A. HERMAN NOTARY PUBLIC My Commission Expires 05/19/2031 SOUTH CAROLINA

Commission Expires: 5/19/31
(Date)

[3]O.C.G.A.§ 13-10-90(4), as amended by Senate Bill 160, provides that "physical performance of services" means any performance of labor or services for a public employer (e.g., Fulton County) using a bidding process (e.g., ITB, RFQ, RFP, etc.) or contract wherein the labor or services exceed $2,499.99, except for those individuals licensed pursuant to title 26 or Title 43 or by the State Bar of Georgia and is in good standing when such contract is for service to be rendered by such individual.

[4]*[Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603].

FORM B - GEORGIA SECURITY AND IMMIGRATION SUBCONTRACTOR AFFIDAVIT

SHEAR STRUCTURAL

FULTON COUNTY

GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contractor's Name:	Shear Structural
Project No. and Project Title:	RFP101524K-CRB Design/Build Fulton Co. Public Safety Training

FORM B: SUBCONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract with (name of contractor) on behalf of (name of public employer) has registered with and is participating in a federal work authorization program* [any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603], in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

1235354
Federal Work Authorization User Identification Number (EEV/E-Verify Company Identification Number)

10/03/2017
Date of Authorization

Authorized Officer of Agent
(Name of Subcontractor)

I hereby declare under penalty of perjury that the foregoing is true and correct

Malory Atkinson
Printed Name (of Authorized Officer or Agent of Contractor)

Managing Partner
Title (of Authorized Officer or Agent of Contractor)

Signature (of Authorized Officer or Agent)

3/10/2025
Date Signed

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

10th DAY OF March, 2025

Notary Public

[NOTARY SEAL]

My Commission Expires: 2/14/2028

ELIZABETH ANN YOUNG
Notary Public, Georgia
Gwinnett County
My Commission Expires
2/14/2028

*** As of the effective date of O.C.G.A. 13-10-91, the applicable federal work authorization program is the "EEV/Basic Pilot Program" operated by the U.S. Citizenship and Immigration Services Bureau of the U.S. Department of Homeland Security, in conjunction with the Social Security Administration (SSA).**

STATE OF GEORGIA
COUNTY OF FULTON

FORM B: GEORGIA SECURITY AND IMMIGRATION SUBCONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services[3] under a contract with **[insert name of prime contractor]** McMillan Pazdan Smith Architecture behalf of **Fulton County Government** has registered with and is participating in a federal work authorization program*,[4] in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

311503
EEV/Basic Pilot Program* User Identification Number

BY: Authorized Officer of Agent
(Insert Subcontractor Name) Eberly & Associates, LLC

Chief Operating Officer / Principal
Title of Authorized Officer or Agent of Subcontractor

Jeremiah Phillips, PE
Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me,

This 10th day of March, 2026

(Notary Public)

ARLENTHIA R CARTER NOTARY PUBLIC DEKALB COUNTY, GA MY COMMISSION EXPIRES MARCH 27 2026

(Seal)

Commission Expires: March 27, 2026
(Date)

[3] O.C.G.A. § 13-10-90(4), as amended by Senate Bill 160, provides that "physical performance of services" means any performance of labor or services for a public employer (e.g., Fulton County) using a bidding process (e.g., ITB, RFQ, RFP, etc.) or contract wherein the labor or services exceed $2,499.99, except for those individuals licensed pursuant to title 26 or Title 43 or by the State Bar of Georgia and is in good standing when such contract is for service to be rendered by such individual.

[4] *[Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603].

FORM B - GEORGIA SECURITY AND IMMIGRATION SUBCONTRACTOR AFFIDAVIT

STATE OF GEORGIA
COUNTY OF FULTON

FORM B: GEORGIA SECURITY AND IMMIGRATION SUBCONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services[3] under a contract with **[insert name of prime contractor]** Hogan Construction behalf of **Fulton County Government** has registered with and is participating in a federal work authorization program*,[4] in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

16153
EEV/Basic Pilot Program* User Identification Number

TLC Engineering Solutions
BY: Authorized Officer of Agent
(Insert Subcontractor Name)

Managing Principal
Title of Authorized Officer or Agent of Subcontractor

Chad Griffith
Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me,

This 11th day of March, 2025

Janet Millikin
(Notary Public) (Seal)

JANET MILLIKIN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 10, 2025

Commission Expires: May 10, 2025

[3]O.C.G.A.§ 13-10-90(4), as amended by Senate Bill 160, provides that "physical performance of services" means any performance of labor or services for a public employer (e.g., Fulton County) using a bidding process (e.g., ITB, RFQ, RFP, etc.) or contract wherein the labor or services exceed $2,499.99, except for those individuals licensed pursuant to title 26 or Title 43 or by the State Bar of Georgia and is in good standing when such contract is for service to be rendered by such individual.

[4]*[Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603].

Hogan

Form C: OFFEROR'S DISCLOSURE FORM AND QUESTIONNAIRE

1. Please provide the names and business addresses of each of the Offeror's firm's officers and directors.

   For the purposes of this form, the term "Offeror" means an entity that responds to a solicitation for a County contract by either submitting a proposal in response to a Request for Proposal or a Request for Qualification or a Bid in response to an Invitation to Bid. Describe accurately, fully and completely, their respective relationships with said Offeror, including their ownership interests and their anticipated role in the management and operations of said Offeror.

Address:
Hogan Construction Group, LLC
5075 Avalon Ridge Parkway
Peachtree Corners, GA 30071

Officers:
Paul Hogan, President -
Joint Venture Partner Managing Party

Mike Tomlin, VP / Member

2. Please describe the general development of said Offeror's business during the past five (5) years, or such shorter period of time that said Offeror has been in business.

Founded in 1998 by Paul Hogan, a 50-year construction executive, Hogan Construction Group provides general contracting, construction management, and design-build services for a variety of clients throughout the Southeast. Twenty-Six years after our founding, we are a financially strong company with revenues in excess of $204 Million in 2024. The company has a credit line of $3 Million, and a strong bonding capacity of $50 Million per project and aggreggate of $300 Million.
Hogans key markets in the past five years include: Municipal, Healthcare, Higher Education and Hospitality

3. Please state whether any employee, agent or representative of said Offeror who is or will be directly involved in the subject project has or had within the last five (5) years: (i) directly or indirectly had a business relationship with Fulton County; (ii) directly or indirectly received revenues from Fulton County; or (iii) directly or indirectly receives revenues from the result of conducting business on Fulton County property or pursuant to any contract with Fulton County. Please describe in detail any such relationship.

Hogan Construction Group, its employees, agents, or representatives are not directly involved with

Relationship with Fulton County:

(i) Hogan Construction Group is currently working on another project with Fulton County: Fulton County Developmental Disability Programming Services South Training.
2024: Hogan worked on the Fulton County Library System: Peachtree Branch Library renovation
2023/2024, Hogan was working on completing the Behavioral Health Crisis Center.
2017-2019, Hogan worked with Fulton County Library System for the renovation of 7 libraries.

(ii)Hogan receives no direct revenue from direct or indirect business with Fulton County.

(iii) Hogan is receiving payment from Fulton County library system for the renovation project of the Peachtree Street Library, currently under contract, and from the construction of the Fulton County Developmental Disability Programming Services South Training.

LITIGATION DISCLOSURE:

Failure to fully and truthfully disclose the information required, may result in the disqualification of your bid or proposal from consideration or termination of the Contract, once awarded.

1. Please state whether any of the following events have occurred in the last five (5) years with respect to said Offeror. If any answer is yes, explain fully the following:

   (a) whether a petition under the federal bankruptcy laws or state insolvency laws was filed by or against said Offeror, or a receiver fiscal agent or similar officer was appointed by a court for the business or property of said Offeror;

   Circle One: YES NO

   (b) whether Offeror was subject of any order, judgment, or decree not subsequently reversed, suspended or vacated by any court of competent jurisdiction, permanently enjoining said Offeror from engaging in any type of business practice, or otherwise eliminating any type of business practice; and

   Circle One: YES NO

   (c) whether said Offeror's business was the subject of any civil or criminal proceeding in which there was a final adjudication adverse to said or Offeror, which directly arose from activities conducted by the business unit or corporate division of said Offeror which submitted a bid or proposal for the subject project. If so please explain.

   Circle One: YES NO

2. Have you or any member of your firm or team to be assigned to this engagement ever been indicted or convicted of a criminal offense within the last five (5) years?

   Circle One: YES NO

3. Have you or any member of your firm or team been terminated (for cause or otherwise) from any work being performed for Fulton County or any other Federal, State or Local Government?

   Circle One: YES NO

4. Have you or any member of your firm or team been involved in any claim or litigation adverse to Fulton County or any other federal, state or local government, or private entity during the last three (3) years?

   Circle One: YES NO

5. Has any Offeror, member of Offeror's team, or officer of any of them (with respect to any matter involving the business practices or activities of his or her employer), been notified within the five (5) years preceding the date of this offer that any of them are the target of a criminal investigation, grand jury investigation, or civil enforcement proceeding?

Circle One: YES NO

If you have answered "YES" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, the name of the court and the file or reference number of the case, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your proposal.

NOTE: If any response to any question set forth in this questionnaire has been disclosed in any other document, a response may be made by attaching a copy of such disclosure. (For example, said Offeror's most recent filings with the Securities and Exchange Commission ("SEC") may be provided if they are responsive to certain items within the questionnaire.) However, for purposes of clarity, Offeror should correlate its responses with the exhibits by identifying the exhibit and its relevant text.

Disclosures must specifically address, completely respond and comply with all information requested and fully answer all questions requested by Fulton County. Such disclosure must be submitted at the time of the bid or proposal submission and included as a part of the bid/proposal submitted for this project. Disclosure is required for Offerors, joint venture partners and first-tier subcontractors.

Failure to provide required disclosure, submit officially signed and notarized documents or respond to any and all information requested/required by Fulton County can result in the bid/proposal declared as non-responsive. This document must be completed and included as a part of the bid/proposal package along with other required documents.

[SIGNATURES ON NEXT PAGE]

Under penalty or\f perjury, I declare that I have examined this questionnaire and all attachments hereto, if applicable, to the best of my knowledge and belief, and all statements contained hereto are true, correct, and complete.

On this 10th day of March, 2025

Paul Hogan 3/10/25
(Legal Name of Proponent) (Date)

(Signature of Authorized Representative) (Date)

President
(Title)

Sworn to and subscribed before me,

This 10th day of March, 2025

(Notary Public) (Seal)

Abbie Hart Tischer
NOTARY PUBLIC
Forsyth County, GEORGIA
My Commission Expires 05/23/2025

Commission Expires 5/23/25
(Date)

Form C: OFFEROR'S DISCLOSURE FORM AND QUESTIONNAIRE

1. Please provide the names and business addresses of each of the Offeror's firm's officers and directors.

   For the purposes of this form, the term "Offeror" means an entity that responds to a solicitation for a County contract by either submitting a proposal in response to a Request for Proposal or a Request for Qualification or a Bid in response to an Invitation to Bid. Describe accurately, fully and completely, their respective relationships with said Offeror, including their ownership interests and their anticipated role in the management and operations of said Offeror.

   Michael Hightower
   Managing Partner
   The Collaborative Firm, LLC
   250 East Court Dr
   Atlanta, GA 30331

2. Please describe the general development of said Offeror's business during the past five (5) years, or such shorter period of time that said Offeror has been in business.

   The Collaborative Firm has undergone growth in the last five years. The firm has successfully expanded its services in two key areas: Public Involvement and Transporation.Additionally, the firm has significantly strengthend its presence in Land Use Planning and now offers dedicated Staff support to local governments in this field. This growth and establishment have positioned The Collaborative Firm as a trusted partner for local seeking expertise and assistance in Land Use Planning.

3. Please state whether any employee, agent or representative of said Offeror who is or will be directly involved in the subject project has or had within the last five (5) years: (i) directly or indirectly had a business relationship with Fulton County; (ii) directly or indirectly received revenues from Fulton County; or (iii) directly or indirectly receives revenues from the result of conducting business on Fulton County property or pursuant to any contract with Fulton County. Please describe in detail any such relationship.

   No representation of The Collaborative Firm is or will be directly involved in the subject project has or had in the last five (5) years; (i) directly or indirectly had a business relationship with Fulton County (ii) directs or indrectly received revenues from Fulton County; or (iii) directly or indirectly received revenues from the result of conducting business on Fulton County property or pursuant to any contract with Fulton County

LITIGATION DISCLOSURE:

Failure to fully and truthfully disclose the information required, may result in the disqualification of your bid or proposal from consideration or termination of the Contract, once awarded.

1. Please state whether any of the following events have occurred in the last five (5) years with respect to said Offeror. If any answer is yes, explain fully the following:

   (a) whether a petition under the federal bankruptcy laws or state insolvency laws was filed by or against said Offeror, or a receiver fiscal agent or similar officer was appointed by a court for the business or property of said Offeror;

   Circle One: YES **NO**

   (b) whether Offeror was subject of any order, judgment, or decree not subsequently reversed, suspended or vacated by any court of competent jurisdiction, permanently enjoining said Offeror from engaging in any type of business practice, or otherwise eliminating any type of business practice; and

   Circle One: YES **NO**

   (c) whether said Offeror's business was the subject of any civil or criminal proceeding in which there was a final adjudication adverse to said or Offeror, which directly arose from activities conducted by the business unit or corporate division of said Offeror which submitted a bid or proposal for the subject project. If so please explain.

   Circle One: YES **NO**

2. Have you or any member of your firm or team to be assigned to this engagement ever been indicted or convicted of a criminal offense within the last five (5) years?

   Circle One: YES **NO**

3. Have you or any member of your firm or team been terminated (for cause or otherwise) from any work being performed for Fulton County or any other Federal, State or Local Government?

   Circle One: YES **NO**

4. Have you or any member of your firm or team been involved in any claim or litigation adverse to Fulton County or any other federal, state or local government, or private entity during the last three (3) years?

   Circle One: YES **NO**

5. Has any Offeror, member of Offeror's team, or officer of any of them (with respect to any matter involving the business practices or activities of his or her employer), been notified within the five (5) years preceding the date of this offer that any of them are the target of a criminal investigation, grand jury investigation, or civil enforcement proceeding?

Circle One: YES NO

If you have answered "YES" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, the name of the court and the file or reference number of the case, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your proposal.

NOTE: If any response to any question set forth in this questionnaire has been disclosed in any other document, a response may be made by attaching a copy of such disclosure. (For example, said Offeror's most recent filings with the Securities and Exchange Commission ("SEC") may be provided if they are responsive to certain items within the questionnaire.) However, for purposes of clarity, Offeror should correlate its responses with the exhibits by identifying the exhibit and its relevant text.

Disclosures must specifically address, completely respond and comply with all information requested and fully answer all questions requested by Fulton County. Such disclosure must be submitted at the time of the bid or proposal submission and included as a part of the bid/proposal submitted for this project. Disclosure is required for Offerors, joint venture partners and first-tier subcontractors.

Failure to provide required disclosure, submit officially signed and notarized documents or respond to any and all information requested/required by Fulton County can result in the bid/proposal declared as non-responsive. This document must be completed and included as a part of the bid/proposal package along with other required documents.

[SIGNATURES ON NEXT PAGE]

Under penalty or\f perjury, I declare that I have examined this questionnaire and all attachments hereto, if applicable, to the best of my knowledge and belief, and all statements contained hereto are true, correct, and complete.

On this 7th day of March, 2025

The Collaborative Firm 3/7/2025
(Legal Name of Proponent) (Date)

(Signature of Authorized Representative) (Date)

Director of Business Service
(Title)

Sworn to and subscribed before me,

This 7 day of March, 2025

Toni Webb
(Notary Public)

(Seal)

Commission Expires 9/15/2028
(Date)

TONI WEBB NOTARY PUBLIC CLAYTON COUNTY EXPIRES GEORGIA SEPT. 15, 2028

mcmillan pazdan smith ARCHITECTURE

Form C: OFFEROR'S DISCLOSURE FORM AND QUESTIONNAIRE

1. Please provide the names and business addresses of each of the Offeror's firm's officers and directors.

   For the purposes of this form, the term "Offeror" means an entity that responds to a solicitation for a County contract by either submitting a proposal in response to a Request for Proposal or a Request for Qualification or a Bid in response to an Invitation to Bid. Describe accurately, fully and completely, their respective relationships with said Offeror, including their ownership interests and their anticipated role in the management and operations of said Offeror.

Chad Cousins, CEO	400 Augusta Street, Suite 200, Greenville, SC 29601
Mark Gettig, COO	400 Augusta Street, Suite 200, Greenville, SC 29601

2. Please describe the general development of said Offeror's business during the past five (5) years, or such shorter period of time that said Offeror has been in business.

   MPS Architects P.C. is the legal name of McMillan Pazdan Smith in the State of Georgia. McMillan Pazdan Smith was formally created with the merger of McMillan, Smith, and Associates and the Pazdan Smith Group in 2009. MPS has had an office in Atlanta, GA since 2012. Over the past five years our firm has grown rapidly, adding offices in Columbia, SC and Augusta, GA. Firm revenue in that time has grown from $60M in 2020 to $100M in 2024.

3. Please state whether any employee, agent or representative of said Offeror who is or will be directly involved in the subject project has or had within the last five (5) years: (i) directly or indirectly had a business relationship with Fulton County; (ii) directly or indirectly received revenues from Fulton County; or (iii) directly or indirectly receives revenues from the result of conducting business on Fulton County property or pursuant to any contract with Fulton County. Please describe in detail any such relationship.

   MPS has completed several projects in the last five years for the Fulton County Library System, but otherwise does not have any business ties to the County. These projects include eight branch library renovations and one new library branch since 2020.

LITIGATION DISCLOSURE:

Failure to fully and truthfully disclose the information required, may result in the disqualification of your bid or proposal from consideration or termination of the Contract, once awarded.

1. Please state whether any of the following events have occurred in the last five (5) years with respect to said Offeror. If any answer is yes, explain fully the following:

   (a) whether a petition under the federal bankruptcy laws or state insolvency laws was filed by or against said Offeror, or a receiver fiscal agent or similar officer was appointed by a court for the business or property of said Offeror;

   Circle One: YES (NO)

   (b) whether Offeror was subject of any order, judgment, or decree not subsequently reversed, suspended or vacated by any court of competent jurisdiction, permanently enjoining said Offeror from engaging in any type of business practice, or otherwise eliminating any type of business practice; and

   Circle One: YES (NO)

   (c) whether said Offeror's business was the subject of any civil or criminal proceeding in which there was a final adjudication adverse to said or Offeror, which directly arose from activities conducted by the business unit or corporate division of said Offeror which submitted a bid or proposal for the subject project. If so please explain.

   Circle One: YES (NO)

2. Have you or any member of your firm or team to be assigned to this engagement ever been indicted or convicted of a criminal offense within the last five (5) years?

   Circle One: YES (NO)

3. Have you or any member of your firm or team been terminated (for cause or otherwise) from any work being performed for Fulton County or any other Federal, State or Local Government?

   Circle One: YES (NO)

4. Have you or any member of your firm or team been involved in any claim or litigation adverse to Fulton County or any other federal, state or local government, or private entity during the last three (3) years?

   Circle One: YES (NO)

5. Has any Offeror, member of Offeror's team, or officer of any of them (with respect to any matter involving the business practices or activities of his or her employer), been notified within the five (5) years preceding the date of this offer that any of them are the target of a criminal investigation, grand jury investigation, or civil enforcement proceeding?

Circle One: YES (NO)

If you have answered "YES" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, the name of the court and the file or reference number of the case, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your proposal.

NOTE: If any response to any question set forth in this questionnaire has been disclosed in any other document, a response may be made by attaching a copy of such disclosure. (For example, said Offeror's most recent filings with the Securities and Exchange Commission ("SEC") may be provided if they are responsive to certain items within the questionnaire.) However, for purposes of clarity, Offeror should correlate its responses with the exhibits by identifying the exhibit and its relevant text.

Disclosures must specifically address, completely respond and comply with all information requested and fully answer all questions requested by Fulton County. Such disclosure must be submitted at the time of the bid or proposal submission and included as a part of the bid/proposal submitted for this project. Disclosure is required for Offerors, joint venture partners and first-tier subcontractors.

Failure to provide required disclosure, submit officially signed and notarized documents or respond to any and all information requested/required by Fulton County can result in the bid/proposal declared as non-responsive. This document must be completed and included as a part of the bid/proposal package along with other required documents.

[SIGNATURES ON NEXT PAGE]

Under penalty or\f perjury, I declare that I have examined this questionnaire and all attachments hereto, if applicable, to the best of my knowledge and belief, and all statements contained hereto are true, correct, and complete.

On this 12th day of March, 2025

MPS Architects, P.C. — March 12, 2025
(Legal Name of Proponent) (Date)

March 12, 2025
(Signature of Authorized Representative) (Date)

Joe Alcock, AIA - Principal in Charge
(Title)

Sworn to and subscribed before me,

This 12th day of March, 2025

Meredith A. Herman (Seal)
(Notary Public)

Commission Expires 5/19/31
(Date)

Form C: **OFFEROR'S DISCLOSURE FORM AND QUESTIONNAIRE**

1. Please provide the names and business addresses of each of the Offeror's firm's officers and directors.

   For the purposes of this form, the term "Offeror" means an entity that responds to a solicitation for a County contract by either submitting a proposal in response to a Request for Proposal or a Request for Qualification or a Bid in response to an Invitation to Bid. Describe accurately, fully and completely, their respective relationships with said Offeror, including their ownership interests and their anticipated role in the management and operations of said Offeror.

   Chad Griffith, Managing Principal
   4360 Chamblee Dunwoody Rd., Ste. 210, Atlanta, GA 30341

   Rafi Wartan, Principal | Regional Director
   Mark Gelfo, Managing Principal
   1301 Riverplace Blvd., Ste. 650, Jacksonville, FL 32207

2. Please describe the general development of said Offeror's business during the past five (5) years, or such shorter period of time that said Offeror has been in business.

   TLC has continued to grow their presence by adding four new offices in the last 5 years. Expanding our MEP, Energy, Technology, and Acoustics services.

3. Please state whether any employee, agent or representative of said Offeror who is or will be directly involved in the subject project has or had within the last five (5) years: (i) directly or indirectly had a business relationship with Fulton County; (ii) directly or indirectly received revenues from Fulton County; or (iii) directly or indirectly receives revenues from the result of conducting business on Fulton County property or pursuant to any contract with Fulton County. Please describe in detail any such relationship.

   N/A

LITIGATION DISCLOSURE:

Failure to fully and truthfully disclose the information required, may result in the disqualification of your bid or proposal from consideration or termination of the Contract, once awarded.

1. Please state whether any of the following events have occurred in the last five (5) years with respect to said Offeror. If any answer is yes, explain fully the following:

   (a) whether a petition under the federal bankruptcy laws or state insolvency laws was filed by or against said Offeror, or a receiver fiscal agent or similar officer was appointed by a court for the business or property of said Offeror;

   Circle One: YES (NO)

   (b) whether Offeror was subject of any order, judgment, or decree not subsequently reversed, suspended or vacated by any court of competent jurisdiction, permanently enjoining said Offeror from engaging in any type of business practice, or otherwise eliminating any type of business practice; and

   Circle One: YES (NO)

   (c) whether said Offeror's business was the subject of any civil or criminal proceeding in which there was a final adjudication adverse to said or Offeror, which directly arose from activities conducted by the business unit or corporate division of said Offeror which submitted a bid or proposal for the subject project. If so please explain.

   Circle One: YES (NO)

2. Have you or any member of your firm or team to be assigned to this engagement ever been indicted or convicted of a criminal offense within the last five (5) years?

   Circle One: YES (NO)

3. Have you or any member of your firm or team been terminated (for cause or otherwise) from any work being performed for Fulton County or any other Federal, State or Local Government?

   Circle One: YES (NO)

4. Have you or any member of your firm or team been involved in any claim or litigation adverse to Fulton County or any other federal, state or local government, or private entity during the last three (3) years?

   Circle One: YES (NO)

5. Has any Offeror, member of Offeror's team, or officer of any of them (with respect to any matter involving the business practices or activities of his or her employer), been notified within the five (5) years preceding the date of this offer that any of them are the target of a criminal investigation, grand jury investigation, or civil enforcement proceeding?

Circle One: YES (NO)

If you have answered "YES" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, the name of the court and the file or reference number of the case, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your proposal.

NOTE: If any response to any question set forth in this questionnaire has been disclosed in any other document, a response may be made by attaching a copy of such disclosure. (For example, said Offeror's most recent filings with the Securities and Exchange Commission ("SEC") may be provided if they are responsive to certain items within the questionnaire.) However, for purposes of clarity, Offeror should correlate its responses with the exhibits by identifying the exhibit and its relevant text.

Disclosures must specifically address, completely respond and comply with all information requested and fully answer all questions requested by Fulton County. Such disclosure must be submitted at the time of the bid or proposal submission and included as a part of the bid/proposal submitted for this project. Disclosure is required for Offerors, joint venture partners and first-tier subcontractors.

Failure to provide required disclosure, submit officially signed and notarized documents or respond to any and all information requested/required by Fulton County can result in the bid/proposal declared as non-responsive. This document must be completed and included as a part of the bid/proposal package along with other required documents.

[SIGNATURES ON NEXT PAGE]

Under penalty or\f perjury, I declare that I have examined this questionnaire and all attachments hereto, if applicable, to the best of my knowledge and belief, and all statements contained hereto are true, correct, and complete.

On this 11th day of March, 2025

Michael Chad Griffith 03/11/2025
(Legal Name of Proponent) (Date)

(Signature of Authorized Representative) (Date)

Managing Principal
(Title)

Sworn to and subscribed before me,

This 11th day of March, 2025

Janet Millikin
(Notary Public) (Seal)

Commission Expires May 10, 2025
(Date)

ADDITIONAL PROPOSAL FORMS

9.1 PROPOSAL FORMS & DESCRIPTION

To be deemed responsive to this RFP, Proposers must provide the information requested and, where applicable, complete in detail all Proposal Forms. The appropriate individual(s) authorized to commit the Proposer to the Project must sign the Proposal Forms. As appropriate, Proposers shall reproduce each Proposal Form and complete the appropriate portions of the forms provided in this section:

FORM A: Georgia Security and Immigration Contractor Affidavit and Agreement **(Provided at the beginning of the proposal)** Proposer shall complete and submit Form A, in order to comply with the requirements of O.C.G.A.
13-10-91 and the Georgia Department of Labor Rule 300-10-01-.02.

FORM B: Georgia Security and Immigration Subcontractor Affidavit **(Provided in the first pages of the proposal)**
Proposer shall ensure that any and all subcontractor(s), that will be utilized for this project shall complete and submit Form B, Subcontractor Affidavit.

FORM C: Disclosure Form and Questionnaire **(Provided in Section 10)**
The offerors and their joint venture partners or team members and first-tier subcontractors, shall complete and submit Form C, which requests disclosure of business and litigation.

FORM D: Professional License
Proposer and any subcontractor(s) performing work required by state law to be licensed shall complete and submit Form D and attach a copy of their license for the work they will perform on this project.

FORM E: Local Preference Affidavit of Bidder/Offeror
Proposer shall complete and submit Form E, which certifies that the Proposer is eligible to receive local preference points. NOT APPLICABLE

FORM F: Service Disabled Veteran Preference Affidavit of Bidder/Offeror
Proposer shall completer and submit Form F, which certifies that the Proposer is certified as Service Disabled Veteran Business Enterprise ("SVDBE") by the County's Office of Contract Compliance. NOT APPLICABLE

4. Purchasing Forms
5. Contract Compliance Forms
6. Proof of Insurance
7. Acknowledgment of each Addendum
8. Bid Form or Cost Proposal Form
9. Bid Bond (5%)

Hogan

FORM D: GEORGIA PROFESSIONAL LICENSE CERTIFICATION

NOTE: Please complete this form for the work your firm will perform on this project.

Contractor's Name: Hogan Construction Group, LLC

Performing work as: Prime Contractor X Subcontractor/Sub-Consultant _____

Professional License Type: GA General Contractors License

Professional License Number: GCCO001442

Expiration Date of License: 6/30/26

I certify that the above information is true and correct and that the classification noted is applicable to the Bid for this Project.

Signed:

Date: 3/10/25

(ATTACH COPY OF LICENSE)

STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
State Licensing Board for Residential and General Contractors
LICENSE NO. GCCO001442
Hogan Construction Group, LLC.

5075 Avalon Ridge Parkway
Norcross GA 30071

Qualifying Agent: Paul Hartley Hogan
Qualifying Agent License NO: GCQA000861
General Contractor Company

EXP DATE - 06/30/2026 Status: Active
Issue Date: 06/19/2008

FORM D: GEORGIA PROFESSIONAL LICENSE CERTIFICATION

NOTE: Please complete this form for the work your firm will perform on this project.

Contractor's Name:

Performing work as: Prime Contractor X Subcontractor/Sub-Consultant _____

Professional License Type: N/A

Professional License Number: N/A

Expiration Date of License: N/A

I certify that the above information is true and correct and that the classification noted is applicable to the Bid for this Project.

Signed:

Date: 3/7/2025

(ATTACH COPY OF LICENSE)

mcmillan pazdan smith ARCHITECTURE

FORM D: GEORGIA PROFESSIONAL LICENSE CERTIFICATION

NOTE: Please complete this form for the work your firm will perform on this project.

Contractor's Name: MPS Architects, P.C.

Performing work as: Prime Contractor _____ Subcontractor/Sub-Consultant X

Professional License Type: Architecture

Professional License Number: RA010448

Expiration Date of License: 6/30/2025

I certify that the above information is true and correct and that the classification noted is applicable to the Bid for this Project.

Signed:

Date: March 12, 2025

(ATTACH COPY OF LICENSE)

3/6/25, 9:59 AM Details

PROFESSIONAL LICENSING

GEORGIA SECRETARY OF STATE BRAD RAFFENSPERGER

CORPORATIONS • ELECTIONS • LICENSING • CHARITIES

Licensee Details

Licensee Information

Name: Joseph R Alcock

Address:

Atlanta GA 30317

Primary Source License Information

Lic #:	RA010448	Profession:	Architect / Interior Designer	Type:	Registered Architect
Secondary:		Method:	Examination	Status:	Active
Issued:	10/30/2001	Expires:	6/30/2025	Last Renewal Date:	5/24/2023

Associated Licenses

No Prerequisite Information

Public Board Orders

Please see Documents section below for any Public Board Orders

Other Documents

No Other Documents

Data current as of: March 6, 2025 9:59:37

This website is to be used as a primary source verification for licenses issued by the Professional Licensing Boards. Paper verifications are available for a fee. Please contact the Professional Licensing Boards at 844-753-7825.

PROFESSIONAL LICENSING

GEORGIA SECRETARY OF STATE BRAD RAFFENSPERGER

CORPORATIONS • ELECTIONS • LICENSING • CHARITIES

Licensee Details

Licensee Information

Name: Joseph R Alcock

Address:

Atlanta GA 30317

Primary Source License Information

Lic #:	RA010448	**Profession:**	Architect / Interior Designer	**Type:**	Registered Architect
Secondary:		**Method:**	Examination	**Status:**	Active
Issued:	10/30/2001	**Expires:**	6/30/2025	**Last Renewal Date:**	5/24/2023

Associated Licenses

No Prerequisite Information

Public Board Orders

Please see Documents section below for any Public Board Orders

Other Documents

No Other Documents

Data current as of: March 6, 2025 9:59:37

This website is to be used as a primary source verification for licenses issued by the Professional Licensing Boards. Paper verifications are available for a fee. Please contact the Professional Licensing Boards at 844-753-7825.

PROFESSIONAL LICENSING

GEORGIA SECRETARY OF STATE BRAD RAFFENSPERGER

CORPORATIONS • ELECTIONS • LICENSING • CHARITIES

Licensee Details

Licensee Information

Name: William Henry Bryant, IV

Address:

Atlanta GA 30317

Primary Source License Information

Lic #:	RA015466	**Profession:**	Architect / Interior Designer	**Type:**	Registered Architect
Secondary:		**Method:**	Examination	**Status:**	Active
Issued:	10/31/2018	**Expires:**	6/30/2025	**Last Renewal Date:**	7/10/2023

Associated Licenses

No Prerequisite Information

Public Board Orders

Please see Documents section below for any Public Board Orders

Other Documents

No Other Documents

Data current as of: March 6, 2025 9:57:46

This website is to be used as a primary source verification for licenses issued by the Professional Licensing Boards. Paper verifications are available for a fee. Please contact the Professional Licensing Boards at 844-753-7825.

Control Number : 24173746

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF EXISTENCE

I, **Brad Raffensperger**, the Secretary of State of the State of Georgia, do hereby certify under the seal of my office that

MPS Architects, P.C.
a **Foreign Professional Corporation**

was formed in the jurisdiction stated below or was authorized to transact business in Georgia on the below date. Said entity is in compliance with the applicable filing and annual registration provisions of Title 14 of the Official Code of Georgia Annotated and has not filed articles of dissolution, certificate of cancellation or any other similar document with the office of the Secretary of State.

This certificate relates only to the legal existence of the above-named entity as of the date issued. It does not certify whether or not a notice of intent to dissolve, an application for withdrawal, a statement of commencement of winding up or any other similar document has been filed or is pending with the Secretary of State.

This certificate is issued pursuant to Title 14 of the Official Code of Georgia Annotated and is prima-facie evidence that said entity is in existence or is authorized to transact business in this state.

Docket Number	:	28743195
Date Inc/Auth/Filed:		09/16/2024
Jurisdiction	:	North Carolina
Print Date	:	02/19/2025
Form Number	:	211

Brad Raffensperger

Brad Raffensperger
Secretary of State

SHEAR STRUCTURAL

HOLLY JEFFREYS LICENSE

FORM D: GEORGIA PROFESSIONAL LICENSE CERTIFICATION

NOTE: Please complete this form for the work your firm will perform on this project.

Contractor's Name: Eberly & Associates, LLC

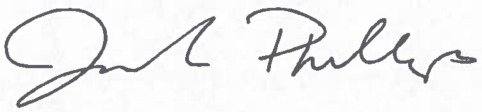
Performing work as: Prime Contractor _____ Subcontractor/Sub-Consultant X

Professional License Type: Professional Engineer: Georgia

Professional License Number: PE039087

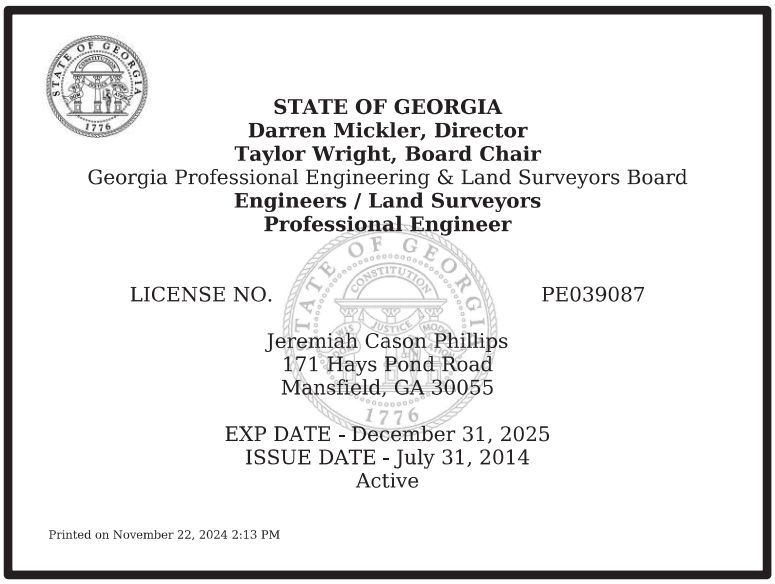
Expiration Date of License: 12/31/2025

I certify that the above information is true and correct and that the classification noted is applicable to the Bid for this Project.

Signed: 

Date: 3/10/2025

(ATTACH COPY OF LICENSE)



STATE OF GEORGIA
Darren Mickler, Director
Taylor Wright, Board Chair
Georgia Professional Engineering & Land Surveyors Board
Engineers / Land Surveyors
Professional Engineer

LICENSE NO. PE039087

Jeremiah Cason Phillips
171 Hays Pond Road
Mansfield, GA 30055

EXP DATE - December 31, 2025
ISSUE DATE - July 31, 2014
Active

Printed on November 22, 2024 2:13 PM

JEREMIAH PHILLIPS LICENSE

STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
Georgia Board of Landscape Architects
LICENSE NO. LA001373
Patrick Joseph knox Waylor

2765 Townley Circle
Atlanta GA 30340

Landscape Architect

EXP DATE - 12/31/2026 Status: Active
Issue Date: 10/06/2004

PATRICK WAYLOR LICENSE

TLC ENGINEERING SOLUTIONS

STATE OF GEORGIA
COUNTY OF FULTON

FORM B: GEORGIA SECURITY AND IMMIGRATION SUBCONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services[3] under a contract with **[insert name of prime contractor]** Hogan Construction behalf of **Fulton County Government** has registered with and is participating in a federal work authorization program*,[4] in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

16153
EEV/Basic Pilot Program* User Identification Number

Michael C Griffith TLC Engineering Solutions
BY: Authorized Officer of Agent
(Insert Subcontractor Name)

Managing Principal
Title of Authorized Officer or Agent of Subcontractor

Chad Griffith
Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me,

This 11th day of March, 2025

Janet Millikin
(Notary Public) (Seal)

JANET MILLIKIN NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 10, 2025

Commission Expires: May 10, 2025

[3]O.C.G.A.§ 13-10-90(4), as amended by Senate Bill 160, provides that "physical performance of services" means any performance of labor or services for a public employer (e.g., Fulton County) using a bidding process (e.g., ITB, RFQ, RFP, etc.) or contract wherein the labor or services exceed $2,499.99, except for those individuals licensed pursuant to title 26 or Title 43 or by the State Bar of Georgia and is in good standing when such contract is for service to be rendered by such individual.

[4]*[Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603].

STATE OF GEORGIA
Darren Mickler, Director
Taylor Wright, Board Chair
Georgia Professional Engineering & Land Surveyors Board
Engineers / Land Surveyors
Engineer Firm

LICENSE NO. PEF002660

TLC Engineering Solutions, Inc
255 South Orange Avenue Suite 1600
Orlando, FL 32801

EXP DATE - June 30, 2026
ISSUE DATE - April 08, 1997
Active

Printed on July 11, 2024 8:32 AM

FIRM LICENSE

TAW NORTH LICENSE

STATE OF GEORGIA
Darren Mickler, Director
Taylor Wright, Board Chair
Georgia Professional Engineering & Land Surveyors Board
Engineers / Land Surveyors
Professional Engineer

LICENSE NO. PE026284

Michael C Griffith
4360 Chamblee Dunwoody Rd Suite 210
Atlanta, GA 30341

EXP DATE - December 31, 2025
ISSUE DATE - July 07, 2000
Active

Printed on December 4, 2024 11:11 AM

CHAD GRIFFITH LICENSE

STATE OF GEORGIA
Darren Mickler, Director
Taylor Wright, Board Chair
Georgia Professional Engineering & Land Surveyors Board
Engineers / Land Surveyors
Professional Engineer

LICENSE NO. PE044777

Tawan Craig Martin
5708 Chisolm Trl
Atlanta, GA 30349

EXP DATE - December 31, 2025
ISSUE DATE - June 17, 2019
Active

Printed on March 10, 2025 6:21 PM

TAWAN MARTIN LICENSE

STATE OF GEORGIA
Darren Mickler, Director
Taylor Wright, Board Chair
Georgia Professional Engineering & Land Surveyors Board
Engineers / Land Surveyors
Professional Engineer

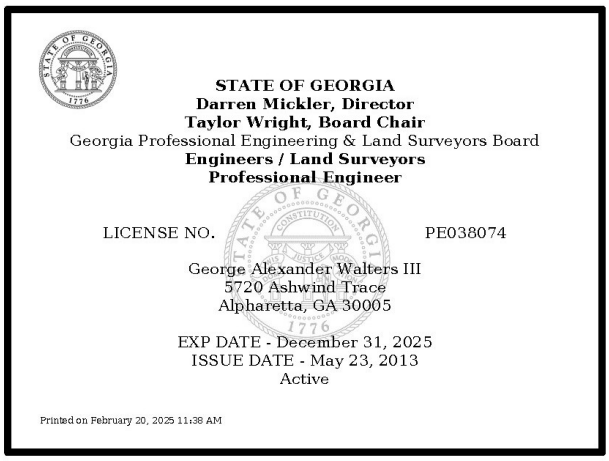
LICENSE NO. PE033222

Ryan Nathaniel Parkins
1875 9th Street
Atlanta, GA 30341

EXP DATE - December 31, 2025
ISSUE DATE - June 12, 2008
Active

Printed on March 10, 2025 11:39 AM

RYAN PARKINS LICENSE



STATE OF GEORGIA
Darren Mickler, Director
Taylor Wright, Board Chair
Georgia Professional Engineering & Land Surveyors Board
Engineers / Land Surveyors
Professional Engineer

LICENSE NO. PE038074

George Alexander Walters III
5720 Ashwind Trace
Alpharetta, GA 30005

EXP DATE - December 31, 2025
ISSUE DATE - May 23, 2013
Active

Printed on February 20, 2025 11:38 AM

GEORGE WALTERS LICENSE

STATE OF GEORGIA
COUNTY OF FULTON

Form E: LOCAL PREFERENCE AFFIDAVIT OF BIDDER/OFFEROR

I hereby certify that pursuant to Fulton County Code Section 102-377, the Bidder/Offeror The Collaborative Firm, LLC is eligible to receive local preference points and has a staffed, fixed, physical, place of business located within Fulton County and has had the same for at least one (1) year prior to the date of submission of its proposal or bid and has held a valid business license from Fulton County or a city within Fulton County boundaries for the business at a fixed, physical, place of business, for at least one (1) year prior to the date of submission of its proposal or bid.

Affiant further acknowledges and understands that pursuant to Fulton County Code Section 102-377, in the event this affidavit is determined to be false, the business named herein shall be deemed "non-responsive" and shall not be considered for award of the applicable contract.

The Collaborative Firm, LLC
(BUSINESS NAME)

1513 East Cleveland Ave. B300 East Point, GA 30344
(FULTON COUNTY BUSINESS ADDRESS)

Director of Business Services
(OFFICIAL TITLE OF AFFIANT)

Brian Hightower
(NAME OF AFFIANT)

(SIGNATURE OF AFFIANT)

Sworn to and subscribed before me,

This 7 day of March, 20 25

Toni Webb
(Notary Public) (Seal)

Commission Expires: 9/15/28
(Date)

TONI WEBB
NOTARY
EXPIRES
GEORGIA
SEPT. 15, 2028
PUBLIC
CLAYTON COUNTY

Buggyworks @ EPx
1513 Cleveland Ave
East Point, Georgia 30344

May 8, 2024

Dear Michael Hightower,

On behalf of **Buggyworks @ EPx** and their affiliates, we are pleased to submit for your review an retail lease proposal for **Suite B300 @ *Buggyworks @ EPx*** owned by **Kairos Development Corporation**, and managed and leased by Kairos Development Corporation. Please take a moment to review the following:

BUILDING:	**Buggyworks @ EPx** 1513 Cleveland Ave Suite B300 East Point, Georgia 30344 Fulton County
LANDLORD:	Management and Leasing is provided by Kairos Development Corporation.
TENANT:	**The Collaborative Firm, LLC**
PREMISES:	Landlord proposes to provide Tenant with Suite B300 which contains approximately 6,000 rentable square feet
USE:	**Office space**
TERM:	12 months commencing on May 21, 2024
POSSESSION:	If Tenant is not in default of any Lease Terms and have provided Landlord with the necessary certificate of insurance, Landlord shall grant Tenant access to the space ten (10) days prior to rent commencement.

BASE RENTAL RENT:	**Period**	**Monthly**
	Month 1-12	$4,000.00

IMPROVEMENTS: Tenant acknowledges the space shall be deep cleaned and delivered "as is" condition. The entry door and reception area will be modified within the first 30 days. Any modifications to the space must be approved by the landlord.

OPERATING EXPENSE: N/A

OPTION TO RENEW: Option to renew will be renegotiated at the end of the term. Tenant shall give written notice of its intent to Landlord no less than 2 months prior to the expiration of the original term.

SECURITY DEPOSIT: Upon execution of a lease agreement, Tenant shall provide a security deposit equal to the last month's base rent. Additional security may be required subject to further review of Tenant's financial statements. In additional to security deposit, tenant shall pay 1st month's rent upon lease execution.

BUILDING SERVICES: The Lease is a Modified Gross Lease. Landlord will provide at its cost, all building services excluding Janitorial service. Services will include the following services: interior and exterior maintenance, electricity, heating and air conditioning, elevator service, grounds care, security, and parking management. EPx has on-site management to allow prompt attention to all Tenant requests.

ACCESS: Tenant shall have 24-hour, 7 day per week access to the Premises and Building.

SIGNAGE: Landlord shall provide Tenant suite and directory signage for the Premises. Exterior building signage is the responsibility of the tenant and must be reviewed and approved by the Landlord.

AMENITIES: ***East Point Exchange (EPx)*** offers a host of amenities that you would expect from a first class office environment. The in-on-site amenities are as follows:

- *Convenient access to East Point Marta Station and City Center*
- *Easy access to Interstate 75/85*
- *Easy access to Hartsfield-Jackson International Airport*
- *Free Tenant and Guest Parking*

In addition to the building's amenities, hotels, banks, and restaurants are in close proximity to EPx.

BROKERS: Landlord is represented by Kairos Development Corporation.

CONFIDENTIALITY: Landlord and Tenant will agree to keep in strictest confidence the information contained within this proposal as well as the request for such information.

DISCLAIMER: This letter is not intended to be a legally binding agreement and it is the intent of the parties that no such legally binding agreement shall exist unless and until a formal and definitive lease agreement has been negotiated, drafted, approved by the respective parties and their legal counsel and executed and delivered by such parties. While the parties may commence or continue negotiations relating to the proposed transaction described in this letter, each party reserves the right to terminate such transactions at any time, with or without cause for any reason, without liability to the other party.

SPECIAL STIPS: The entry door and reception area will be modified within the first 30 days of the term.

ACCEPTANCE: This proposal is subject to space availability, review of financial statements, and approval of both parties. This proposal shall remain in effect five (5) days from the date hereof; however, due to outstanding lease proposals, Landlord reserves the right to withdraw this proposal at any time without notice to Tenant. Upon acceptance of this proposal, Landlord shall present Tenant with a lease document incorporating the business points set forth within a final proposal.

Again, we want you to know that **Buggyworks @ EPx** would value to have you as our Client and consider you an extremely valuable Client for The Historic East Point Exchange. As we have indicated, we look forward to the opportunity to earn their business and to work with you on this requirement. If you have any questions regarding the above information, please do not hesitate to contact us.

Sincerely,

Kairos Development Corporation

Tonya Woods,
Development Director

Authorized Representative

5/14/2024
Date

EAST POINT GEORGIA

Department of Planning & Community Development *Business License & Occupational Tax Division*
2757 East Point Street * East Point, GA 30344 * 404-270-7185 * www.eastpointcity.org *** bl@eastpointcity.org**

RENEWAL OCCUPATION / BUSINESS TAX APPLICATION

Your current business licenses(s) expires on December 31st, of every year. You are required to complete the entire license renewal process as outlined below for the tax year no later than March 31st. Please read and follow the instructions below carefully:

1. Complete all spaces on the Application below. Be sure to include previous year's State Income Tax Return; or if you prefer, complete the WAIVER section of the renewal application. For fee calculation, provide Gross Revenue totals and number of employees, unless you otherwise qualify for the other categories, such as a Professional, Out of State Contractor or out of state Insurance company. Businesses that also require federal, state or county licenses (restaurants, hair salons, nail salons, contractors, physicians, dentists, used car dealers, etc.) must include updated copies of these documents. **The deadline for filing this application is February 1st of each year. Submit this application via the BS&A portal or via email at bl@eastpointcity.org.**
2. Upon receipt of the completed application with all necessary supporting documents, the renewal fees will be calculated, and an invoice will be emailed (if email address is provided) and/or mailed to you by March 1st.
3. Mail the invoice with payment to: Business License Division, Planning and Community Development, 2757 East Point Street, East Point, GA 30344. The renewed license will be emailed and/or mailed to you promptly upon receipt of payment. If applicable, it will also be available via the BS&A portal.

I. APPLICATION INFORMATION

1. ☒ Business License **RENEWAL**
2. ☐ **RENEWAL** with Name Change (proof of name change must be attached)

What type of Business License are you applying for? (Check only one)

1. ☐ RESIDENTIAL (Home Based)
2. ☒ COMMERCIAL
3. ☐ Out of State Contractor (for pulling permits)
4. ☐ Insurance Company
5. ☐ Short Term Lodging - Whole House (Only)

What year(s) are you renewing?

Indicate Year(s) for Renewal: 2024, _____, _____, _____, _____

II. BUSINESS INFORMATION

Business Name:	The Collaborative Firm, LLC		
(Previous Name – If name change)			
Address (Business)	Street: 1513 East Clevaland Ave B300	State: GA	Zip: 30344
(Mailing)	Street:	State:	Zip:
Phone: 404-684-7031	Alternate:		
Federal Tax ID Number: 37-1450931	**Date business started at location:** 2024		

III. APPLICANT INFORMATION (Id Required)

(Proof of authorization to act on behalf of one the below must be attached and ID of applicant must be attached)

Name: Brian Hightower			
Personal Address: 3166 Cedardale Dr Douglasville		State: GA	Zip: 30344
Email: bhightower@tcfatl.com	Phone: 404-684-7031	Alternate: 404-213-5611	

IV. OCCUPATIONAL TAX FEE CALCULATION INFORMATION

1.a. ☒ GROSS RECEIPTS AND # OF EMPLOYEES CALCULATION (Minimum of 1 Employee:)
(If required to renew more than one year to acquire current year Business License, input Gross and # of Employees for each previous year)

Year: 2024	Gross Receipts $ 2,654,059	Total # of Employees 25
Year: ____	Gross Receipts $ ____	Total # of Employees ____
Year: ____	Gross Receipts $ ____	Total # of Employees ____
Year: ____	Gross Receipts $ ____	Total # of Employees ____
Year: ____	Gross Receipts $ ____	Total # of Employees ____
Year: ____	Gross Receipts $ ____	Total # of Employees ____

1.b. STATE INCOME TAX GROSS RECEIPTS WAIVER:

The Occupational Business License Tax is typically based on gross and # of employees as provided in section V. above. If you used option 1 of section V. above to calculate your tax fee, proof of previous year's gross receipts must be provided by attaching previous years State Income Tax Return.

☐ **Yes, Tax Return is attached**

However, you can elect to Waive attaching a copy of previous years State Income Tax Return by checking the box below and initialing each waiver statement below.

☒ **No, Tax Return is not attached:**

(Each waiver statement must be initialed if Tax Returns are not attached)

1. BH (Initials) The above information regarding gross receipts and number of employees is true and accurate to the best of my knowledge. I understand that failure to provide accurate information will result in the revocation of all permits associated with this business.
2. _____ (Initials) I do not regard the submission of state tax returns as necessary being relevant to the City of East Point in its consideration of any petition to acquire a business license. I stipulate that such information shall not be relevant to the City of East Point in its deliberations or to any in its review of my application.
3. _____ (Initials) I understand and acknowledge that The City reserves the right, under penalty of perjury, to conduct periodic audits of any business license holder to determine the accuracy of the information upon which the business license is based.

2. ☐ **PROFESSIONALS:** I ELECT TO PAY A FLAT TAX IN LIEU OF REPORTING AND PAYING TAX BASED ON GROSS RECEIPTS

Certain **Practitioners of Professions** may elect to pay $400.00 in lieu of paying a tax on gross receipts. Practitioners are still required to pay a $75.00 administrative fee and a per employee fee. If you are eligible, and if you and all members of your firm elect to pay the per practitioner tax this year, check below and you will be charged accordingly. **A copy of the current registration with the Secretary of State's office must be attached for each professional.**

☐ Architects	☐ Funeral Directors	☐ Optometrists	☐ Public accountants
☐ Chiropractors	☐ Motor vehicle dealers	☐ Osteopaths	☐ Veterinarians
☐ Civil, mechanical, hydraulic or electrical engineers	☐ Land Surveyors	☐ Physicians	
☐ Dentist	☐ Landscape Architects	☐ Podiatrists	
☐ Embalmers	☐ Lawyers	☐ Practitioners of physiotherapy	
	☐ Marriage / Family Therapists	☐ Psychologists	

3. ☐ **NON-PROFIT** ($75.00 Fee for processing; proof of 501c3 status must be attached)

4. ☐ **EXEMPT** (Why?):

(proof of why exempt must be attached)

V. GEORGIA'S REQUIRED E-VERIFY REGISTRATION FOR ISSUANCE OF BUSINESS LICENSE

Visit E-verify.gov for registration. (Affidavit Below must by Completed for Business License to be Issued)

Private Employer Affidavit Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit under oath, the undersigned private employer (listed above) verifies one of the following with respect to its application for a business license, occupational tax certificate, or other document required to operate a business as referenced in O.C.G.A. § 36-60-6(d):

Section 1.

Please check only one:

(A) ☒ On January 1st of the below-signed year, the individual, firm, or corporation employed more than ten (10) employees. *** If you select Section 1(A), please fill out Section 2 and then execute below.

(B) ☐ On January 1st of the below-signed year, the individual, firm, or corporation employed ten (10) or fewer employees. *** If you select Section 1(B), please skip Section 2 and execute below.

Section 2.

The employer has registered with and utilizes the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A. § 36-60-6.

The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as follows:

Name of Private Employer _____

Federal Work Authorization User Identification Number _____

Date of Authorization _____

Signature of Authorized Officer or Agent (same as applicant) _____

VI. REQUIRED APPLICANT AND NOTARY SIGNATURES

- I do hereby swear or affirm the information provided herein is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I can read the English language and I freely and voluntarily have completed this application. I understand that it is a felony to make false statements or writings to the City of East Point pursuant to O.C.G.A. 16-10-20.
- If applying for Homebased business, I certify that I reside at the address shown for the proposed business and that it is my principal residence. I hereby acknowledge that I have received a copy of the zoning regulations covering Home Occupations as shown above and will comply with it. I am aware that failure to comply with said requirements would result in revocation of business license and/or legal action by the City of East Point.
- I understand that any falsification, misrepresentation, omission or misstatement of material facts will result in:
  1. Denial or revocation of my occupation tax application to conduct business in the City of East Point.
  2. Prosecution for the offense of False Swearing (Georgia Code, 1981, S16-10-72), a felony punishable by a maximum fine of $1,000 plus imprisonment for not less than one (1) nor more than five (5) years, or both.

Applicant Signature

Applicant Name Michael Hughton (Please Print) _____ Signature of Applicant 1/28/2025 Date Signed

Notary Signature

Before me personally appeared the above named applicant who says that he/she executed the above statement of his/her own free will and accord with full knowledge of the purpose thereof.

Sworn to me and subscribed in my presence this 28th day of January, 2025

_____ Notary Public Signature

1/14/2029 Commission Expires

Aneé Harrison NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES 01/14/2029 SEAL

STATE OF GEORGIA
COUNTY OF FULTON

Form E: LOCAL PREFERENCE AFFIDAVIT OF BIDDER/OFFEROR

I hereby certify that pursuant to Fulton County Code Section 102-377, the Bidder/Offeror MPS Architects, P.C. is eligible to receive local preference points and has a staffed, fixed, physical, place of business located within Fulton County and has had the same for at least one (1) year prior to the date of submission of its proposal or bid and has held a valid business license from Fulton County or a city within Fulton County boundaries for the business at a fixed, physical, place of business, for at least one (1) year prior to the date of submission of its proposal or bid.

Affiant further acknowledges and understands that pursuant to Fulton County Code Section 102-377, in the event this affidavit is determined to be false, the business named herein shall be deemed "non-responsive" and shall not be considered for award of the applicable contract.

MPS Architects, P.C.
(BUSINESS NAME)

1200 Peachtree Street NE, Suite 750, Atlanta, GA 30309
(FULTON COUNTY BUSINESS ADDRESS)

Principal in Charge
(OFFICIAL TITLE OF AFFIANT)

Joe Alcock, AIA
(NAME OF AFFIANT)

(SIGNATURE OF AFFIANT)

Sworn to and subscribed before me,

This 12th day of March, 2025

Meredith A. Herman
(Notary Public) (Seal)

Commission Expires: 5/19/31
(Date)

MEREDITH A. HERMAN
NOTARY PUBLIC
My Commission Expires 05/19/2031
SOUTH CAROLINA

EXHIBIT I

OFFICE OF CONTRACT COMPLIANCE FORMS

EXHIBIT A – PROMISE OF NON-DISCRIMINATION

"Know all persons by these presents, that I/We (Paul Hogan _____),

Name

President — Title

Hogan Construction Group, LLC — Company Name

Hereinafter "Company", in consideration of the privilege to bid on or obtain contracts funded, in whole or in part, by Fulton County, hereby consent, covenant and agree as follows:

1) No person shall be excluded from participation in, denied the benefit of, or otherwise discriminated against on the basis of race, color, national origin or gender in connection with any bid submitted to Fulton County for the performance of any resulting there from,

2) That it is and shall be the policy of this Company to provide equal opportunity to all businesses seeking to contract or otherwise interested in contracting with this Company without regard to the race, color, gender or national origin of the ownership of this business,

3) That the promises of non-discrimination as made and set forth herein shall be continuing in nature and shall remain in full force and effect without interruption,

4) That the promise of non-discrimination as made and set forth herein shall be made a part of, and incorporated by reference into, any contract or portion thereof which this Company may hereafter obtain,

5) That the failure of this Company to satisfactorily discharge any of the promises of non-discrimination as made and set forth herein shall constitute a material breach of contract entitling the Board to declare the contract in default and to exercise any and all applicable rights and remedies, including but not limited to cancellation of the contract, termination of the contract, suspension and debarment from future contracting opportunities, and withholding and/or forfeiture of compensation due and owning on a contract; and

6) That the bidder shall provide such information as may be required by the Director of Purchasing & Contract Compliance pursuant to Section 102.436 of the Fulton County Non-Discrimination in Purchasing and Contracting Policy.

NAME: Paul Hogan **TITLE:** President

SIGNATURE: 

ADDRESS: 5075 Avalon Ridge Parkway, Peachtree Corners, GA 30071

PHONE NUMBER: 770.242.8588 **EMAIL:** PHogan@HoganConstructionGroup.com

EXHIBIT B1 - SCHEDULE OF INTENDED SUBCONTRACTOR UTILIZATION

This form **must be** completed and **submitted with the bid/proposal.** All prime bidders/proposers **must** submit this form which lists all intended subcontractors/suppliers who will be utilized under the scope of work/services.

Prime Bidder/Proposer Company Name Hogan Construction Group, LLC

ITB/RFP Name & Number: #24RFP101524K-CRB

1. My firm, as **Prime** Bidder/Proposer on this scope of work/service(s) **is NOT**☑, **is**☐ a minority or female owned and controlled business enterprise. ☐**African American (AABE);** ☐**Asian American (ABE);** ☐ **Hispanic American (HBE);** ☐**Native American (NABE);** ☐ **White Female American (WFBE);** ☐**Small Business (SBE);** ☐**Service Disable Veteran (SDVBE)** ☐**Disadvantage Business (DBE) **If yes, Prime must submit a copy of recent certification.**

☑ Male or ☐ Female (Check the appropriate boxes).

Indicate below the portion of work, including, percentage of bid/proposal amount that your firm will carry out directly as the Prime Contractor:

$ TBD Or TBD %

2. This information below must be completed and submitted with the bid/proposal if a **joint venture (JV)** approach is to be undertaken. Please provide JV breakdown information below and attach a copy of the executed Joint Venture Agreement.

JV Partner(s) information: The Collaborative Firm, LLC

	Business Name		**Business Name**
(a.)	Hogan Construction Group, LLC	(b.)	The Collaborative Firm, LLC
% of JV	75%	**% of JV**	25%
Ethnicity	Caucasian	**Ethnicity**	African American
Gender	Male	**Gender**	Male
Certified (Y or N)	N	**Certified (Y or N)**	y
Agency		**Agency**	SBE and M/FBE
Date Certified		**Date Certified**	Recertified 5/10/2023

3. Lists all Sub-Contractor/suppliers participating on the project. **(COMPLETE**

Exhibit B2 FORM)

Total Dollar Value of Certified Subcontractors: ($) TBD upon construction documents completion

Total Percentage of Certified Subcontractors: (%) TBD upon construction documents completion

CERTIFICATION: The undersigned certifies that he/she has read, understands and agrees to be bound by the Bid/Proposer provisions, including the accompanying Exhibits and other terms and conditions regarding sub-contractor utilization. The undersigned further certifies that he/she is legally authorized by the Bidder/Proposer to make the statement and representation in this Exhibit and that said statements and representations are true and correct to the best of his/her knowledge and belief. The undersigned understands and agrees that if any of the statements and representations are made by the Bidder/Proposer knowing them to be false, or if there is a failure of the intentions, objectives and commitments set forth herein, then in any such event the Contractor's acts or failure to act, as the case may be, shall constitute a material breach of the contract, entitling the County to terminate the Contract for default. The right to so terminate shall be in addition to, and in lieu of, any other rights and remedies the County may have for other defaults under the contract.

By submitting this form, it is understood that every firm listed as a subcontractor has been properly notified and will participate.

Signature: _____ **Title:** Paul Hogan, President

Business or Corporate Name: Hogan Construction Group, LLC

Address: 5075 Avalon Ridge Parkway, Peachtree Corners, GA 30071

Telephone: (770) 242.8588

Fax Number: ( )

Email Address: PHogan@HoganConstructionGroup.com

UTILIZATION REPORT – Post Award

The awarded vendor(s) are required to report **all** payments to the prime contractor, subcontractors and sub-consultants (if applicable) during the project using the B2GNow software program. This requirement will be further explained by the Office of Contract Compliance upon determination of all awarded contracts.

Note: Minority subcontractors will be contacted upon award of the project and fully completed construction plans.

EXHIBIT B2 FORM

SUB-CONTRACTORS (INCLUDING SUPPLIERS) TO BE UTILIZED IN THE PERFORMANCE OF THE SCOPE OF WORK/SERVICES(S), IF AWARDED ARE LISTED BELOW

Certification Designation: AABE – African American Business Enterprise, HBE – Hispanic American Business Enterprise, NABE – Native American Business Enterprise, ABE – Asian American Business Enterprise, FBE – Female Business Enterprise, MBE – Minority Business Enterprise, SDVBE – Service Disabled Veteran Business Enterprise, SBE – Small Business Enterprise, DBE – Disadvantage Business Enterprise

Subcontractor Name	Email Address	City, State, Phone	Ethnic Group	Certification Agency	Certification Designation	Scope of Work	Dollar Amount	Percentage

Note: Minority subcontractors will be contacted upon award of the project and fully completed construction plans.

EXHIBIT C
SUBCONTRACTOR CONTACT FORM UTILIZATION PLAN

Certification Designation: AABE – African American Business Enterprise, HBE – Hispanic American Business Enterprise, NABE – Native American Business Enterprise, ABE – Asian American Business Enterprise, FBE – Female Business Enterprise, MBE – Minority Business Enterprise, SDVBE – Service-Disabled Veteran Business Enterprise, SBE – Small Business Enterprise, DBE – Disadvantage Business Enterprise

Subcontractor/Supplier	Business Address	Contact Name	Contact Email Address	Contact Phone	Scope of Work Solicited for Project	Certification Designation	Result o Contact

EXHIBIT C
SUBCONTRACTOR CONTACT FORM UTILIZATION PLAN

Subcontractor/Supplier	Business Address	Contact Name	Contact Email Address	Contact Phone	Scope of Work Solicited for Project	Certification Designation	Result of Contact

Company Name: Hogan Construction Group, LLC

Project # & Title: #24RFP101524K-CRB

Printed Signature: Paul Hogan

Date: 3/10/2025

Hogan

TCF THE COLLABORATIVE FIRM

March 3, 2025

To Whom it May Concern:

Hogan Construction Group, LLC., (HCG) and The Collaborative Firm, LLC. (TCF) have agreed to enter into a joint venture partnership agreement for the Design/Build Services for the Fulton County Public Training Safety Building, located at 1281 Fulton Industrial Boulevard NW, Atlanta, GA 30336.

Hogan Construction Group, LLC. shall be the managing partner of the joint venture partnership and shall be authorized to execute documents on behalf of the Joint Venture in all transactions with Fulton County.

Paul Hogan

President

Hogan Construction Group, LLC

Michael Hightower

President

The Collaborative Firm, LLC

EXHIBIT J

RISK MANAGEMENT INSURANCE PROVISIONS FORMS

PROTECTION OF PROPERTY

Contractor/Vendor will adequately protect its own work from damage, will protect Fulton County Government's property from damage or loss and will take all necessary precautions during the progress of the work to protect all persons and the property of others from damage or loss.

Contractor/Vendor shall take all necessary precautions for the safety of employees of the work and shall comply with all applicable provisions of the Federal, State and local safety laws and building codes to prevent accidents or injury to persons on, about, or adjacent to the premises where work is being performed.

Contractor/Vendor shall erect and properly maintain at all times as required by the conditions and progress of the work, all necessary safeguards for the protection of its employees, Fulton County Government employees and the public and shall post all applicable signage and other warning devices to protect against potential hazards for the work being performed (Where applicable).

CONTRACTOR/VENDOR ACKNOWLEDGES HAVING READ, UNDERSTANDING, AND AGREEING TO COMPLY WITH THE AFOREMENTIONED STATEMENTS, AND THE REPRESENTATIVE OF THE CONTRACTOR/VENDOR IDENTIFIED BELOW IS AUTHORIZED TO SIGN CONTRACTS ON BEHALF OF THE RESPONDING CONTRACTOR/VENDOR.

COMPANY: Hogan Construction Group SIGNATURE: Signed by: Paul H. Hogan 61B08C4B5D9E42A...

NAME: Paul Hogan TITLE: President

DATE: 10/06/2025 | 10:34 AM CDT

Add updated COI here.

EXHIBIT K

EXHIBITS

HOGACON-02 MLUNN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
American Global LLC
4004 Perimeter Summit Blvd
Suite 950
Atlanta, GA 30319

CONTACT NAME: Michelle Lunn
PHONE (A/C, No, Ext): (404) 418-4192 FAX (A/C, No):
E-MAIL ADDRESS: michelle.lunn@americanglobal.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : National Union Fire Insurance Co of Pitts. PA	19445
INSURER B : The Continental Insurance Company	35289
INSURER C : New Hampshire Insurance Company	23841
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Hogan Construction Group, LLC
5075 Avalon Ridge Parkway
Norcross, GA 30071

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			989-50-05	9/1/2025	9/1/2026	EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			250-78-26	9/1/2025	9/1/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 2,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB X OCCUR			CUE 7040074110	9/1/2025	9/1/2026	EACH OCCURRENCE	$ 10,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 10,000,000
	DED X RETENTION $ 10,000							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N	N / A		WC 048-40-7283	9/1/2025	9/1/2026	X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	$ 2,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 2,000,000
							E.L. DISEASE - POLICY LIMIT	$ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Project No. 24RFP101524K-CRB

CERTIFICATE HOLDER
Fulton County Board of Commissioners
1281 Fulton Industrial Blvd
Atlanta, GA 30336

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
American Global LLC

HOGACON-02 ACOLEMAN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/13/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Abby Coleman
American Global LLC 4004 Perimeter Summit Blvd Suite 950 Atlanta, GA 30319	PHONE (A/C, No, Ext): (404) 418-4202 FAX (A/C, No): E-MAIL ADDRESS: abigail.coleman@americanglobal.com

INSURER(S) AFFORDING COVERAGE	NAIC #
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INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Hogan Construction Group, LLC
5075 Avalon Ridge Parkway
Norcross, GA 30071

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:	X		989-50-05	9/1/2025	9/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 300,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY	X		250-78-26	9/1/2025	9/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000	X		CUE 7040074110	9/1/2025	9/1/2026	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC 048-40-7283	9/1/2025	9/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 2,000,000 $ 2,000,000 $ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project No. 24RFP101524K-CRB

Fulton County Government is included as Additional Insured in accordance with the policy provisions of the General Liability, Auto Liability, and Umbrella/Excess Liability Policies.

CERTIFICATE HOLDER

Fulton County Government
141 Pryor Street, SW
Atlanta, GA 30303

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

American Global LLC

ENDORSEMENT

This endorsement, effective 12:01 A.M. 09/01/2025
forms a part of Policy No. 250-78-26
issued to HOGAN CONSTRUCTION GROUP, LLC
by NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA.

ADDITIONAL INSURED - WHERE REQUIRED UNDER CONTRACT OR AGREEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

SCHEDULE

ADDITIONAL INSURED:

ANY PERSON OR ORGANIZATION FOR WHOM YOU ARE CONTRACTUALLY BOUND TO PROVIDE ADDITIONAL INSURED STATUS BUT ONLY TO THE EXTENT OF SUCH PERSON'S OR ORGANIZATIONS LIABILITY ARISING OUT OF THE USE OF A COVERED AUTO.

I. **SECTION II - COVERED AUTOS LIABILITY COVERAGE, A. Coverage, 1. - Who Is Insured,** is amended to add:

d. Any person or organization, shown in the schedule above, to whom you become obligated to include as an additional insured under this policy, as a result of any contract or agreement you enter into which requires you to furnish insurance to that person or organization of the type provided by this policy, but only with respect to liability arising out of use of a covered "auto". However, the insurance provided will not exceed the lesser of:

(1) The coverage and/or limits of this policy, or

(2) The coverage and/or limits required by said contract or agreement.

AUTHORIZED REPRESENTATIVE

POLICY NUMBER: 989-50-05

COMMERCIAL GENERAL LIABILITY
CG 20 10 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
ANY PERSON OR ORGANIZATION WHOM YOU BECOME OBLIGATED TO INCLUDE AS AN ADDITIONAL INSURED AS A RESULT OF ANY CONTRACT OR AGREEMENT YOU HAVE ENTERED INTO.	PER THE CONTRACT OR AGREEMENT.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

POLICY NUMBER: 989-50-05

COMMERCIAL GENERAL LIABILITY
CG 20 37 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
ANY PERSON OR ORGANIZATION WHOM YOU BECOME OBLIGATED TO INCLUDE AS AN ADDITIONAL INSURED AS A RESULT OF ANY CONTRACT OR AGREEMENT YOU HAVE ENTERED INTO.	PER THE CONTRACT OR AGREEMENT.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II** – **Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III** – **Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

Fulton County Public Safety Training Center
Basic Schematic Design Document

March 2024

Table of Contents

Executive Summary

Scope

This document is a Basic Schematic Design Document for the Fulton County Public Safety Training Center. It contains the goals, planning assumptions, and requirements needed to develop the design concept for this new facility.

Purpose

The purpose of this document is to convey an understanding of the scope: size, quality level, costs, and schedule for the proposed renovation for a training facility. This schematic design submittal sets the stage for the next phase of work: Design Development. It is issued for review and approval.

Resources

The information presented was originally gathered from representatives of Fulton County Government, the Fulton County Police Department, Sheriff's Department, and US Marshal, then confirmed during meetings and work sessions.

Content

This document contains the following sections:

Site Information provides an in-depth analysis of the proposed building site. Information includes an environmental assessment, floodplain analysis, topographic survey, boundary line surveys, and seismic classification.

Design Drawings provide an overview of the proposed design. The drawings include a proposed site plan, floor plans, exterior elevations, and three-dimensional renderings. These drawings are provided in a small and large-scale format and are for review and approval.

Design Information summarizes compliance with the building program and Stated Cost Limitation. Supporting information includes a program analysis comparing the programmed square footage with the schematic design square footage, as well as an updated cost estimate.

The Team

Fulton Project Management Department of Real Estate and Asset Management, under the direction of Deputy Director, Tim Dimond, provided overall guidance for this project. Other team members include Project Manager Todd Smiley and Program Manager Kelley Brown with Heery/McAffee3.

Other contributing Team Members include the following:

Estate and Asset Management, DREAM
Chief William Yates – Fulton County Chief of Police
Captain Greg Shelton

Sizemore Group teamed with the following consultants to provide programmatic requirements, space list, adjacency diagrams, conceptual site plans and a cost estimate.

1. Palmer Engineering – Structural Engineering
2. SL King and Associates -Mechanical, Electrical and Plumbing Engineering
[redacted]

As this step is completed, the Sizemore Group team may be given approval to proceed on to the next steps:

1. Schematic Design – Construction Documents
   This is the first phase of project design. Programmatic elements and site analysis will be incorporated in design. All spaces and materials will be articulated. Building systems will be identified and outlined and the conceptual cost estimate will be further developed. These documents will serve as the construction documents to be used for construction.

2. Procurement –Sizemore Group team will assist Fulton County in the selection of a CM at Risk Firm to complete the documents and construct the facility. Sizemore will also assist during the construction phase by way of periodic site visits and review.

3. Build -The firm will be selected during Schematic Design. The selected firm will base the construction on the construction documents. After the permit is obtained the CM at Risk firm will construct the building.

Methodology

The process of developing this schematic design included four steps. The first step was to establish a work plan, participants, outline the schedule, and working assumptions. The second step was to develop options for the site, floor plans, and elevations. The third step was to conduct workshops with the different Fulton County groups in order to review design options, select a preferred direction, and identify areas for further study and improvement. This included design reviews of site and building systems. Throughout this process, a delicate balance was maintained between the quantity, quality, and cost needs. The final phase focused on developing schematic design drawings for review and approval.. Within each step, recurring topics or themes are addressed. Throughout the process, the assumptions and options are better defined and narrowed, thus leading to a final solution.

Design

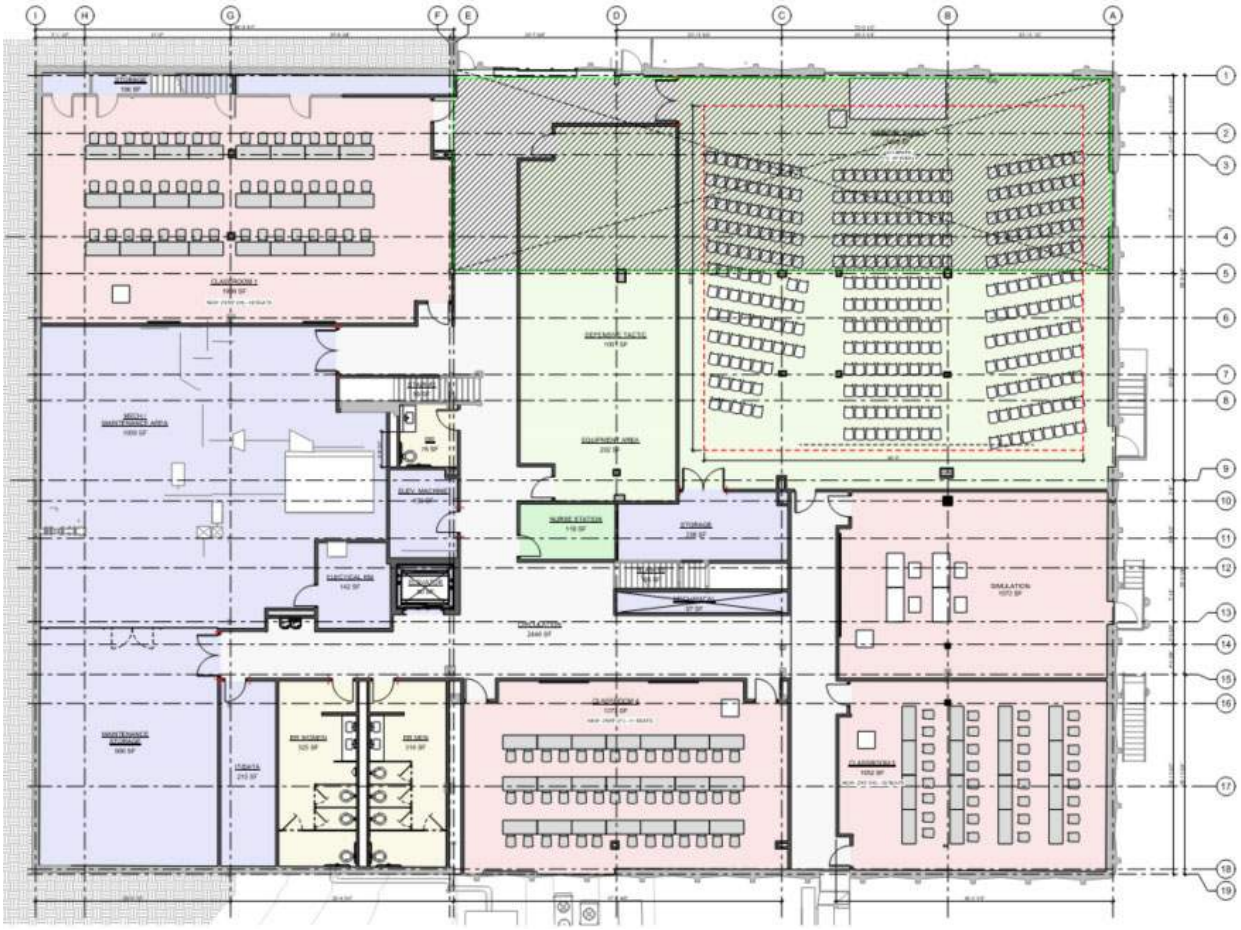
The facility site is located at 1281 Fulton Industrial Boulevard adjacent to other FC property. This property is approximately 5.34 acres and has one primary building, a couple of other support facilities and parking. Access to the site is directly off Fulton Industrial Boulevard. The primary building sits at the top of the site with direct grade access to the top floor and a limited number of parking spaces near the entrance. The site slopes down rapidly to a lower level where there is additional parking, access to the lower level of the Main Building by way of doors and loading dock. Access is also provided to the Modular structure.

The design includes maintaining and restriping the 124 existing parking spaces.

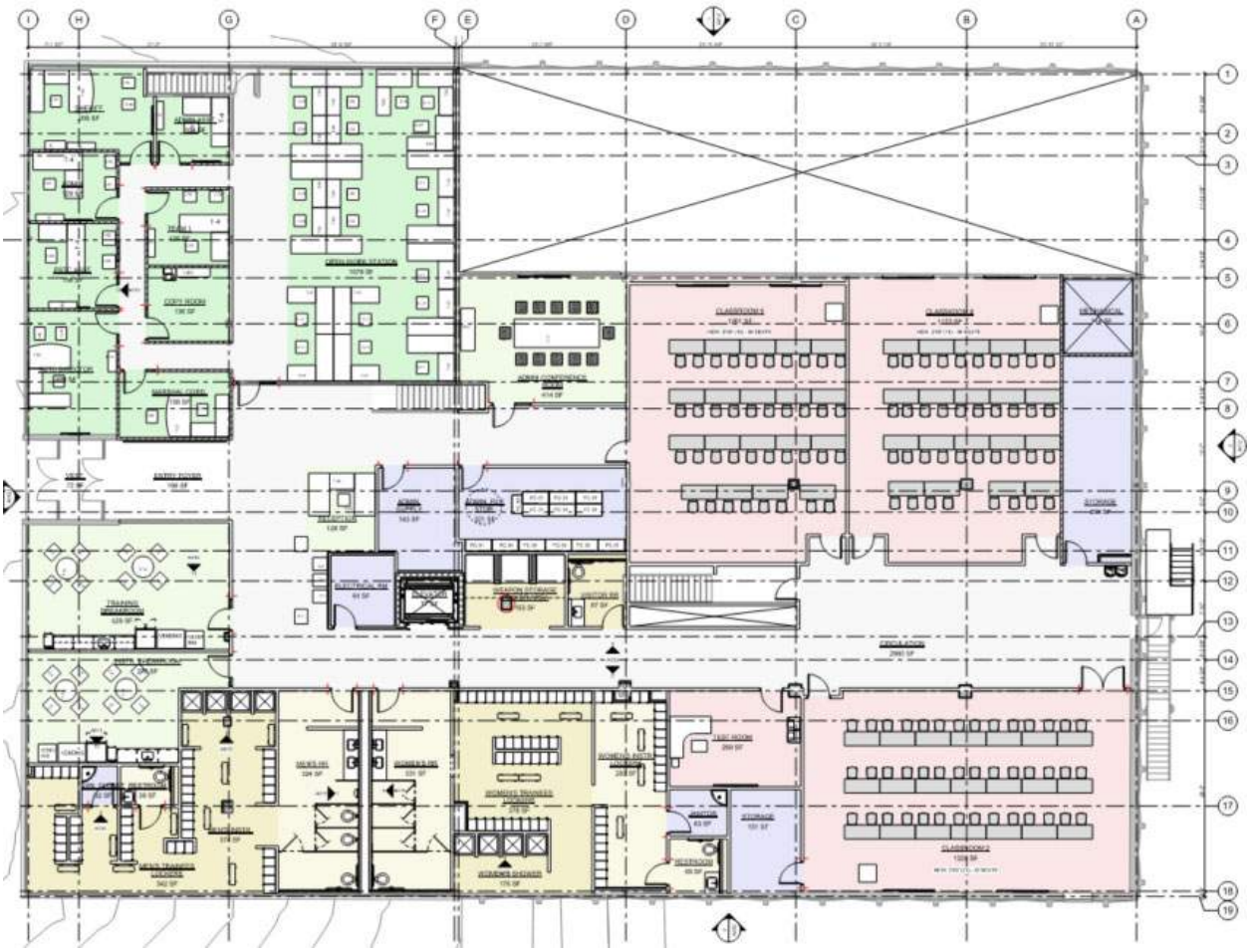
The interior layout includes offices, classrooms, locker rooms, an assembly space and specialty simulation training spaces for the instruction of Defensive Tactics and realistic ballistic training. (No live ammunition used at this facility).

During the program verification process, further information was provided regarding the specific physical agility test (PAT) course requirements by space. This test occurs three times a year and currently occurs offsite. In order to accommodate the space requirements, the design team further developed the Concept layout and provided a larger assembly room to double as the PAT room. This layout includes moving 3 classrooms to the upper level and accommodating Defensive Tactics and the Simulator room on the bottom level.

Schematic Design Layout:



Schematic Design – Level 1

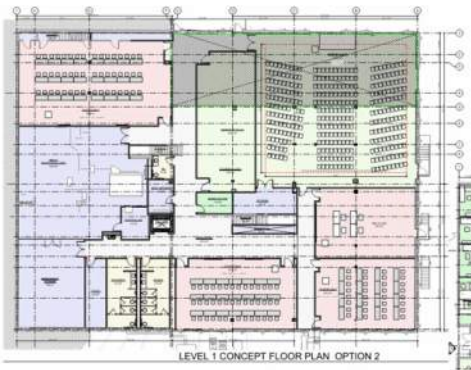


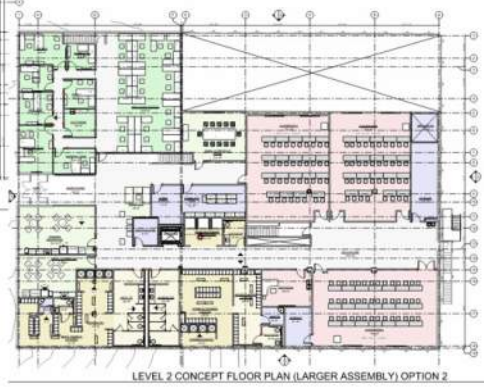
Schematic Design – Level 2

Classroom Seat Count:

Seat Count – Larger Assembly – Option 2

CLASS ROOM	TABLES	CHAIRS
1	24	48
2	21	42
3	16	32
4	21	41
5	19	38
6	19	38
TOTAL	120	239
ASSEMBLY ROOM		331





Approved Finish Palette:

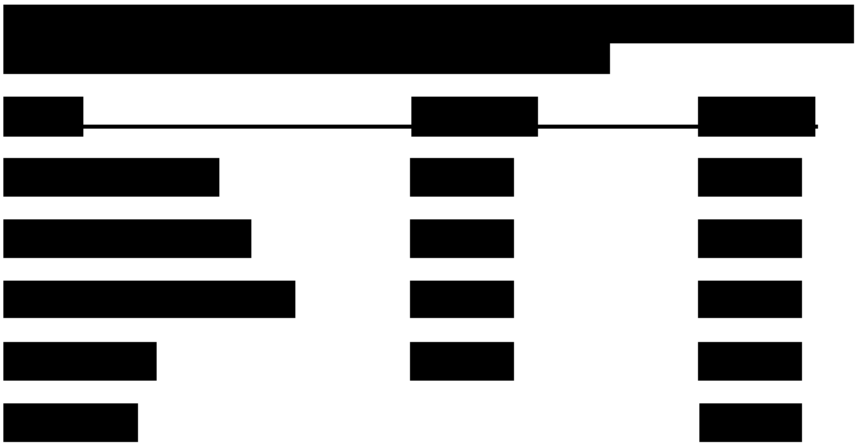
Total Program Area **Total Gross Area** **34,500**

Total Project Cost [redacted]

The following Add Alternates were identified:

- New 60 ton chiller and associated piping
- Divider at assembly area. Include cores for lectern and other miscellaneous work.
- Luxury Vinyl Plank In lieu of Vinyl Composition Tile
- Defensive Tactic room floor to be rubber in lieu of carpet.

Schedule Summary



Architectural Drawings

The following selection includes the following Basic Schematic Drawings (not for construction nor bridging documents.

- Floor Plans
- Reflected Ceiling Plans
- Finish Plans
- Interior Elevations
- Exterior Elevations
- Building Sections

FULTON COUNTY
PUBLIC SAFETY TRAINING CENTER

1281 FULTON INDUSTRIAL BLVD
ATLANTA, GEORGIA

VICINITY MAP

NOT TO SCALE

CONTEXT PHOTO

ABBREVIATIONS

PROJECT DIRECTORY

OWNER
FULTON COUNTY BEHAVIORAL HEALTH
ATLANTA, GA

TIMOTHY D MOND & LLOYD NESBIT
OWNER REPRESENTATIVE

ARCHITECT
SIZEMORE GROUP, LLC
342 MARIETTA STREET, NW | UNIT 3 |
ATLANTA, GA 30313
TEL: 404-605-0690
FAX: 404-605-0890

LILY BERRIOS
PRINCIPAL IN CHARGE, SIZEMORE GROUP

ANGEL KAUFFMAN
PROJECT MANAGER

STRUCTURAL
PALMER ENGINEERING
3585 HABERSHAM AT NORTHLAKE
BUILDING N, TUCKER, GA 30084
TEL: 770-908-9908

ENTER PRINCIPAL-IN-CHARGE
BAKU PATEL, P.E.

SAI GANAPURAM
PROJECT MANAGER

MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION
S.L. KING & ASSOCIATES
1100 ABERNATHY ROAD, SUITE 925
ATLANTA, GA 30328
TEL: 706-817-9180

ENTER PRINCIPAL-IN-CHARE
BLAKE SMITH, P.E.

COMMUNICATIONS AND SECURITY
NEWCOMB & BOYD
303 PEACHTREE CENTER AVENUE NE, SUITE 525
ATLANTA, GA 30303
TEL: 404-730-8400

ENTER PRINCIPAL-IN-CHARE
LUCAS A. PARKER

BUILDING INFORMATION

SCOPE OF WORK: EXISTING BUILDING RENOVATION.
THE TOTAL AREA OF RENOVATION SCOPE ACCOUNTS FOR 34,239 SF OF LEVEL 1 AND 2. FULL RENOVATION OF LEVEL 1 AND 2. THE SCOPE WILL COVER NEW CLASSROOMS, OFFICE SPACES, TRAINING , ASSEMBLY BATHROOMS AND LOCKER ROOMS. EXTERIOR ENEVELOPE SCOPE WILL CONSIST OF NEW STOREFRONTS AND GARAGE DOORS.

PERMITTING AGENCY:
CITY OF ATLANTA: OFFICE OF BUILDINGS
55 TRINITY AVENUE, SUITE 3900
ATLANTA, GEORGIA 30303

CONSTRUCTION TYPE (PER CHAPTER 6 - 2018 IBC)
BLDG.: IIB SPRINKLERED

OCCUPANCY TYPE
BLDG.: BUSINESS

NO INCREASE IN EXISTING AREA
1ST FLOOR 18,367 SF
2ND FLOOR 15,701 SF
TOTAL 34,068 GSF

BUILDING HEIGHT
EXISTING BLDG HEIGHT: 25'-6 1/2"

ALLOWABLE AREA IIB CONSTRUCTION TYPE:
Tabular allowable area factor (Table 506.2 = Allowable Area

Business. 92,000 SF
Assembly: 38,000 SF
Education: 58,000 SF

TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV				TYPE V	
	A	B	A	B	A	B	A	B	C	HT	A	B
Primary structural frame[f] (see Section 202)	3[b]	2[b]	1[b]	0	1[b]	0	3[b]	2[b]	2[b]	HT	1[b]	0
Bearing walls												
Exterior[e]	3	2	1	0	2	2	3	2	2	2	1	0
Interior	3[b]	2[b]	1	0	1	0	3	2	2	Lim1	1	0
Nonbearing walls and partitions Exterior	See Table 602											
Nonbearing walls and partitions Interior[d]	0	0	0	0	0	0	0	0	0	See Section 2304.11.2	0	0
Floor construction and associated secondary members (see Section 202)	2	2	1	0	1	0	2	2	2	HT	1	0
Roof construction and associated secondary members (see Section 202)	1½[f]	1[b]	1[b]	0	1[b]	0	1½	1	1	HT	1[b]	0

GENERAL NOTES

1. CONTRACTORS SHALL VISIT THE SITE PRIOR TO BIDDING THE PROJECT TO VERIFY EXISTING FIELD CONDITIONS. BID SUBMISSION SHALL AFFIRM CONTRACTOR MADE ALLOWANCES FOR SAID CONDITIONS AND RELATED PROJECT COSTS.
2. WORK IS TO BE PERFORMED IN AN EXISTING FACILITY. CONTRACTOR SHALL COORDINATE ALL WORK, INCLUDING INTERRUPTION OF UTILITIES AND BUILDING SERVICE WITH THE OWNER OR BUILDING MANAGEMENT. PHASING OF WORK IS TO BE PERFORMED AND COORDINATED TO ACCOMMODATE EXISTING FACILITY OPERATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COST AND WORK ASSOCIATED WITH CUTTING AND PATCHING OF EXISTING FACILITY AS REQUIRED TO COMPLETE THIS PROJECT. AFFECTED AREAS SHALL BE RESTORED OR REPAIRED TO LEAVE IN "LIKE-NEW" CONDITION AND MATCHING SURROUNDING SURFACES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH BUILDING UTILITY EQUIPMENT SHUTDOWNS AND FIRE WATCHES.
5. SHOULD STOPPAGE OF WORK OCCUR THE CONTRACTOR SHALL LEAVE THE FACILITY IN A WEATHER TIGHT CONDITION OCCUPIED FACILITIES SYSTEMS SHALL BE LEFT IN AN OPERATIONAL STATE TO ALLOW CONTINUED NORMAL FACILITIES OPERATIONS.
6. ALL RENOVATION WORK IS TO BE PERFORMED IN COMPLIANCE WITH IFC 2012, SECTION 3304.2 WASTE DISPOSAL. COMBUSTIBLE DEBRIS AND WASTE MATERIAL SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH SHIFT OF WORK.
7. ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 241, 2013 EDITION, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLIT ON OPERATIONS.

OWNER PROVIDED ITEMS AND COMPONENTS

ITEMS PROVIDED BY OWNER.

1. ALL FURNITURE TO BE PROVIDED BY OWNER.
2. LIST ITEMS TO BE PROVIDED BY OWNER HERE.

*THE PURPOSE OF THIS LISTING IS TO IDENTIFY TO THE CONTRACTOR ITEMS THAT ARE TO BE PROVIDED AND/OR COVERED BY THE OWNER AND IS TO INDICATE TO THE CONTRACTOR WHERE THEIR RESPONSIBILITY IS TO PICK UP UNDER THE CONTRACT AS IT RELATES TO THOSE ITEMS. I.E. INFRASTRUCTURE, INSTALLATION, CONNECTIONS, ETC. **REMOVE THIS NOTE ONCE ESTABLISHED***

ADD OR DEDUCT ALTERNATES

ADD ALTERNATES / DEDUCTIVE ALTERNATES

1. ENTER ADD OR DECUTIVE ALTERNATE
2. ENTER ADD OR DECUTIVE ALTERNATE

BUILDING CODES & CONSTRUCTION INFORMATION

THE GEORGIA STATE MINIMUM STANDARD CODES (MANDATORY CODE):

- 2020 CHAPTER 120-3-3, THE STATE MIN MUM FIRE SAFETY STANDARDS
- INTERNATIONAL BUILDING CODE, 2018 EDITION WITH 2020, 2022 GEORG A AMENDMENTS
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION WITH 2020 GEORGIA AMENDMENTS
- INTERNATIONAL PLUMBING CODE, 2018 EDITION WITH 2020, 2022, 2023 GEORGIA AMENDMENTS
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION WITH 2014 & 2015 GEORGIA AMENDMENTS
- NATIONAL ELECTRICAL CODE, 2020 EDITION, WITH GEORGIA AMENDMENTS (2021)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION WITH GEORG A SUPPLEMENTS AND AMENDMENTS (2020), (2022), (2023)
- NFPA 101 LIFE SAFETY CODE (2018) AS MODIFIED BY CHAPTER 120-3-3
- INTERNATIONAL FIRE CODEAS AS MODIFIED BY CHAPTER 120-3-3
- GEORGIA ADA 2010
- INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2021)

NFPA 101, 2018 EDITION

4.6.10 CONSTRUCTION, REPAIR, AND IMPROVEMENT OPERATIONS
BUILDINGS, OR PORTIONS OF BUILDINGS, SHALL BE PERMITTED TO BE OCCUPIED DURING CONSTRUCTION, REPAIR, ALTERATIONS, OR ADDITIONS ONLY WHERE REQUIRED MEANS OF EGRESS AND REQUIRED FIRE PROTECTION FEATURES ARE IN PLACE AND CONTINUOUSLY MAINTAINED FOR THE PORTION OCCUPIED OR WHERE ALTERNATIVE LIFE SAFETY MEASURES ACCEPTABLE TO THE AUTHOR TY HAVING JURISDICTIONARE IN PLACE.

FIRE PROTECTION:
PLANS FOR FIRE PROTECTION SPRINKLER PIPING INCLUDING COMPLETE SEISMIC SUPPORT DETAILS SHALL BE REVIEWED AND APPROVED BY THE COA FIRE MARSHAL'S OFFICE PRIOR TO INSTALLATION FOR COMPLIANCE WITH ASCE/ SEI 7-10 SECTIONS 13.3.1, 13.3.2, ABD NFPA 13.

GENERAL PROJECT NOTES:

A. ALL INTERIOR FINISH CLASSIFICATIONS SHALL COMPLY WITH 2018 NFPA 101: 38 3.3.1, "INTERIOR FINISH SHALL BE IN ACCORDANCE WITH SECTION 10.2."

B. GENERAL: SAFETY GLAZING SHALL BE PERMANENTLY IDENTIFIED PER 2018 IBC: 2406 3.

C. ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF 2019 NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

E. GENERAL: ALL FIRE AND/OR SMOKE BARRIERS OR WALLS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABLOVE A DECORATIVE CEILING AND / OR IN CONCEALED SPACES WITH LETTERS A MINIMUM OF TWO (2) INCHES HIGH ON A CONTRASTING BACKGROUND SPACED A MAXIMUM OF TWELVE (12) FEET ON CENTER WITH A MINIMUM OF ONE PER WALL OR BARRIER IN

DRAWING SHEET INDEX

SHEET INDEX

SHEET DISCIPLINE	SHEET #	SHEET NAME	03/29/2024 - SCHEMATIC DESIGN	Issue 11 Index	Issue 12 Index	Issue 13 Index	Issue 14 Index
ARCHITECTURAL							
ARCHITECTURAL	G000	COVER	X				
ARCHITECTURAL	G200	CODE REVIEW AND ZONING	X				
ARCHITECTURAL	G201	SITE SURVEY	X				
ARCHITECTURAL	G301	PARTITION TYPES	X				
ARCHITECTURAL							
ARCHITECTURAL	A008	LEVEL 1 EXISTING PLAN	X				
ARCHITECTURAL	A009	LEVEL 2 EXISTING PLAN	X				
ARCHITECTURAL	A010	LEVEL 1 EXISTING REFLECTED CEILING PLAN	X				
ARCHITECTURAL	A011	LEVEL 2 EXISTING REFLECTED CEILING PLAN	X				
ARCHITECTURAL	A013	LEVEL 1 DEMOLITION PLAN	X				
ARCHITECTURAL	A014	LEVEL 2 DEMOLITION PLAN	X				
ARCHITECTURAL	A110	FLOOR PLAN - LEVEL 1	X				
ARCHITECTURAL	A111	FLOOR PLAN - LEVEL 2	X				
ARCHITECTURAL	A113	NEW RCP LEVEL 1	X				
ARCHITECTURAL	A114	NEW RCP LEVEL 2	X				
ARCHITECTURAL	A116	ROOF PLAN	X				
ARCHITECTURAL	A117	FINISH PLAN LEVEL 1	X				
ARCHITECTURAL	A118	FINISH PLAN LEVEL 2	X				
ARCHITECTURAL	A119	FINISH SCHEDULE AND PAT COURSE	X				
ARCHITECTURAL	A120	FURNITURE PLAN - LEVEL 1	X				
ARCHITECTURAL	A121	FURNITURE PLAN - LEVEL 2	X				
ARCHITECTURAL	A131	FLOOR PLAN LEVEL 1	X				
ARCHITECTURAL	A132	FLOOR PLAN LEVEL 2	X				
ARCHITECTURAL	A201	EXTERIOR ELEVATION	X				
ARCHITECTURAL	A220	INTERIOR ELEVATIONS	X				
ARCHITECTURAL	A221	RESTROOM ELEVATIONS	X				
ARCHITECTURAL	A300	BUILDING SECTIONS	X				

BASIC SCHEMATIC DESIGN
NOT FOR CONSTRUCTION NOT FOR BRIDGING

No.	DESCRIPTION	DATE

FULTON COUNTY PUBLIC SAFETY TRAINING
1281 FULTON INDUSTRIAL BLVD ATLANTA, GA

FULTON COUNTY

sizemoregroup
342 MARIETTA STREET, NW | UNIT 3
ATLANTA, GA 30313
T: 404.605.0690
F: 404.605.0890
www.sizemoregroup.com

COVER

PROJECT # 22150FCPSTC
DATE: 03/29/24
DRAWN BY: Author
CHECKED BY: Checker

G000

SCALE: As indicated

PLUMBING FIXTURE COUNT - LEVEL 1

NAME	USE GROUP	MIN. FIXTURES PER CODE – WATER CLOSETS – MALE – INITIAL – 1 PER	WC – MALE – INITIAL – QTY	WC – MALE – 1 PER	WC – FEMALE – INITIAL – 1 PER	WC – FEMALE – INITIAL – QTY	WC – FEMALE – 1 PER	LAVATORIES – MALE – INITIAL – 1 PER	LAV – MALE – INITIAL – QTY	LAV – MALE – 1 PER	LAV – FEMALE – INITIAL – 1 PER	LAV – FEMALE – INITIAL – QTY	LAV – FEMALE – 1 PER	DRINKING FOUNTAIN_ 1 PER	SERVICE SINK	TOTALS – OCC TOTAL	OCC TOTAL HALF	WATER CLOSETS – MALE	WATER CLOSETS – FEMALE	LAVATORIES – MALE	LAVATORIES – FEMALE	DRINKING FOUNTAINS	SERVICE SINKS
ASSEMBLY	A-3	0	0	125	0	0	65	0	0	200	0	0	200	500	1	534	267	2.14	4.11	1.34	1.34	1.07	1
CLASSROOM 1	E	0	0	50	0	0	50	0	0	50	0	0	50	100	1	97	48.5	0.97	0.97	0.97	0.97	0.97	1
CLASSROOM 3	E	0	0	50	0	0	50	0	0	50	0	0	50	100	1	54	27	0.54	0.54	0.54	0.54	0.54	1
CLASSROOM 4	E	0	0	50	0	0	50	0	0	50	0	0	50	100	1	53	26.5	0.53	0.53	0.53	0.53	0.53	1
CLASSROOM 5	E	0	0	50	0	0	50	0	0	50	0	0	50	100	1	64	32	0.64	0.64	0.64	0.64	0.64	1
DATA/IT	S	0	0	100	0	0	100	0	0	100	0	0	100	1000	1	1	0.5	0.01	0.01	0.01	0.01	0	1
DEFENSIVE TACTIC	A-3	0	0	125	0	0	65	0	0	200	0	0	200	500	1	24	12	0.1	0.18	0.06	0.06	0.05	1
ELECTRICAL RM	S	0	0	100	0	0	100	0	0	100	0	0	100	1000	1	0	0	0	0	0	0	0	1
MECHANICAL	S	0	0	100	0	0	100	0	0	100	0	0	100	1000	1	7	3.5	0.04	0.04	0.04	0.04	0.01	1
STORAGE	S	0	0	100	0	0	100	0	0	100	0	0	100	1000	1	0	0	0	0	0	0	0	1
STORAGE	S	0	0	100	0	0	100	0	0	100	0	0	100	1000	1	1	0.5	0.01	0.01	0.01	0.01	0	1
STORAGE	S	0	0	100	0	0	100	0	0	100	0	0	100	1000	1	3	1.5	0.02	0.02	0.02	0.02	0	1
TOTALS																838	419	4.97	7.03	4.14	4.14	3.81	
																REQUIRED:		5	8	5	5	4	1
																PROVIDED:		**5**	**5**	**3**	**3**	**3**	**1**

* = FOR THE FIRST FLOOR FIXTURE COUNT, IBC SECTION 2902.3.2 STATES THAT IT IS POSSIBLE TO USE A RESTROOM THAT IS 1 FLOOR BELOW/ABOVE AS LONG AS THE DISTANCE IS < 500 FT. THE RESTROOM LAYOUT MEETS THIS. SEE FLOOR PLANS FOR RESTROOM LAYOUTS.

PLUMBING FIXTURE COUNT - LEVEL 2

NAME	USE GROUP	MIN. FIXTURES PER CODE – WATER CLOSETS – MALE – INITIAL – 1 PER	WC – MALE – INITIAL – QTY	WC – MALE – 1 PER	WC – FEMALE – INITIAL – 1 PER	WC – FEMALE – INITIAL – QTY	WC – FEMALE – 1 PER	LAVATORIES – MALE – INITIAL – 1 PER	LAV – MALE – INITIAL – QTY	LAV – MALE – 1 PER	LAV – FEMALE – INITIAL – 1 PER	LAV – FEMALE – INITIAL – QTY	LAV – FEMALE – 1 PER	DRINKING FOUNTAIN_ 1 PER	SERVICE SINK	TOTALS – OCC TOTAL	OCC TOTAL HALF	WATER CLOSETS – MALE	WATER CLOSETS – FEMALE	LAVATORIES – MALE	LAVATORIES – FEMALE	DRINKING FOUNTAINS	SERVICE SINKS
ADMIN. SUPPLY	STORAGE	0	0	100	0	0	100	0	0	100	0	0	100	1000	1	1	0.5	0.01	0.01	0.01	0.01	0	1
CLASSROOM	E	0	0	125	0	0	65	0	0	200	0	0	200	500	1	62	31	0.25	0.48	0.16	0.16	0.12	1
CLASSROOM 3	E	0	0	125	0	0	65	0	0	200	0	0	200	500	1	59	29.5	0.24	0.45	0.15	0.15	0.12	1
CLASSROOM 6	E	0	0	125	0	0	65	0	0	200	0	0	200	500	1	66	33	0.26	0.51	0.17	0.17	0.13	1
CONFERENCE ROOM	A-3	0	0	125	0	0	65	0	0	200	0	0	200	500	1	28	14	0.11	0.22	0.07	0.07	0.06	1
ELECTRICAL RM	STORAGE	0	0	100	0	0	100	0	0	100	0	0	100	1000	1	0	0	0	0	0	0	0	1
INSTR. BREAKROOM	A-3	0	0	75	0	0	75	0	0	200	0	0	200	500	1	25	12.5	0.17	0.17	0.06	0.06	0.05	1
JANITOR CLOSET	STORAGE	0	0	100	0	0	100	0	0	100	0	0	100	1000	1	0	0	0	0	0	0	0	1
JANITOR CLOSET	S	0	0	100	0	0	100	0	0	100	0	0	100	1000	1	0	0	0	0	0	0	0	1
OFFICE	B	25	50	50	25	50	50	40	80	80	40	80	80	100	1	7	3.5	0.14	0.14	0.09	0.09	0.07	1
OFFICE	B	25	50	50	25	50	50	40	80	80	40	80	80	100	1	2	1	0.04	0.04	0.03	0.03	0.02	1
OPEN OFFICE	B	25	50	50	25	50	50	40	80	80	40	80	80	100	1	7	3.5	0.14	0.14	0.09	0.09	0.07	1
RECEPTION	B	25	50	50	25	50	50	40	80	80	40	80	80	100	1	1	0.5	0.02	0.02	0.01	0.01	0.01	1
STORAGE	STORAGE	0	0	100	0	0	100	0	0	100	0	0	100	1000	1	1	0.5	0.01	0.01	0.01	0.01	0	1
STORAGE	STORAGE	0	0	100	0	0	100	0	0	100	0	0	100	1000	1	1	0.5	0.01	0.01	0.01	0.01	0	1
STORAGE	STORAGE	0	0	100	0	0	100	0	0	100	0	0	100	1000	1	1	0.5	0.01	0.01	0.01	0.01	0	1
TEST ROOM	B	0	0	50	0	0	50	0	0	50	0	0	50	100	1	2	1	0.02	0.02	0.02	0.02	0.02	1
TRAINING BREAKROOM	A-3	0	0	75	0	0	75	0	0	200	0	0	200	500	1	35	17.5	0.23	0.23	0.09	0.09	0.07	1
TOTALS																298	149	1.64	2.43	0.94	0.94	0.74	
																REQUIRED:		2	3	1	1	1	1
																PROVIDED:		**6**	**6**	**4**	**4**	**3**	**1**

ZONING

PROJECT IS LOCATED WITHIN THE CITY LIMITS OF ATLANTA
ZONING DISTRICT: I-1 LIGHT INDUSTRIAL DISTRICT

SEC. 16-16.003. - PERMITTED PRINCIPAL USES AND STRUCTURES.
PEMITTED USES:

- PARKING SURFACES AND STRUCTURES.
- PROFESSIONAL AND PERSONAL SERVICE ESTABLISHMENTS.
- CONVERSION OF EXISTING INDUSTRIAL BUILDINGS WHICH ARE 50 YEARS OF AGE OR OLDER TO RECREATIONAL ESTABLISHMENTS.
- GENERAL ADVERTISING SIGNS SUBJECT TO THE LIMITATIONS CONTAINED IN SECTION 16-16.006(1) IN CHAPTER 28A OF THIS PART.
- TRADE SCHOOLS, COLLEGES AND UNIVERSITIES.

SEC. 16-16.007. - DEVELOPMENT CONTROLS.
DEVELOPMENT CONTROL:
1)BULK LIMITATIONS: FLOOR AREA SHALL NOT EXCEED AN AMOUNT EQUAL TO 2.0 TIMES NET LAND AREA.
(2)MINIMUM LOT WIDTH, AREA, ALL USES: NO FIXED MINIMUM LOT WIDTHS OR AREAS ARE ESTABLISHED FOR THESE DISTRICTS, BUT LOT DIMENSIONS SHALL BE SUFFICIENT TO MEET OTHER REQUIREMENTS SET FORTH HEREIN.
(3)MINIMUM YARD REQUIREMENTS:(A)FRONT: 40 FEET.(B)SIDE: ADJACENT TO A STREET, HALF THE REQUIRED FRONT YARD, AS GENERALLY PROVIDED. IF A BUILDING IS NOT BUILT TO THE LOT LINE, IT SHALL BE SET BACK FROM THE LOT LINE AT LEAST FIVE FEET. FOR USES ADJACENT TO RESIDENTIAL DISTRICTS, SEE TRANSITIONAL USES AND STRUCTURES, SECTION 16-16.006.
(4)MINIMUM OPEN SPACE REQUIREMENTS: THE STANDARD RATIOS FOR TOTAL OPEN SPACE (TOSR) AND USABLE OPEN SPACE (UOSR) ON TABLE 1 "LAND USE INTENSITY RATIOS" SHALL APPLY TO MULTI-FAMILY DWELLINGS, BOARDING HOUSES CONTAINING QUARTERS FOR FIVE OR MORE PERSONS, AND SINGLE-ROOM OCCUPANCY (SRO) RESIDENCES ACCORDING TO THE NEAREST FLOOR AREA RATIO (FAR) SHOWN ON TABLE 1 TO THE ACTUAL FLOOR AREA RATIO (FAR) FOR THE DEVELOPMENT.

SEC. 16-16.005. - SPECIAL PERMITS:
SPECIAL ADMINISTRATIVE PERMITS
REDUCTION OF PARKING REQUIREMENTS MAY BE PERMITTED BY THE DIRECTOR OF THE OFFICE OF ZONING AND DEVELOPMENT SUBJECT TO A SHARED PARKING ARRANGEMENT UNDER THE FOLLOWING CRITERIA:
I.THE ARRANGEMENT SHALL AVOID CONFLICTING PARKING DEMANDS AND PROVIDE FOR SAFE PEDESTRIAN CIRCULATION AND ACCESS;
II.ALL SHARED PARKING SPACES SHALL BE CLEARLY MARKED; AND
III.AN APPLICANT SHALL SUBMIT THE FOLLOWING INFORMATION AS PART OF THE APPLICATION TO REDUCE PARKING REQUIREMENTS AND AVOID CONFLICTING PARKING DEMANDS:
A.A TO-SCALE MAP INDICATING LOCATION OF PROPOSED PARKING SPACES;
B.HOURS OF BUSINESS OPERATION OF NONRESIDENTIAL PARKING USERS;
C.WRITTEN CONSENT OF PROPERTY OWNERS AGREEING TO THE SHARED PARKING ARRANGEMENT;
D.COPIES OF PARKING LEASES. RENEWED LEASES SHALL BE FILED WITH THE BUREAU OF PLANNING. LAPSE OF A REQUIRED LEASE AGREEMENT SHALL TERMINATE THE SPECIAL ADMINISTRATIVE PERMIT FOR SHARED PARKING.

SEC. 16-16.009. - OFF-STREET PARKING MINIMUM REQUIREMENTS.
PARKING:

- BUSINESS SERVICE ESTABLISHMENTS: ONE SPACE PER 200 SQUARE FEET.
- OFFICE, CLINICS (OTHER THAN VETERINARY), LABORATORIES, STUDIOS: ONE SPACE PER 300 SQUARE FEET.
- (13) SCHOOLS, COLLEGES, CHURCHES, RECREATIONAL OR COMMUNITY CENTERS AND OTHER PLACES OF ASSEMBLY: ONE SPACE FOR EACH FOUR FIXED SEATS, WITH 18 INCHES OF BENCH LENGTH COUNTED AS ONE SEAT, OR ONE SPACE FOR EACH 35 SQUARE FEET OF ENCLOSED FLOOR AREA FOR THE ACCOMMODATION OF MOVABLE SEATS IN THE LARGEST ASSEMBLY ROOM, WHICHEVER IS GREATER, PLUS THE FOLLOWING:
  (A)PUBLIC OR PRIVATE ELEMENTARY OR MIDDLE SCHOOL: TWO SPACES FOR EACH CLASSROOM.
  (B)HIGH SCHOOL: FOUR SPACES FOR EACH CLASSROOM.
  (C)COLLEGES AND UNIVERSITIES: EIGHT SPACES FOR EACH CLASSROOM.
  (D)TRADE SCHOOLS: ONE SPACE FOR EACH 200 SQUARE FEET.

SEC. 16-16.010. - SIDEWALKS.
(1)PUBLIC SIDEWALKS SHALL BE LOCATED ALONG ALL PUBLIC STREETS AND SHALL CONSIST OF TWO ZONES: AN AMENITY ZONE AND A WALK ZONE.
(2)AMENITY ZONE REQUIREMENTS: THE AMENITY ZONE SHALL BE LOCATED IMMEDIATELY ADJACENT TO THE CURB. WIDTH SHALL BE MEASURED FROM BACK (BUILDING SIDE) OF CURB TO THE WALK ZONE. MINIMUM WIDTH SHALL BE FIVE FEET. THIS ZONE IS RESERVED FOR THE PLACEMENT OF STREET TREES AND STREET FURNITURE INCLUDING UTILITY AND LIGHT POLES, PUBLIC ART, WASTE RECEPTACLES, FIRE HYDRANTS, TRAFFIC SIGNS, TRAFFIC CONTROL BOXES, NEWSPAPER BOXES, TRANSIT SHELTERS AND SIMILAR ELEMENTS IN A MANNER THAT DOES NOT OBSTRUCT PEDESTRIAN ACCESS OR MOTORIST VISIBILITY. SUCH ELEMENTS, WHERE INSTALLED, SHALL BE OF A TYPE SPECIFIED BY THE DIRECTOR IN ACCORDANCE WITH UNIFORM DESIGN STANDARDS FOR PLACEMENT OF SUCH OBJECTS IN THE PUBLIC RIGHT-OF-WAY.
(3)WALK ZONE REQUIREMENTS: THE WALK ZONE SHALL BE LOCATED IMMEDIATELY CONTIGUOUS TO THE AMENITY ZONE AND SHALL BE A CONTINUOUS HARDSCAPE FOR A MINIMUM WIDTH OF 10 FEET FOR ARTERIAL AND COLLECTOR STREETS AND SIX FEET FOR ALL OTHER STREETS. SAID ZONES SHALL CONTAIN A CONSISTENT CROSS-SLOPE NOT EXCEEDING TWO PERCENT. NO FIXED ELEMENTS, INCLUDING POLE MOUNTED SIGNAGE, TRAFFIC CONTROL BOXES OR OTHER UTILITY STRUCTURES, SHALL BE PLACED ABOVE GROUND IN THE WALK ZONE FOR A MINIMUM HEIGHT OF EIGHT FEET.
(4)PAVING: ALL SIDEWALK PAVING SHALL BE OF A TYPE SPECIFIED IN ACCORDANCE WITH UNIFORM DESIGN STANDARDS FOR PLACEMENT OF SUCH OBJECTS IN THE PUBLIC RIGHT-OF-WAY. ANY EXISTING DECORATIVE HARDSCAPE TREATMENT OF SIDEWALKS, INCLUDING AMENITY ZONE AND SIDEWALK WALK ZONE AREAS, SHALL BE RETAINED AS PART OF ANY NEW DEVELOPMENT OR REPLACED WITH MATERIALS THAT MATCH IN SIZE, SHAPE, AND COLOR.
(5)STREET TREE PLANTING REQUIREMENTS: STREET TREES ARE REQUIRED AND SHALL BE PLANTED IN THE GROUND WITHIN THE AMENITY ZONE AND SPACED EQUIDISTANCE AND ON-CENTER BETWEEN STREET LIGHTS A MAXIMUM OF 40 FEET APART. ALL NEWLY PLANTED TREES SHALL BE SINGLE-STEMMED AT A MINIMUM OF THREE INCHES IN CALIPER (MEASURED 36 INCHES ABOVE GROUND), SHALL BE A MIN MUM OF 12 FEET IN HEIGHT AT THE T ME OF PLANTING AND SHALL BE LIMBED UP TO A MIN MUM HEIGHT OF SEVEN FEET. TREES SHALL BE PLANTED WITH A MINIMUM OF 40 SQUARE FEET OF EVERGREEN GROUND COVER SUCH AS MONDO GRASS OR LIRIOPE SPICATA. ALL TREE PLANTINGS, REPLACEMENT AND REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST.
(6)PEDESTRIAN AND STREET LIGHTS SHALL BE PLACED EQUIDISTANT AND ON-CENTER BETWEEN REQUIRED STREET TREES WITHIN THE AMENITY ZONE.
(7)WHERE PROPERTY WITHIN THE DISTRICT ABUTS AN R DISTRICT WITHOUT AN INTERVENING STREET, THE SIDEWALK AREA WITHIN 20 FEET OF SUCH DISTRICTS SHALL TAPER WHEN NECESSARY TO PROVIDE A SMOOTH TRANSITION TO THE EXISTING R DISTRICTS SIDEWALK. IN THE EVENT THAT THE ABUTTING R DISTRICT HAS NO EXISTING SIDEWALK THE SIDEWALK SHALL TAPER TO A WIDTH OF SIX FEET, MEASURED FROM THE STREET CURB, OR AS APPROVED BY THE DIRECTOR OF THE OFFICE OF ZONING AND DEVELOPMENT.
(8)ADJUSTMENTS TO THE SIDEWALK REQUIREMENTS MAY BE PERMITTED BY THE DIRECTOR OF THE OFFICE OF ZONING AND DEVELOPMENT UPON A FINDING THAT ONE OR MORE OF THE SITE CONDITIONS SET FORTH IN SUBSECTIONS (8)(A) THROUGH (8)(F) BELOW ARE PRESENT ON THE SITE. THE APPLICANT REQUESTING THE ADJUSTMENT MUST PROVIDE DOCUMENTATION ESTABLISHING THE PRESENCE OF THE SITE CONDITION(S) RELIED UPON. IF THE ADJUSTMENT RESULTS IN THE WAIVER OF THE SIDEWALK REQUIREMENT ON THE SITE, THE APPLICANT SHALL CONSTRUCT SIDEWALKS OF EQUAL OR GREATER LENGTH ALONG ADJOINING STREETS IN A SPECIFIC LOCATION APPROVED BY THE DIRECTOR.
A.TREES EXIST WITHIN THE PROPOSED SIDEWALK ZONE HAVING A DIAMETER AT BREAST HEIGHT (DBH) OF SIX INCHES OR MORE;
B.TOPOGRAPHIC CONDITIONS EXIST THAT WOULD LOCATE THE PROPOSED SIDEWALK WALK ZONE 12 OR MORE INCHES ABOVE OR BELOW THE TOP SURFACE OF THE FINISHED CURB;
C.TOPOGRAPHIC CONDITIONS EXIST THAT WOULD PREVENT DRIVEWAY ACCESS TO THE PROPERTY UPON COMPLETION OF THE PROPOSED SIDEWALK;
D.PHYSICAL CONDITIONS EXIST SUCH AS EXISTING STRUCTURES, EXISTING UTILITY DEVICES, OR ROCK OUTCROPPINGS THAT OBSTRUCT THE INSTALLATION OF THE PROPOSED SIDEWALK;
E.THE EXISTENCE OF AN OVERLAY ZONING DISTRICT PURSUANT TO CHAPTER 20 OF PART 16, AN OVERLAY SPI DISTRICT, OR THE BELTLINE OVERLAY DISTRICT; OR
F.SIDEWALK IMPROVEMENTS FOR THE PROPOSED SIDEWALK ZONE THAT ARE PLANNED, APPROVED, AND PUBLICLY-FUNDED BY THE CITY OF ATLANTA.

PARKING COUNT:

EXISTING ON-SITE PARKING SPACES = 124

BUSINESS OPTION
LEVEL 1 AND 2 = TOTAL SF 34,239 / 200 = 171 SPACES REQUIRED

ADDITIONAL PARKING REQUIRED TO MEET REQUIREMENT FOR BUSINESS USE GROUP:
171 - 124 = 47 SPACES NEEDED

ZONING DEPARTMENT FOR THE CITY OF ATLANTA HAS GRANTED WAIVER FOR PARKING REQUIREMENT.
NO NEW PARKING IS REQUIRED TO MEET ZONING CODE.

No.	DESCRIPTION	DATE

FULTON COUNTY PUBLIC SAFETY TRAINING

1281 FULTON INDUSTRIAL BLVD
ATLANTA, GA

FULTON COUNTY

sizemoregroup
342 MARIETTA STREET, NW | UNIT 3
ATLANTA, GEORGIA 30313
T: 404 605 0690
F: 404 605 0890
www.sizemoregroup.com

CODE REVIEW AND ZONING

PROJECT # 22150FCPSTC
DATE: 03/29/24
DRAWN BY: Author
CHECKED BY: Checker

G200

SCALE 1/4" = 1'-0"

BASIC SCHEMATIC DESIGN
NOT FOR CONSTRUCTION NOT FOR BRIDGING

SURVEYOR CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED No. 2396 LAND SURVEYOR DONALD REX JONES 3-24-23

SCHEDULE B, PART II:

11.) Any minerals or mineral rights leased, granted, or retained by current or prior owners, including without limitation an express reservation of gas, oil, and/or minerals as contained in that certain Quitclaim Deed from RAS H Cleveland Co, a Georgia corporation, to Cleveland Group, Inc., a Georgia corporation, dated October 13, 2006, filed October 13, 2006 and recorded in Deed Book 43660, Page 676, records of the Superior Court of Fulton County, Georgia. – BLANKET IN NATURE AND NOT PLOTTABLE

12.) Easements and relinquishment of access rights as contained in that certain Right of Way Deed from Ras H. Cleveland Company to the Department of Transportation, dated May 24, 1995, filed June 8, 1995 and recorded in Deed Book 19651, Page 106, aforesaid records. – AFFECTS PROPERTY AS SHOWN HEREON

13.) Easements as contained in that certain Right of Way Deed from Cleveland Group, Inc. to the Department of Transportation, dated December 22, 2006, filed December 27, 2006 and recorded in Deed Book 44147, Page 223, aforesaid records. – AFFECTS PROPERTY AS SHOWN HEREON

14.) Terms and conditions as set forth in that certain Lease as evidence by Confirmation and Memorandum of Lease to SBA Monarch Towers II, LLC, dated September 13, 2012, filed October 31, 2012 and recorded in Deed Book 51836, Page 269, aforesaid records. – IS BLANKET IN NATURE AND NOT PLOTTABLE

15.) Easement from Cleveland group, inc. to Georgia Power Company, dated January 10, 2014, filed February 14, 2014 and recorded in Deed Book 53564, Page 129, aforesaid records. – AFFECTS PROPERTY AS SHOWN HERON.

16.) Underground Easement from Cleveland Group, Inc. to Georgia Power Company, dated May 7, 2020, filed July 13, 2020 and recorded in Deed Book 61902, Page 62, aforesaid records. – AFFECTS PROPERTY AS SHOWN HEREON.

17.) Easement Agreement by and between Cleveland Group, Inc. and SBA Monarch Towers, I, LLC, dated as of February 20, 2023, filed February 22, 2023 and recorded in Deed Book 66563, Page 321, aforesaid records. – AFFECTS PROPERTY AS SHOWN HEREON.

NOTES:

1.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.

2.) THE PUBLIC RECORDS REFERENCED ON THIS PLAT WERE PROVIDED TO THE SURVEYOR IN TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 23-520019CK, DATED FEBRUARY 27, 2023.

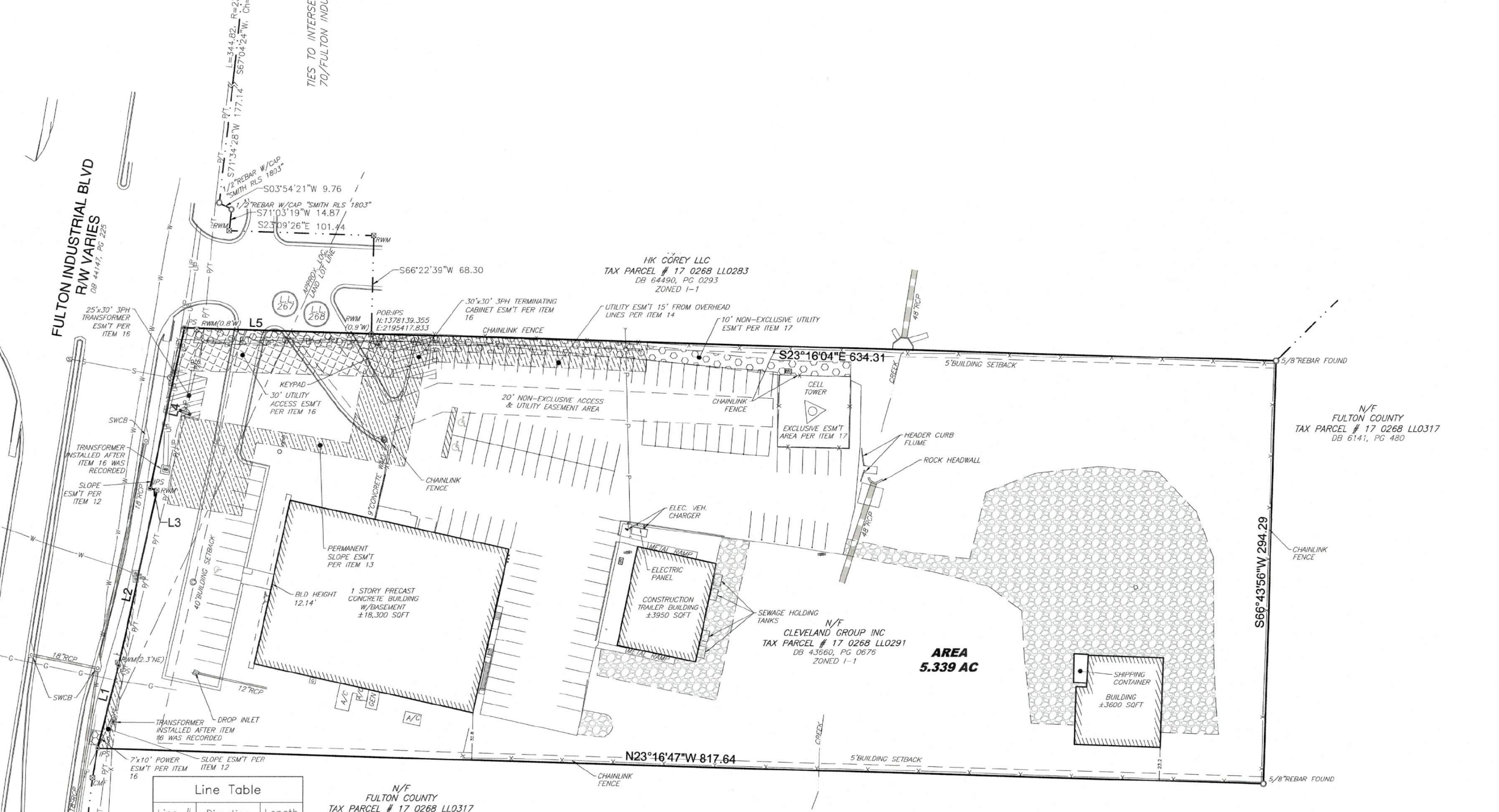
3.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH, GEORGIA WEST ZONE BASED ON OBSERVATIONS ON LOCAL CONTROL POINTS MADE WITH A LEICA GS14 GPS RTK UNIT LOGGED ONTO THE eGPS RTK NETWORK.

4.) UNDERGROUND UTILITIES ARE BASED ON MARKINGS MADE BY 811. ATLAS DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THESE MARKS.

5.) THE CURRENT OWNER OF THE PROPERTY SHOWN HEREON IS CLEVELAND GROUP, INC., a Georgia corporation, TAX PARCEL # 17 0268 LL0291.

PLAT REFERENCES:

1.) PLAT FOR THE CLEVELAND GROUP, INC. BY WATTS & BROWNING ENGINEERS, INC., DATED 12/15/99



LEGEND

C&S	CITY STATE	RB:	REBAR
OCS	OUTLET CONTROL STRUCTURE	N:	NORTHING
TBM	TEMPORARY BENCH MARK	E:	EASTING
CONC.	CONCRETE	HW	HEADWALL
ELEV.	ELEVATION	CI	CURB INLET
IPF	IRON PIN FOUND	DI	DRAIN INLET
IPS	IRON PIN SET (1/2"REBAR)	JB	JUNCTION BOX
OT	OPEN TOP PIPE	CMP	CORRUGATED METAL PIPE
CT	CRIMP TOP PIPE	RCP	REINFORCED CONCRETE PIPE
CMF	CONC. MONUMENT FOUND	FES	FLARED END SECTION
R/W	RIGHT OF WAY = ----	CIP	CAST IRON PIPE
P/L	PROPERTY LINE = -----	DIP	DUCTILE IRON PIPE
C/L	CENTERLINE	VCP	VITRIFIED CLAY PIPE
LL	LAND LOT	FFE	FINISHED FLOOR ELEVATION
LLL	LAND LOT LINE	BFE	BASEMENT FLOOR ELEVATION
N/F	NOW OR FORMERLY	CSE	CRAWL SPACE ELEVATION
DB	DEED BOOK	HDPE	HIGH DENSITY POLYETHYLENE
PB	PLAT BOOK	D.E.	DRAINAGE EASEMENT
-X-	FENCE LINE	S.S.E.	SANITARY SEWER EASEMENT
NTS	NOT TO SCALE	(C)	CABLE TV BOX
DWS	DETECTABLE WARNING SURFACE	PP	POWER POLE
PU	PLANT URN		LIGHT POLE
	SIGN		YARD LIGHT
FOC	FIBER OPTIC CABLE		GUY WIRE ANCHOR
SSMH	SANITARY SEWER MANHOLE	TP	TELEPHONE POLE
U.G.	UNDERGROUND	(T)	TELEPHONE MANHOLE
	TRAFFIC LIGHT	SB	SOUTHERN BELL (BELL SOUTH)
CP	CAMERA POLE		TRANSFORMER
TP	TRAFFIC POLE	-P-	OVERHEAD POWER
(E)	ELECTRIC MANHOLE	-T-	OVERHEAD TELEPHONE
	MAIL BOX	-P/T-	OVERHEAD POWER & TELE
[E]	ELECTRIC BOX	-UP-	UNDERGROUND POWER
	FIRE DEPT. CONNECTION	-UT-	UNDERGROUND TELEPHONE
FH	FIRE HYDRANT	-UC-	U.G. COMMUNICATIONS
WVM	WATER VALVE MONUMENT	-G-	UNDERGROUND GAS
WM	WATER METER	TT [T]	TELEPHONE TERMINAL/BOX
WV	WATER VALVE	TSB (T)	TRAFFIC SIGNAL BOX
CPP	CORRUGATED PLASTIC PIPE	-W-	WATER LINE
DWCB	DOUBLE WING CATCH BASIN	-S-	SANITARY SEWER LINE
SWCB	SINGLE WING CATCH BASIN		

Line Table

Line #	Direction	Length
L1	N79°25'06"E	59.44
L2	N77°24'45"E	125.00
L3	N12°35'07"W	5.00
L4	N77°11'45"E	114.62
L5	S23°16'04"E	131.21

*THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN **181,079** FEET AND AN ANGULAR ERROR OF **01** SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING A **LEAST SQUARES NETWORK**. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN **473,618** FEET.*

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

TYPE OF EQUIPMENT: LEICA TS-16

GRAPHIC SCALE – FEET (40 0 40 80 120)

Atlas Technical Consultants, LLC
Engineering * Planning * Landscape Architecture * Land Acquisition * Surveying
LSF001323, EXP.:6/30/2024
930 Interstate Ridge Drive Suite "F"
Gainesville, Georgia 30501
PHONE:(770)532-4021 FAX:(770)532-4023

BOUNDARY SURVEY FOR:
FULTON COUNTY
CITY OF ATLANTA
LAND LOTS 267 & 268 - 17TH DISTRICT
FULTON COUNTY, GEORGIA

SHEET **1 of 1** SHEETS

VERTICAL SCALE:	NA
HORIZONTAL SCALE:	1" = 40'
DATE:	03/24/23
DATE OF FIELD SURVEY:	03/14/23
DRAWN BY:	JN/KRA
CHECKED BY:	DRJ
JOB NO:	23-FULT-ESABS

No.	DESCRIPTION	DATE

FULTON COUNTY PUBLIC SAFETY TRAINING
1281 FULTON INDUSTRIAL BLVD
ATLANTA, GA

FULTON COUNTY

sizemoregroup
342 MARIETTA STREET, NW UNIT 3
ATLANTA, GEORGIA 30313
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SITE SURVEY

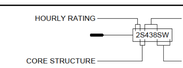
PROJECT #	22150FCPSTC
DATE:	03/29/24
DRAWN BY:	Author
CHECKED BY:	Checker

G201

SCALE

BASIC SCHEMATIC DESIGN
NOT FOR CONSTRUCTION NOT FOR BRIDGING

WALL TAG



HOURLY RATING		CODE STRUCTURE	
0	0 HOUR	S	STEEL STUD
1	1 HOUR	W	WOOD STUD
2	2 HOUR	M	CONCRETE MASONARY UNIT
3	3 HOUR	F	FURRING
4	4 HOUR	X	SHAFT WALL - STEEL STUD
S	SMOKE	C	CHASE WALL
CIP	CAST IN PLACE CONCRETE WALL, REFER TO TABLE IBC CH 721.1(2) FOR RATING		

MODIFICATION CODES	
	TYPICAL WALL TYPE BEGINS AT THE RAISED ACCESS FLOOR AND CONTINUES TO UNDERSIDE OF CLT, U.N.O. BELOW.
A	EXTEND GYPSUM WALL BOARD TO ABOVE FINISH CEILING - REFER TO "A" MODIFIER DETAIL FOR ADDITIONAL INFORMATION
B	WALL TO RECEIVE 1/2" FRT PLYWOOD BACKING ON ATRIUM SIDE OF THE WALL.
C	EXTEND PARTITION TO UNDERSIDE OF FINISH CEILING, ADD SOUND ATTENUATION ABOVE CEILING - REFER TO "C" MODIFIER DETAIL FOR ADDITIONAL INFORMATION
M	WALL TO RECEIVE HONED MARBLE FINISH.
K	WALL TO RECEIVE 1/2" LAYER OF KEVLAR ON PUBLIC SIDE OF THE WALL.
P	CLOSURE PLANEL IN FLOOR CAVITY THEN WALL ABOVE ACCESS FLOORING, CONTINUE TO THE UNDERSIDE OF CLT DECK ABOVE. SEE
S	SOUND ATTENUATION REQUIRED TO CONTINUE THE FULL HEIGHT OF THE WALL – COMPLY WITH SCHEDULED STC RATING & TESTING ASSEMBLY REQUIREMENTS.
U	START WALL AT TOP OF CLT, CONTINUE TO THE UNDERSIDE OF CLT DECK ABOVE

GENERAL NOTES:

A. LIMITING HEIGHT, STUD GAUGE AND SPACING INFORMATION PROVIDED IN PARTITION SCHEDULES ARE ABBREVIATED AND MAY NOT ADDRESS ALL CONDITIONS OF THE PROJECT. THIS INFORMATION IS PROVIDED FOR USE AS A GUIDE AND DOES NOT ALLEVIATE THE CONTRACTOR FROM PROVIDING WALL ASSEMBLIES THAT MEET THE DESIGN CRITERIA FOR EACH CONDITION. CONTRACTOR SHALL COORDINATE WITH PROJECT CONDITIONS AND PROVIDE WALL ASSEMBLIES BASED ON MANUFACTURER'S STANDARD SPAN TABLES THAT MEET DESIGN CRITERIA INCLUDING: LOADS, DEFLECTION L MITS, FIRE TEST RATINGS AND SOUND TEST CLASSIFICATIONS.

B. SOUND TRANSMISSION CLASS (STC) INDICATED IS BASED ON MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE IN SOUND TEST ASSEMBLY SCHEDULED. IF CHANGES IN THE ASSEMBLY ARE NECESSARY DUE TO CONTRACTOR'S SELECTION OF PRODUCTS/MANUFACTURER OR DUE TO REQUIRED PARTITION HEIGHT, DEFLECTION CRITERIA OR DESIGN PRESSURE, CONTRACTOR SHALL SUBMIT FOR APPROVAL AND PROVIDE ALTERNATE PARTITION ASSEMBLIES THAT MEET SPECIFIED DESIGN CRITERIA. FIELD SOUND TRANSMISSION (FSTC) IS PERMITTED TO BE 5 POINTS LOWER THAN SPECIFIED STC.

C. IF THE SELECTED STEEL STUD MANUFACTURER'S THICKNESS OF STEEL COMPONENT VARIES FROM THE BASIS OF DESIGN (AS DEFINED BELOW) OR HAS OTHER ATTRIBUTES THAT VARY FROM THE BASIS OF DESIGN, PROVIDE MANUFACTURER'S STANDARD THICKNESS WITH LIMITING HEIGHT SPAN TABLES THAT MEETS OR EXCEEDS THE SPECIFIED DESIGN CRITERIA.

D. PARTITIONS SHALL EXTEND TO AND TERMINATE AT THE UNDERSIDE OF STRUCTURE ABOVE, UNLESS NOTED OTHERWISE.

E. RATED PARTITIONS SHALL BE PERMANENTLY IDENTIFIED IN CONCEALED SPACES EITHER AS REQUIRED BY CODE OR WITH 2" HIGH LETTERING IN A COLOR/VALUE CONTRASTING WITH THE BACKGROUND AND SPACE NO MORE THAN 12 FEET ON CENTER. TEXT SHALL READ AS REQUIRED BY CODE OFFICIAL OR AS"_____ HOUR FIRE & SMOKE BARRIER - PROTECT ALL OPENINGS." (FILL IN APPROPRIATE HOURLY RATING)

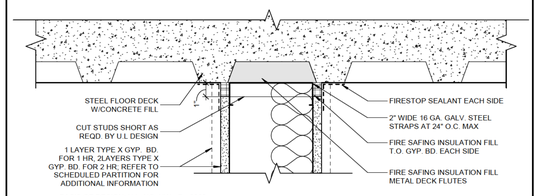
F. GYPSUM WALL BOARD IS TO BE TYPE 'X' FIRE RESISTANT BOARD UNLESS OTHERWISE NOTED.

G. DOOR OPENING FRAMING (WHETHER RATED OR NON - RATED) SHALL BE MIN MUM 20 GAGE STUDS WITH SINGLE STUD JAMB FOR STANDARD WEIGHT DOORS AND DOUBLE STUD JAMB FOR HEAVY WEIGHT DOORS IN ACCORDANCE WITH GYPSUM ASSOCIATION STANDARD GA-219.

H. ALL FIRE AND/OR SMOKE BARRIERS OR WALLS SHALL BE EFFECTIVELY ANDPERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABOVE A DECORATIVE CEILING AND/OR IN CONCEALED SPACES WITH LETTERS A MINIMUM OF 2" HIGH ON A CONTRASTING BACKGROUND SPACED A MAX MUM OF 12'-0" ON CENTER WITH A MINIMUM OF ONE PER WALL OR BARRIER. THE HOURLY RATING SHALL BE INCLUDED ON ALL RATED BARRIERS OR WALLS. SUGGESTED WORDING '(__) HOUR FIRE AND SMOKE BARRIER-PROTECT ALL OPENINGS.
   a. EXCEPTION: EXISTING STENCILING ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION." AS STATED IN THE RULES AND REGULATIONS OF THE SAFETY FIRE COMMISSIONER CHAPTER 120-3-3 RULES AND REGULATIONS FOR THE STATE MINIMUM FIRE SAFETY STANDARDS.
   b. APPLY LETTERING TO BOTH SIDES OF WALLS.

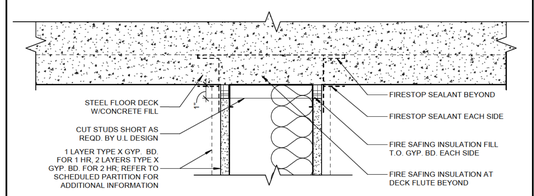
I. ALL FIRE RATED PARTITIONS ARE REQUIRED TO GO TO THE TOP OF STRUCTURAL DECK AND ARE NOT PERMITTED TO STOP AT THE RAISED ACCESS FLOOR, U.N.O

J. IN ALL WET AREAS USE 5/8" MOLD AND MOISTURE RESISTANT DRYWALL PANELS. SUBSTITUTE SCHEDULED GYPSUM BOARD WITH WATER RESISTANT BACKING PANEL GYPSUM BOARD OF EQUAL THICKNESS & EQUAL FIRE RATING IN AREAS TO RECEIVE TILE.



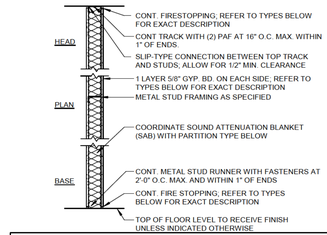
BASIS OF DESIGN: U.L. NO. HW - D - 0360

2 HEAD WALL DETAILS AT STEEL DECK A - 1 & 2 HR
3" = 1'-0"



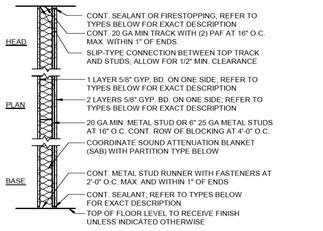
BASIS OF DESIGN: U.L. NO. HW - D - 0091

1 HEAD WALL DETAILS AT STEEL DECK B - 1 & 2 HR
3" = 1'-0"



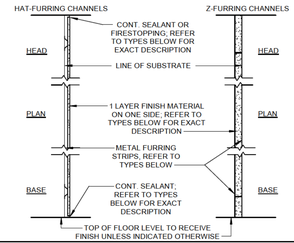
WALL TYPE - METAL FRAMED PARTITION - (1) LAYER GYPSUM BOARD, EACH SIDE

	WIDTH		FIRE		SOUND MODIFIER		
TAG	TTL	CORE	RATING	TEST	STC	TEST	SAB
0547 8S	0' - 4 7/8"	0' - 3 5/8"					
1547 8S	0' - 4 7/8"	0' - 3 5/8"	1-HR	U419	45		
15714S	0' - 7 1/4"	0' - 6"	1-HR	U419			



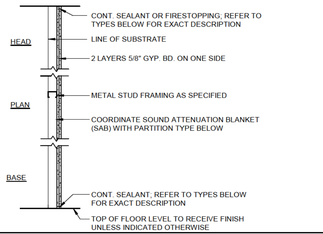
WALL TYPE - METAL FRAMED PARTITION - (2) LAYER GYPSUM BOARD ON ONE SIDE, (1) LAYER GYPSUM BOARD ON THE OTHER

	WIDTH		FIRE		SOUND MODIFIER		
TAG	TTL	CORE	RATING	TEST	STC	TEST	SAB



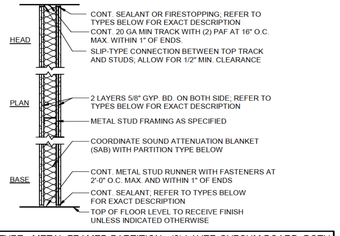
WALL TYPE - METAL FRAMED FURRING CHANNEL PARTITION - (1) LAYER GYPSUM BOARD, ONE SIDE ONLY

	WIDTH		FIRE		SOUND MODIFIER		
TAG	TTL	CORE	RATING	TEST	STC	TEST	SAB



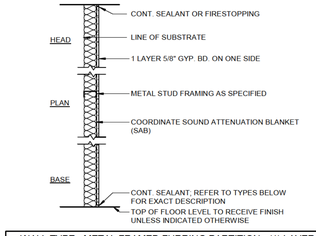
WALL TYPE - METAL FRAMED FURRING PARTITION - (2) LAYERS GYPSUM BOARD, ONE SIDE ONLY

	WIDTH		FIRE		SOUND MODIFIER		
TAG	TTL	CORE	RATING	TEST	STC	TEST	SAB



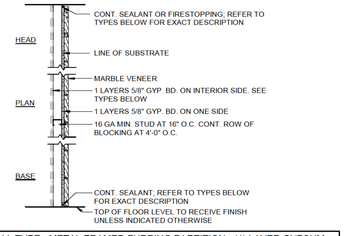
WALL TYPE - METAL FRAMED PARTITION - (2) LAYER GYPSUM BOARD, BOTH SIDES

	WIDTH		FIRE		SOUND MODIFIER		
TAG	TTL	CORE	RATING	TEST	STC	TEST	SAB
2S618	0' - 6 1/8"	0' - 3 5/8"	2-HR	U419	50		



WALL TYPE - METAL FRAMED FURRING PARTITION - (1) LAYER GYPSUM BOARD, ONE SIDE ONLY

	WIDTH		FIRE		SOUND MODIFIER		
TAG	TTL	CORE	RATING	TEST	STC	TEST	SAB

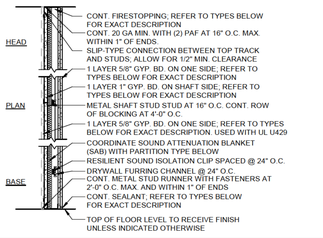


WALL TYPE - METAL FRAMED FURRING PARTITION - (1) LAYER GYPSUM BOARD & GRANITE FINISH, ONE SIDE ONLY

	WIDTH		FIRE		SOUND MODIFIER		
TAG	TTL	CORE	RATING	TEST	STC	TEST	SAB

WALL TYPE - METAL FRAMED FURRING PARTITION - (1) LAYER GYPSUM BOARD BOTH SIDES, GRANITE FINISH ON ONE SIDE ONLY

	WIDTH		FIRE		SOUND MODIFIER		
TAG	TTL	CORE	RATING	TEST	STC	TEST	SAB



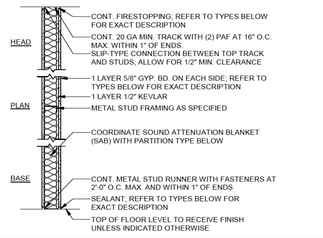
WALL TYPE - METAL FRAMED SHAFT PARTITION - (1) LAYER SHAFT LINER ON SHAFT SIDE WITH (1) LAYER GYPSUM BOARD ON THE OTHER SIDE

	WIDTH		FIRE		SOUND MODIFIER		
TAG	TTL	CORE	RATING	TEST	STC	TEST	SAB
2X812S	0' - 7 3/8"	0' - 4"	2-HR	U429			

NOTE: WHERE INSULATED WALLS OCCUR, PROVIDE FURRING CHANNELS AND RESILIENT SOUND ISOLATION CLIPS. AT NON SOUND ATTENUATED WALLS GYPSUM BOARD SHALL BE ATTACHED DIRECTLY TO THE STUD.

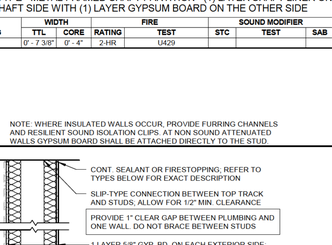
WALL TYPE - METAL FRAMED PARTITION - (1) LAYER PLYWOOD & GYPSUM BOARD WITH (1) LAYER GYPSUM BOARD ON THE OTHER SIDE

	WIDTH		FIRE		SOUND MODIFIER		
TAG	TTL	CORE	RATING	TEST	STC	TEST	SAB



WALL TYPE - METAL FRAMED PARTITION - (1) LAYER KEVLAR & GYPSUM BOARD WITH (1) LAYER GYPSUM BOARD ON THE OTHER SIDE

	WIDTH		FIRE		SOUND MODIFIER		
TAG	TTL	CORE	RATING	TEST	STC	TEST	SAB

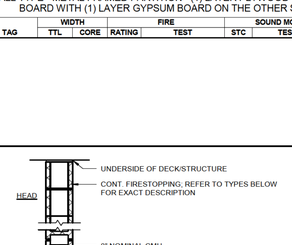


WALL TYPE - METAL FRAMED CHASE PARTITION - (1) LAYER GYPSUM BOARD, BOTH SIDES

	WIDTH		FIRE		SOUND MODIFIER		
TAG	TTL	CORE	RATING	TEST	STC	TEST	SAB

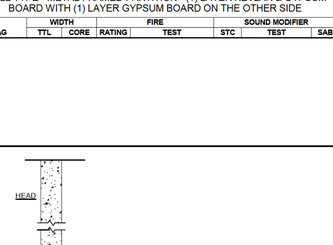
WALL TYPE - METAL FRAMED CHASE PARTITION - (2) LAYERS GYPSUM BOARD ON ONE SIDE, (1) LAYER GYPSUM BOARD ON THE OTHER SIDE

	WIDTH		FIRE		SOUND MODIFIER		
TAG	TTL	CORE	RATING	TEST	STC	TEST	SAB



WALL TYPE - CONCRETE MASONRY UNIT

	WIDTH		FIRE		SOUND MODIFIER		
TAG	TTL	CORE	RATING	TEST	STC	TEST	SAB



WALL TYPE - CAST IN PLACE CONCRETE

	WIDTH		FIRE		SOUND MODIFIER		
TAG	TTL	CORE	RATING	TEST	STC	TEST	SAB

BASIC SCHEMATIC DESIGN
NOT FOR CONSTRUCTION NOT FOR BRIDGING

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ATLANTA, GEORGIA 30313
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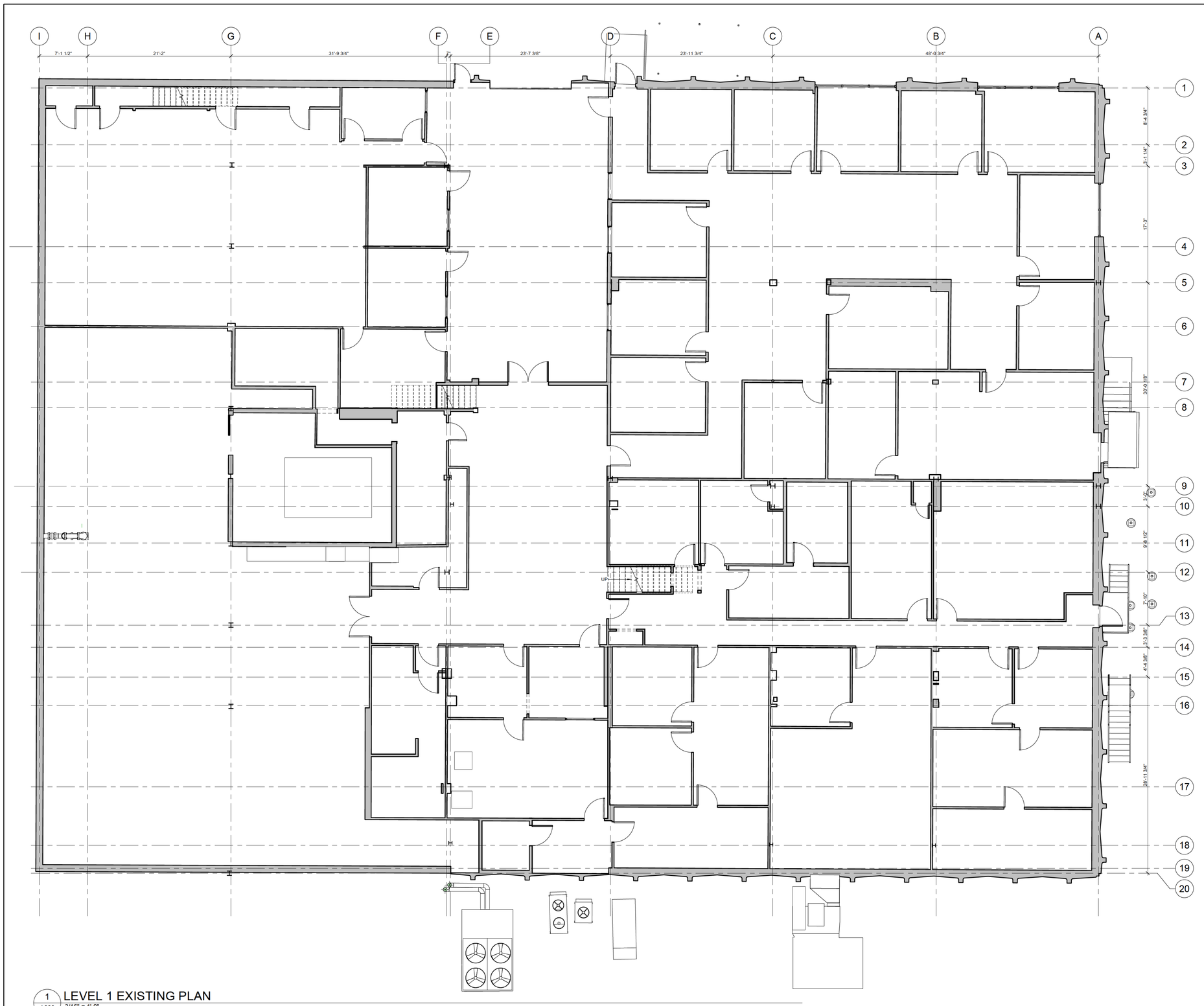
www.sizemoregroup.com

PARTITION TYPES

PROJECT # 22150FCPSTC
DATE: 03/29/24
DRAWN BY: Author
CHECKED BY: Checker

G301

SCALE As indicated



1 A008 LEVEL 1 EXISTING PLAN
3/16" = 1'-0"

BASIC SCHEMATIC DESIGN
NOT FOR CONSTRUCTION NOT FOR BRIDGING

No.	DESCRIPTION	DATE

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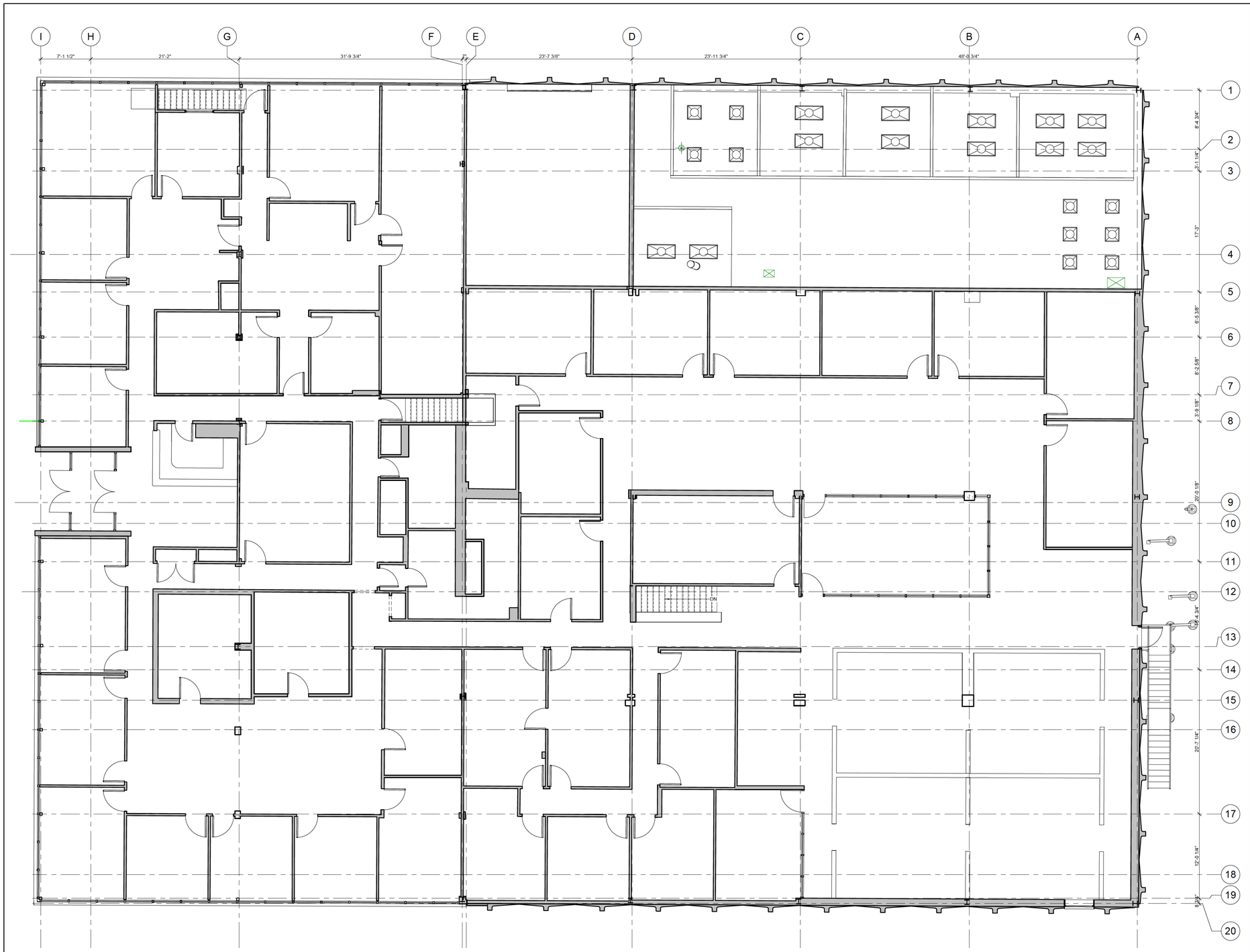
LEVEL 1
EXISTING PLAN

PROJECT #	22150FCPSTC
DATE:	03/29/24
DRAWN BY:	Author
CHECKED BY:	Checker

A008

SCALE: 3/16" = 1'-0"



1 A009 LEVEL 2 EXISTING PLAN
3/16" = 1'-0"

BASIC SCHEMATIC DESIGN
NOT FOR CONSTRUCTION NOT FOR BRIDGING

No.	DESCRIPTION	DATE

FULTON COUNTY PUBLIC SAFETY TRAINING

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FULTON COUNTY

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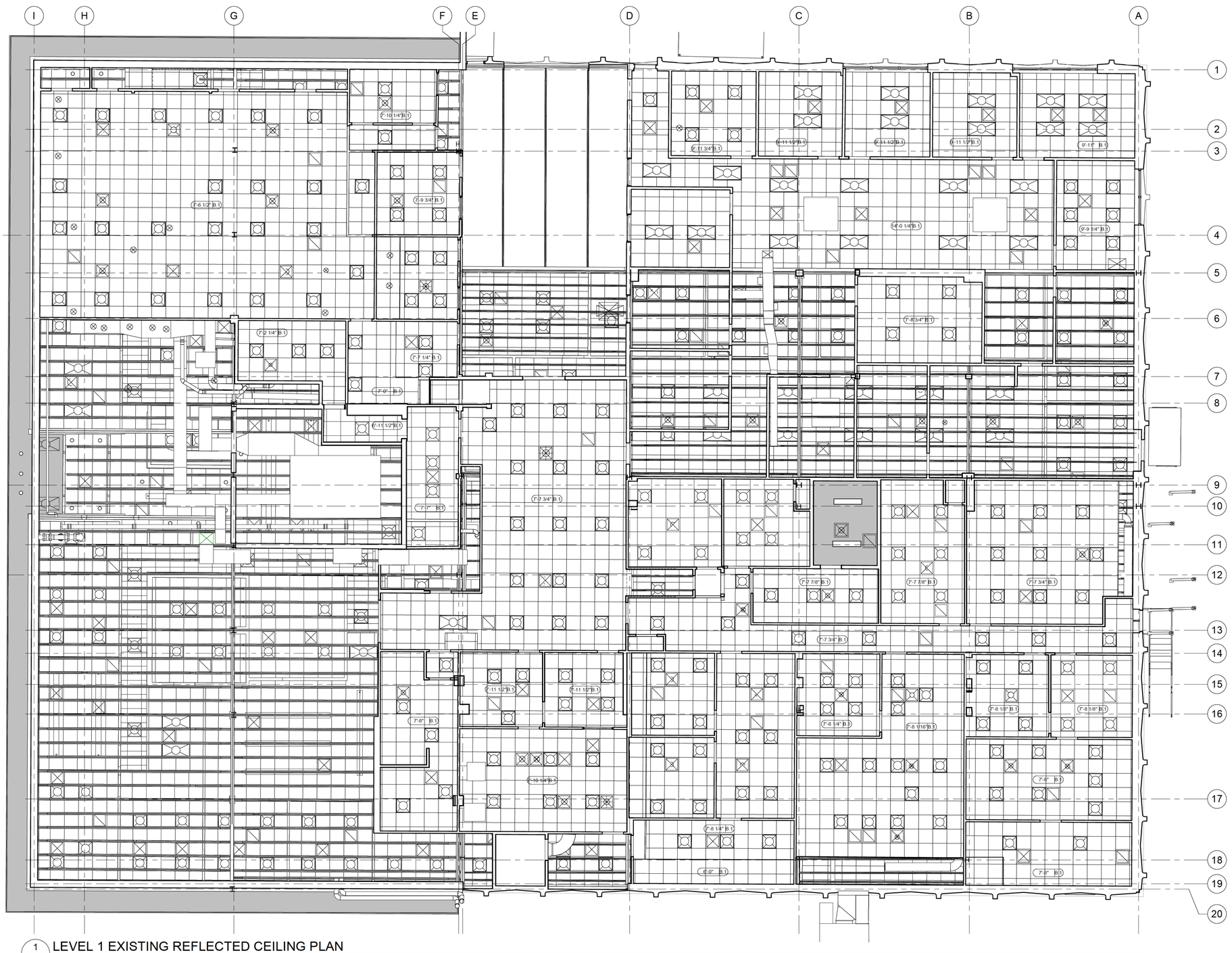
LEVEL 2
EXISTING PLAN

PROJECT #	22150FCPSTC
DATE:	03/29/24
DRAWN BY:	Author
CHECKED BY:	Checker

A009

SCALE: 3/16" = 1'-0"



1 A010 LEVEL 1 EXISTING REFLECTED CEILING PLAN
3/16" = 1'-0"

No.	DESCRIPTION	DATE

FULTON COUNTY PUBLIC SAFETY TRAINING

1281 FULTON INDUSTRIAL BLVD
ATLANTA, GA

FULTON COUNTY

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ATLANTA, GEORGIA 30313
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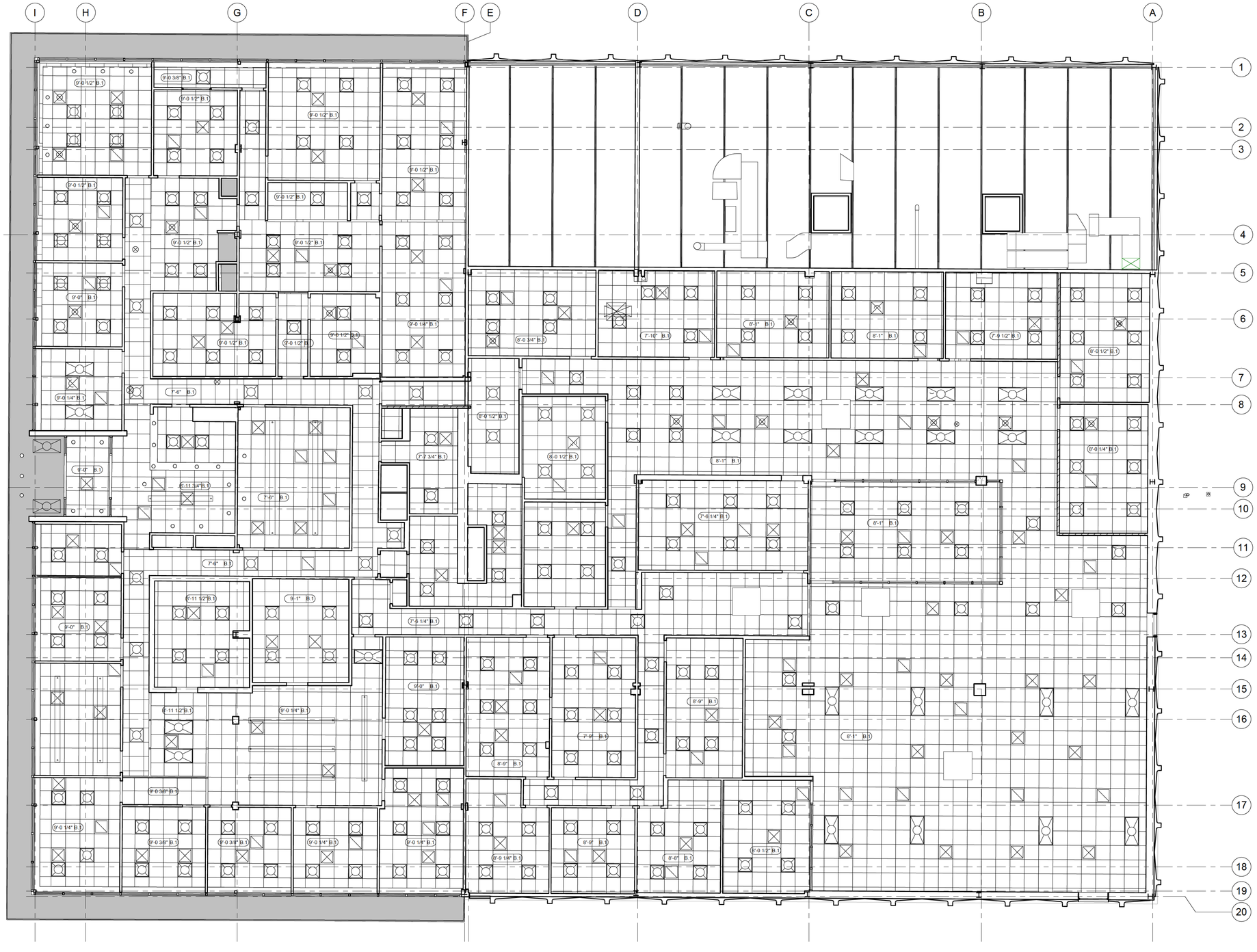
LEVEL 1
EXISTING
REFLECTED
CEILING PLAN

PROJECT #	22150FCPSTC
DATE:	03/29/24
DRAWN BY:	Author
CHECKED BY:	Checker

A010

SCALE 3/16" = 1'-0"

BASIC SCHEMATIC DESIGN
NOT FOR CONSTRUCTION NOT FOR BRIDGING



1 A011 LEVEL 2 EXISTING REFLECTED CEILING PLAN
3/16" = 1'-0"

BASIC SCHEMATIC DESIGN
NOT FOR CONSTRUCTION NOT FOR BRIDGING

No.	DESCRIPTION	DATE

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LEVEL 2 EXISTING REFLECTED CEILING PLAN

PROJECT #	22150FCPSTC
DATE:	03/29/24
DRAWN BY:	Author
CHECKED BY:	Checker

A011

SCALE 3/16" = 1'-0"

1 A013 LEVEL 1 DEMOLITION PLAN
3/16" = 1'-0"

DEMOLITION NOTES:

1. PATCH ALL FLOORS, CEILINGS, AND WALL SURFACES AS WELL AS ALL ADJACENT SURFACES AS NECESSARY FOR THE INSTALLATION OF NEW MATERIALS - TYP.
2. DEMOLITION WORK CONSISTS OF PERFORMING ALL DEMOLITION OF ANY EXISTING CONSTRUCTION WHICH IN ITS PRESENT FORM WILL INTERFERE WITH THE COMPLETED NEW CONSTRUCTION AND TO PERFORM ANY OTHER CUTTING OR PATCHING OF THE EXISTING CONSTRUCTION AS SHOWN ON THE DRAWINGS.
3. DEMOLITION INCLUDES, BUT IS NOT L MITED TO, THE FOLLOWING:
   REMOVAL OF EXISTING PARTITIONS, INCLUDING DOORS, DOOR FRAMES & REMOVAL OF EXISTING FINISHES AT INTERIOR SURFACES OF BUILDING. REMOVAL OF EXISTING FLOOR COVERINGS, UNLESS NOTED OTHERWISE.
   REMOVAL OF EXISTING ELECTRICAL PANELS, LIGHTS, AND MISCELLANEOUS ABANDONED ELECTRICAL ITEMS.
   REMOVAL OF EXISTING WATER COOLERS
4. IF CONTRACTOR DISCOVERS EXISTING CONDITIONS THAT ARE NOT INDICATED ON THE DRAWING, CONTACT THE ARCHITECT BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
5. DEBRIS RESULTING FROM DEMOLITION AND CONSTRUCTION SHALL BE REMOVED ENTIRELY FROM THE BUILDING SITE ON A DAILY BASIS TO A WASTE AREA PROVIDED BY THE CONTRACTOR.
6. ALL ELECTRICAL, TELEPHONE, DATA, AND PLUMBING ITEMS NOT TO BE REUSED SHALL BE REMOVED TO 1/2" BEHIND THE FINISHED FACE OF SURFACE. REMAINING HOLES SHALL BE CAPPED AND PATCHED TO PROVIDE A FLUSH SURFACE TO MATCH THE ADJACENT SURFACE.
7. IN ALL AREAS WHERE DEMOLITION (REMOVAL OF FINISH SYSTEMS, SANITARY AND DOMESTIC PLUMBING, TACK STRIPS, PARTITIONS, ETC.) CAUSES UNEVENNESS IN SLAB OR WALL SURFACES, THE CONTRACTOR SHALL PATCH THAT SURFACE TO LEVEL THE SUBSTRATE TO RECEIVE NEW FINISH.
8. SURFACES DISTURBED BY DEMOLITION, CUTTING, PATCHING, OR IN ANY OTHER WAY, SHALL BE FINISHED TO MATCH THE EXISTING ADJACENT SURFACES IN TEXTURE AND COLOR. PATCHES SHALL BE IMPERCEPTIBLE. WHEN DEMOLISHING GYPSUM BOARD, PROVIDE A STRAIGHT EDGE PERPENDICULAR TO THE FLOOR AND PARALLEL TO THE WALLS.
9. CARE SHALL BE TAKEN IN REMOVAL OF ITEMS TO REMAIN THE OWNER'S PROPERTY TO PREVENT DAMAGE. STORE ITEMS WHERE DIRECTED BY THE OWNER. ALL OTHER MATERIALS REMOVED BY THE DEMOLITION WORK AND NOT INDICATED TO BE RELOCATED OR REUSED IN THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND REMOVED FROM THE SITE AS WORK PROGRESSES.
10. MAINTAIN BUILDING SECURITY AT ALL T MES.
11. REFER TO SPECIFIC DRAWING FOR FURTHER NOTES THAT REFLECT INFORMATION PERTINENT TO THAT SPECIFIC DRAWING. SEE FLOOR PLANS FOR ACTUAL FINISHED WIDTHS OF NEW OPENINGS IN EXISTING WALLS.
12. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL DEMOLITION NOTES.
13. PROTECT EXISTING BUILDING AREAS FROM DAMAGE FROM DEBRIS AND DUST DURING CONSTRUCTION.
14. PROTECT BUILDING INTERIOR AND ALL OPENINGS CREATED DURING DEMOLITION FROM WATER PENETRATION.
15. COORDINATE DEMOLITION OF WALL, FLOOR AND CEILING FINISHES IN EXISTING AREAS WITH NEW FINISH PLANS.
16. CUT AND PATCH EXISTING CEILINGS, WALLS AND FLOORS AS REQUIRED TO ACCOMMODATE NEW LIGHTING AND POWER. REFER TO ELECTRICAL.
17. CONTRACTORS SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AND LIMITATIONS PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL REVIEW DEMOLITION DRAWINGS AND NOTES. ANY DISCREPANCIES AND/OMISSIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT. DO NOT SCALE DRAWINGS.
18. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL CURRENT FIRE, HEALTH, SAFETY, AND BUILDING CODES OF THE CITY COUNTY AND STATE IN WHICH THESE PREMISES ARE SITUATED INCLUDING ALL FEDERAL OCCUPANCY SAFETY ANDHEALTH ACT (OSHA) GUIDELINES.
19. FIELD INVESTIGATIONS SHALL BE MADE TO THE EXTENT NECESSARY TO INSURE NO BUILDING SERVICES ARE DISTURBED OR INTERRUPTED WITHOUT PRIOR PERMISSION OF THE BUILDING OWNER.
20. IF ASBESTOS OR OTHER HAZARDOUS MATERIAL IS SUSPECTED OR DISCOVERED DURING DEMOLITION, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT AND OWNER AND DISCONTINUE THAT PORTION OF THE WORK UNTIL FURTHER INSTRUCTED.
21. G.C. TO PROVIDE TEMPORARY DUST PARTITIONS AS NEEDED. EXISTING EGRESS PATHS TO BE MAINTAINED AT ALL TIMES.
22. CONTRACTOR SHALL REPLACE ANY SPRAY-APPLIED FIREPROOFING WHICH IS REMOVEDBY THE DEMOLITION PROCESS. MATCH MATERIAL COMPOSITION AND THICKNESS AS NEEDED TO MAINTAIN THE REQUIRED FIRE RATING.
23. IFC 2018, SECTION 3304.2 WASTE DISPOSAL. " COMBUSTIBLE DEBRIS AND WASTE MATERIAL SHALL BE REMOVED FROM THE BUILDINGS AT THE END OF EACH SHIFT OF WORK.

REUSE OF EXISTING CEILING ELEMENTS:
a. CEILING TILES (NOT GRID)
b. EMERGENCY LIGHTING
c. CEILING LIGHTS
d. HVAC GRILLS
e. HVAC DIFFUSERS
f. FIRE EXTINGUISHERS

"INVESTIGATE IF CHIEF OR FC WANTS TO REUSE THE EXISTING 13 FIRE-RATED FILING CABINETS".

DEMOLITION LEGEND

AREA TO BE DEMOLISHED
EXISTING TO REMAIN
NEW CONSTRUCTION

NORTH ARROW

N

BASIC SCHEMATIC DESIGN
NOT FOR CONSTRUCTION NOT FOR BRIDGING

No.	DESCRIPTION	DATE

FULTON COUNTY PUBLIC SAFETY TRAINING
1281 FULTON INDUSTRIAL BLVD
ATLANTA, GA

FULTON COUNTY

sizemoregroup
242 MARIETTA STREET, NW | UNIT 3
ATLANTA, GEORGIA 30313
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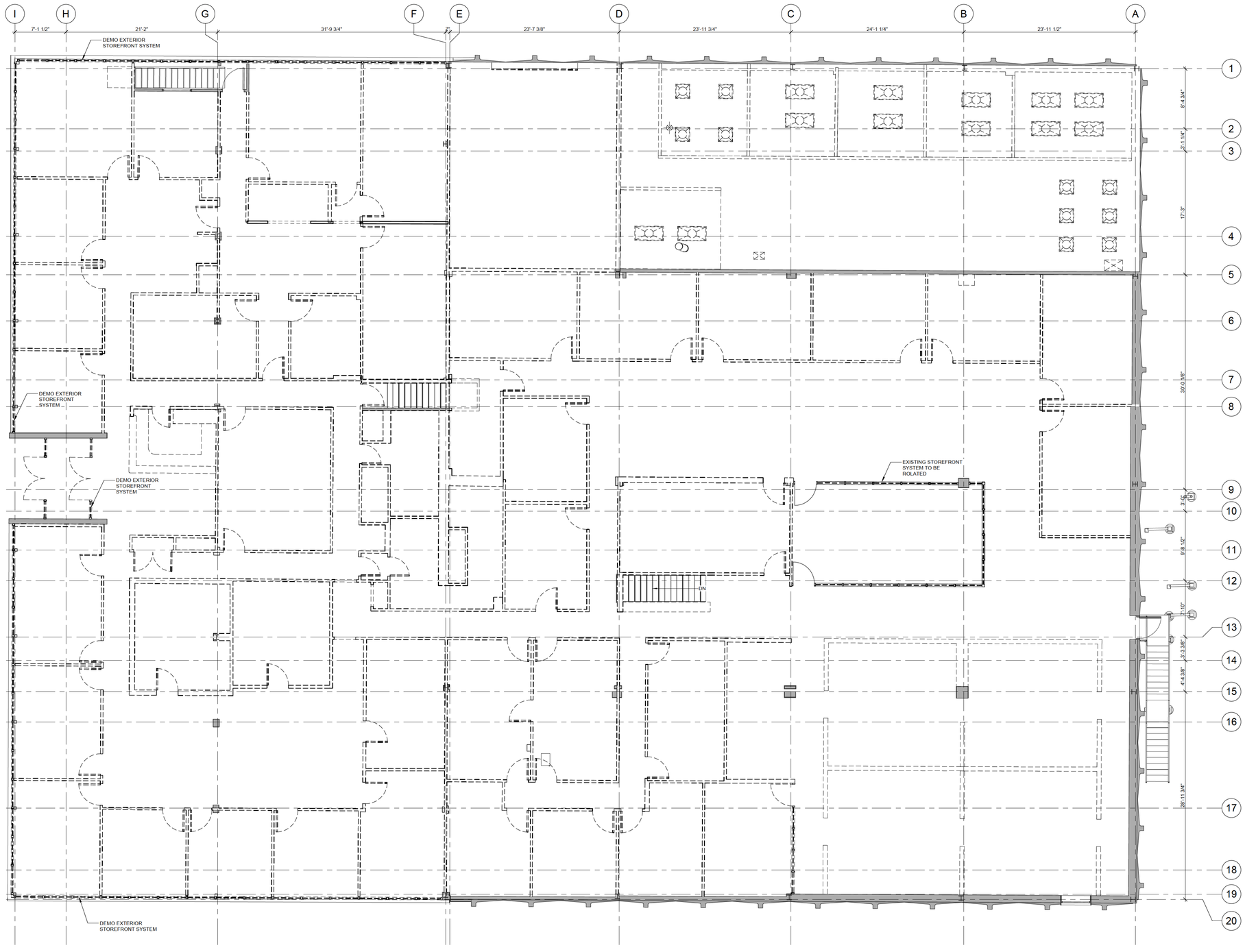
LEVEL 1 DEMOLITION PLAN

PROJECT # 22150FCPSTC
DATE: 03/29/24
DRAWN BY: Author
CHECKED BY: Checker

A013

SCALE As indicated



1 A014 LEVEL 2 DEMOLITION PLAN
3/16" = 1'-0"

DEMOLITION NOTES:

1. PATCH ALL FLOORS, CEILINGS, AND WALL SURFACES AS WELL AS ALL ADJACENT SURFACES AS NECESSARY FOR THE INSTALLATION OF NEW MATERIALS - TYP.
2. DEMOLITION WORK CONSISTS OF PERFORMING ALL DEMOLITION OF ANY EXISTING CONSTRUCTION WHICH IN ITS PRESENT FORM WILL INTERFERE WITH THE COMPLETED NEW CONSTRUCTION AND TO PERFORM ANY OTHER CUTTING OR PATCHING OF THE EXISTING CONSTRUCTION AS SHOWN ON THE DRAWINGS.
3. DEMOLITION INCLUDES, BUT IS NOT L MITED TO, THE FOLLOWING:
   REMOVAL OF EXISTING PARTITIONS, INCLUDING DOORS, DOOR FRAMES & REMOVAL OF EXISTING FINISHES AT INTERIOR SURFACES OF BUILDING. REMOVAL OF EXISTING FLOOR COVERINGS, UNLESS NOTED OTHERWISE.
   REMOVAL OF EXISTING ELECTRICAL PANELS, LIGHTS, AND MISCELLANEOUS ABANDONED ELECTRICAL ITEMS.
   REMOVAL OF EXISTING WATER COOLERS
4. IF CONTRACTOR DISCOVERS EXISTING CONDITIONS THAT ARE NOT INDICATED ON THE DRAWING, CONTACT THE ARCHITECT BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
5. DEBRIS RESULTING FROM DEMOLITION AND CONSTRUCTION SHALL BE REMOVED ENTIRELY FROM THE BUILDING SITE ON A DAILY BASIS TO A WASTE AREA PROVIDED BY THE CONTRACTOR.
6. ALL ELECTRICAL, TELEPHONE, DATA, AND PLUMBING ITEMS NOT TO BE REUSED SHALL
   BE REMOVED TO 1/2" BEHIND THE FINISHED FACE OF SURFACE. REMAINING HOLES SHALL BE CAPPED AND PATCHED TO PROVIDE A FLUSH SURFACE TO MATCH THE ADJACENT SURFACE.
7. IN ALL AREAS WHERE DEMOLITION (REMOVAL OF FINISH SYSTEMS, SANITARY AND DOMESTIC PLUMBING, TACK STRIPS, PARTITIONS, ETC.) CAUSES UNEVENNESS IN SLAB OR WALL SURFACES, THE CONTRACTOR SHALL PATCH THAT SURFACE TO LEVEL THE SUBSTRATE TO RECEIVE NEW FINISH.
8. SURFACES DISTURBED BY DEMOLITION, CUTTING, PATCHING, OR IN ANY OTHER WAY, SHALL BE FINISHED TO MATCH THE EXISTING ADJACENT SURFACES IN TEXTURE AND COLOR. PATCHES SHALL BE IMPERCEPTIBLE. WHEN DEMOLISHING GYPSUM BOARD, PROVIDE A STRAIGHT EDGE PERPENDICULAR TO THE FLOOR AND PARALLEL TO THE WALLS.
9. CARE SHALL BE TAKEN IN REMOVAL OF ITEMS TO REMAIN THE OWNER'S PROPERTY TO PREVENT DAMAGE. STORE ITEMS WHERE DIRECTED BY THE OWNER. ALL OTHER MATERIALS REMOVED BY THE DEMOLITION WORK AND NOT INDICATED TO BE RELOCATED
   OR REUSED IN THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND REMOVED FROM THE SITE AS WORK PROGRESSES.
10. MAINTAIN BUILDING SECURITY AT ALL T MES.
11. REFER TO SPECIFIC DRAWING FOR FURTHER NOTES THAT REFLECT INFORMATION PERTINENT TO THAT SPECIFIC DRAWING. SEE FLOOR PLANS FOR ACTUAL FINISHED WIDTHS OF NEW OPENINGS IN EXISTING WALLS.
12. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL DEMOLITION NOTES.
13. PROTECT EXISTING BUILDING AREAS FROM DAMAGE FROM DEBRIS AND DUST DURING CONSTRUCTION.
14. PROTECT BUILDING INTERIOR AND ALL OPENINGS CREATED DURING DEMOLITION FROM WATER PENETRATION.
15. COORDINATE DEMOLITION OF WALL, FLOOR AND CEILING FINISHES IN EXISTING AREAS WITH NEW FINISH PLANS.
16. CUT AND PATCH EXISTING CEILINGS, WALLS AND FLOORS AS REQUIRED TO ACCOMMODATE NEW LIGHTING AND POWER. REFER TO ELECTRICAL.
17. CONTRACTORS SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AND LIMITATIONS PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL REVIEW DEMOLITION DRAWINGS AND NOTES. ANY DISCREPANCIES AND/OMISSIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT. DO NOT SCALE DRAWINGS.
18. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL CURRENT FIRE, HEALTH, SAFETY, AND BUILDING CODES OF THE CITY COUNTY AND STATE IN WHICH THESE PREMISES ARE SITUATED INCLUDING ALL FEDERAL OCCUPANCY SAFETY ANDHEALTH ACT (OSHA) GUIDELINES.
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23. IFC 2018, SECTION 3304.2 WASTE DISPOSAL. " COMBUSTIBLE DEBRIS AND WASTE MATERIAL SHALL BE REMOVED FROM THE BUILDINGS AT THE END OF EACH SHIFT OF WORK.

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DEMOLITION LEGEND

AREA TO BE DEMOLISHED
EXISTING TO REMAIN
NEW CONSTRUCTION

NORTH ARROW

N

BASIC SCHEMATIC DESIGN
NOT FOR CONSTRUCTION NOT FOR BRIDGING

No.	DESCRIPTION	DATE

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1281 FULTON INDUSTRIAL BLVD
ATLANTA, GA

FULTON COUNTY

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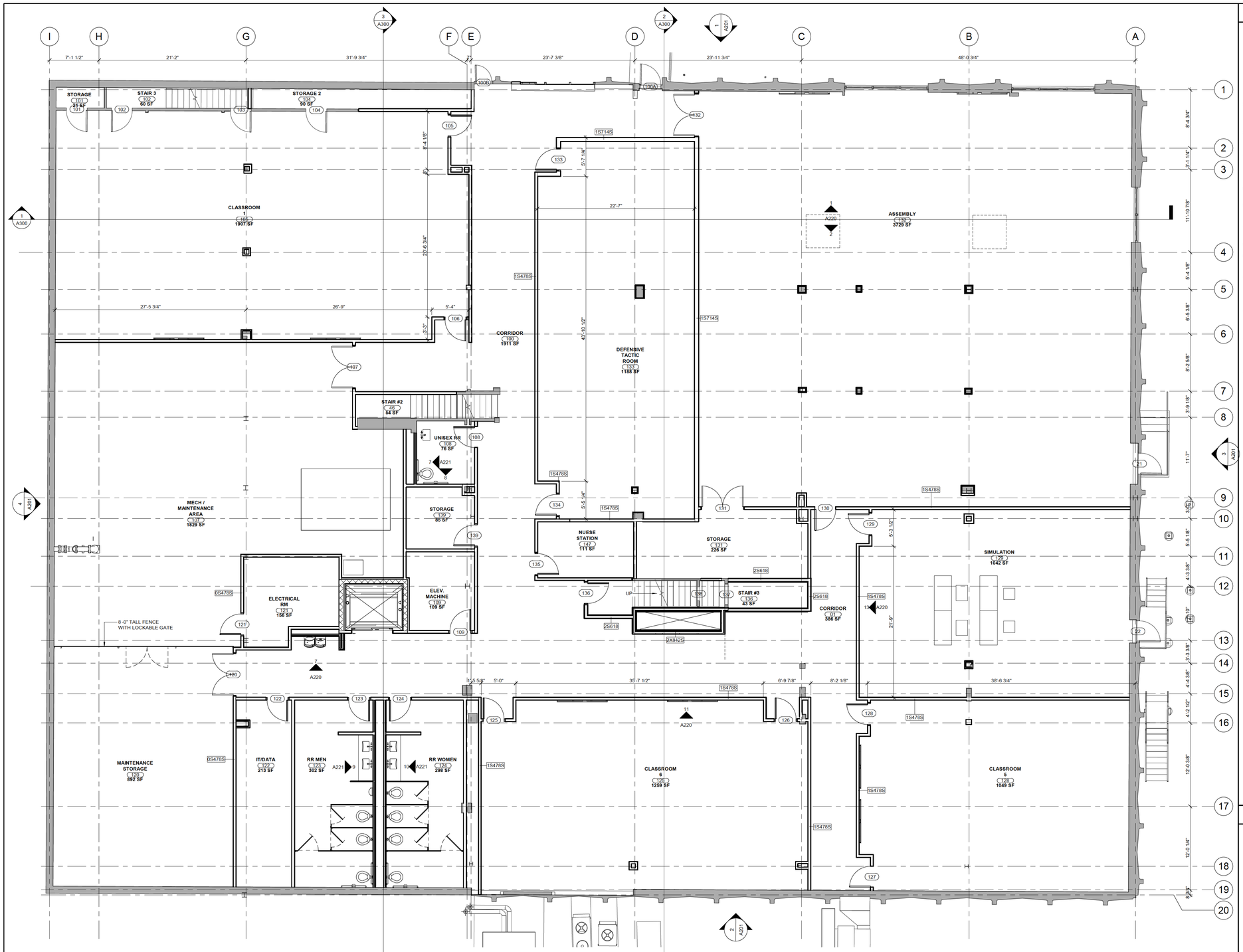
LEVEL 2 DEMOLITION PLAN

PROJECT # 22150FCPSTC
DATE: 03/29/24
DRAWN BY: Author
CHECKED BY: Checker

A014

SCALE As indicated



FLOOR PLAN GENERAL NOTES

1. CORRIDOR PARTITIONS, SMOKESTOP PARTITIONS, HORIZONTAL EXIT PARTITIONS, EXIT ENCLOSURES, AND FIRE WALLS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABOVE ANY DECORATIVE CEILING AND / OR IN CONCEALED SPACE WITH LETTERS "A" MINIMUM OF TWO INCHES HIGH ON A CONTRASTING BACKGROUND SPACED A MAXIMUM OF TWELVE FEET ON CENTER WITH A MINIMUM OF ONE PER WALL OR BARRIER. THE HOURLY FIRE RATING SHALL BE INCLUDED ON ALL RATED BARRIER OR WALLS. SUGGESTED WORDING ( ) HOUR -- FIRE AND SMOKE BARRIER-PROTECT ALL OPENINGS.
2. ALL VERTICAL PIPING EXPOSED IN ROOMS SHALL BE FURRED WITH SAME MATERIAL AS ADJACENT WALLS. EXCEPTIONS ARE: MECHANICAL ROOMS, ELECTRICAL ROOMS, TELEPHONE ROOMS.
3. METAL STUD PARTITIONS BEHIND ALL PLUMBING AND OTHER FIXTURES SHALL BE BRACED TO STRUCTURE WHERE REQUIRED TO SUPPORT THE EQUIPMENT PROVIDED.
4. DO NOT SCALE DRAWINGS. ALL DIMENSIONS AND CONDITIONS INDICATED IN THESE DOCUMENTS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. FOR DIMENSIONS NOT SHOWN OR IN QUESTION, CONTRACTOR SHALL REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
5. ANY DAMAGE INCURRED DURING CONSTRUCTION SHALL BE FULLY REPLACED.
6. NEW GYPSUM BOARD CONSTRUCTION MEETING EXISTING GYPSUM BOARD CONSTRUCTION IN THE SAME SHALL BE FLUSH WITH NO VISIBLE JOINTS SHOWING.
7. PROVIDE COAT HOOK BEHIND DOORS IN ALL PRIVATE OFFICES, SINGLE HOOK TYPE.
8. DO NOT SCALE DRAWINGS - USE DIMENSIONS ONLY.
9. UNLESS OTHERWISE NOTED, INTERIOR PARTITION DIMENSIONS ARE GIVEN FACE OF FINISH SURFACE TO FACE OF FINISH SURFACE.
10. ELECTRIC PANELS, ALARM BOXES, FIRE EQUIPMENT CABINETS AND OTHER RECESSED BOXES GREATER THAN 16 SQUARE INCHES THAT ARE LOCATED IN RATED WALLS SHALL BE BACKED BY GYPSUM WALLBOARD LAYERS SUFFICIENT TO MAINTAIN THE DESIGNATED RATING.
11. ALL EXISTING WORK, FURNISHINGS, EQUIPMENT OR MATERIAL TO REMAIN THAT ARE DAMAGED BY CONTRACTOR'S OPERATION UNDER THIS CONTRACT SHALL BE RECTIFIED OR REPAIRED AT NO ADDITIONAL COST TO OWNER.
12. ALL NEW PARTITIONS SHOWN 0S478S TYPE 3 5/8" METAL STUDS U.N.O.. GENERAL

    CONTRACTOR SHALL COORDINATE ACTUAL SIZE, GAUGE AND SPACING OF METAL STUDS FOR ALL CONDITIONS.
13. CEILING ACCESS PANELS SHALL BE PROVIDED IN NON-ACCESSABLE CEILING BELOW THE FOLLOWING MECHANICAL AND PLUMBING DEVICES:

    A. VALVES
    B. FLOW MEASURING DEVICES
    C. MIXING BOXES
    D. POWER OPERATED DAMPERS
    E. ACCESS PANELS IN DUCTWORK
    F. VOLUME AND BALANCING DEVICES
    G. WATER FLOW SWITCHES
    H. SPRINKLER SYSTEM DRAINS AND TEST CONNECTIONS
    I. PRESSURE SWITCHES
14. ALL FURNITURE BY OTHERS; NOT IN CONTRACT (N.I.C.) U.N.O.
15. ALL GYPSUM BOARD SHALL BE 5/8" THICK. PROVIDE CORNER REINFORCEMENT AT ALL EXPOSED OUTSIDE CORNERS. EXCEPTION - GYPSUM BOARD MAY BE ALTERNATE THICKNESS AT CONDITIONS REQUIRING NEW CONSTRUCTION TO BE FLUSH WITH EXISTING.
16. PROVIDE SOLID WOOD BLOCKING INSIDE PARTITIONS FOR SECURING WALL HUNG CABINETS/MILLWORK, SHELVING AND WALL HUNG ACCESSORIES.
17. ALL DRYWALL FINISH WORK TO BE FINISH LEVEL 4, U.N.O.
18. ALL INTERIOR PARTITIONS TO BE TYPE A1, U.N.O.
19. ALL ANGLES ARE 90 DEGREES, U.N.O.
20. WHEN DIFFERENT PARTITION TYPES ARE LOCATED ADJACENT TO ONE ANOTHER, THE FINISHED FACES OF THE PARTITIONS SHALL BE ALIGNED AND FLUSH, U.N.O.
21. LOCATE EDGE OF DOOR OPENINGS 6" FROM INSIDE FACE OF ADJACENT PARTITION, U.N.O.
22. REMINDER: ALL FIRE AND/OR SMOKE BARRIERS OR WALLS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABOVE A DECORATIVE CEILING AND / OR IN CONCEALED SPACES WITH LETTERS A MINIMUM OF TWO (2) INCHES HIGH ON A CONTRASTING BACKGROUND SPACED A MAXIMUM OF TWELVE (12) FEET ON CENTER WITH A MINIMUM OF ONE PER WALL OR BARRIER IN ACCORDANCE WITH MODIFICATIONS OF THE 2018 INTERNATIONAL FIRE CODE, 120-3-3-.04, CHAPTER 7 OF THE RULES AND REGULATIONS OF THE SAFETY FIRE COMMISSIONER. THE HOURLY RATING SHALL BE INCLUDED ON ALL RATED BARRIERS OR WALLS. SUGGESTED WORDING IS '(--) HOUR FIRE AND SMOKE BARRIER-PROTECT ALL OPENINGS'.

FLOOR PLAN LEGEND

EXISTING TO REMAIN

NEW CONSTRUCTION

NORTH ARROW

BASIC SCHEMATIC DESIGN
NOT FOR CONSTRUCTION NOT FOR BRIDGING

No.	DESCRIPTION	DATE

FULTON COUNTY PUBLIC SAFETY TRAINING

1281 FULTON INDUSTRIAL BLVD
ATLANTA, GA

FULTON COUNTY

sizemore group
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ATLANTA, GEORGIA 30313
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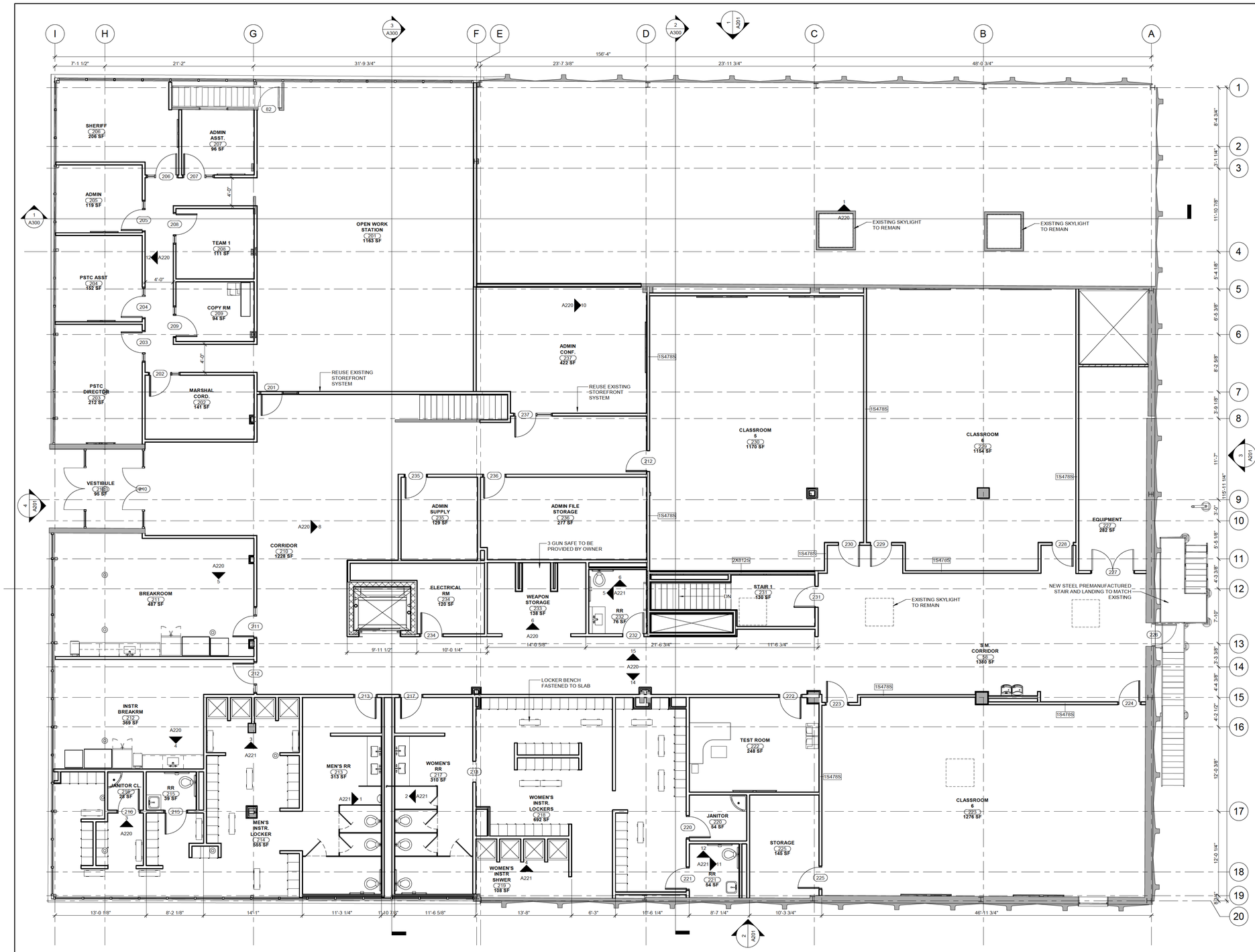
FLOOR PLAN - LEVEL 1

PROJECT #	22150FCPSTC
DATE:	03/29/24
DRAWN BY:	Author
CHECKED BY:	Checker

A110

SCALE: As indicated



1 Level 2 FLOOR PLAN
3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. CORRIDOR PARTITIONS, SMOKESTOP PARTITIONS, HORIZONTAL EXIT PARTITIONS, EXIT ENCLOSURES, AND FIRE WALLS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABOVE ANY DECORATIVE CEILING AND / OR IN CONCEALED SPACE WITH LETTERS "A" MINIMUM OF TWO INCHES HIGH ON A CONTRASTING BACKGROUND SPACED A MAXIMUM OF TWELVE FEET ON CENTER WITH A MINIMUM OF ONE PER WALL OR BARRIER. THE HOURLY FIRE RATING SHALL BE INCLUDED ON ALL RATED BARRIER OR WALLS. SUGGESTED WORDING ( ) HOUR -- FIRE AND SMOKE BARRIER-PROTECT ALL OPENINGS.
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5. ANY DAMAGE INCURRED DURING CONSTRUCTION SHALL BE FULLY REPLACED.
6. NEW GYPSUM BOARD CONSTRUCTION MEETING EXISTING GYPSUM BOARD CONSTRUCTION IN THE SAME SHALL BE FLUSH WITH NO VISIBLE JOINTS SHOWING.
7. PROVIDE COAT HOOK BEHIND DOORS IN ALL PRIVATE OFFICES, SINGLE HOOK TYPE.
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10. ELECTRIC PANELS, ALARM BOXES, FIRE EQUIPMENT CABINETS AND OTHER RECESSED BOXES GREATER THAN 16 SQUARE INCHES THAT ARE LOCATED IN RATED WALLS SHALL BE BACKED BY GYPSUM WALLBOARD LAYERS SUFFICIENT TO MAINTAIN THE DESIGNATED RATING.
11. ALL EXISTING WORK, FURNISHINGS, EQUIPMENT OR MATERIAL TO REMAIN THAT ARE DAMAGED BY CONTRACTOR'S OPERATION UNDER THIS CONTRACT SHALL BE RECTIFIED OR REPAIRED AT NO ADDITIONAL COST TO OWNER.
12. ALL NEW PARTITIONS SHOWN [OS478S] TYPE 3 5/8" METAL STUDS U.N.O.. GENERAL

    CONTRACTOR SHALL COORDINATE ACTUAL SIZE, GAUGE AND SPACING OF METAL STUDS FOR ALL CONDITIONS.
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    B. FLOW MEASURING DEVICES
    C. MIXING BOXES
    D. POWER OPERATED DAMPERS
    E. ACCESS PANELS IN DUCTWORK
    F. VOLUME AND BALANCING DEVICES
    G. WATER FLOW SWITCHES
    H. SPRINKLER SYSTEM DRAINS AND TEST CONNECTIONS
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21. LOCATE EDGE OF DOOR OPENINGS 6" FROM INSIDE FACE OF ADJACENT PARTITION, U.N.O.
22. REMINDER: ALL FIRE AND/OR SMOKE BARRIERS OR WALLS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABOVE A DECORATIVE CEILING AND / OR IN CONCEALED SPACES WITH LETTERS A MINIMUM OF TWO (2) INCHES HIGH ON A CONTRASTING BACKGROUND SPACED A MAX MUM OF TWELVE (12) FEET ON CENTER WITH A MINIMUM OF ONE PER WALL OR BARRIER IN ACCORDANCE WITH MODIFICATIONS OF THE 2018 INTERNATIONAL FIRE CODE, 120-3-3-.04, CHAPTER 7 OF THE RULES AND REGULATIONS OF THE SAFETY FIRE COMMISSIONER. THE HOURLY RATING SHALL BE INCLUDED ON ALL RATED BARRIERS OR WALLS. SUGGESTED WORDING IS '(--) HOUR FIRE AND SMOKE BARRIER-PROTECT ALL OPENINGS".

FLOOR PLAN LEGEND

EXISTING TO REMAIN

NEW CONSTRUCTION

NORTH ARROW

N

BASIC SCHEMATIC DESIGN
NOT FOR CONSTRUCTION NOT FOR BRIDGING

No.	DESCRIPTION	DATE

FULTON COUNTY PUBLIC SAFETY TRAINING
1281 FULTON INDUSTRIAL BLVD
ATLANTA, GA

FULTON COUNTY

stzanotegroup
242 MARIETTA STREET, NW | UNIT 3
ATLANTA, GEORGIA 30313
T: 404 605 0990
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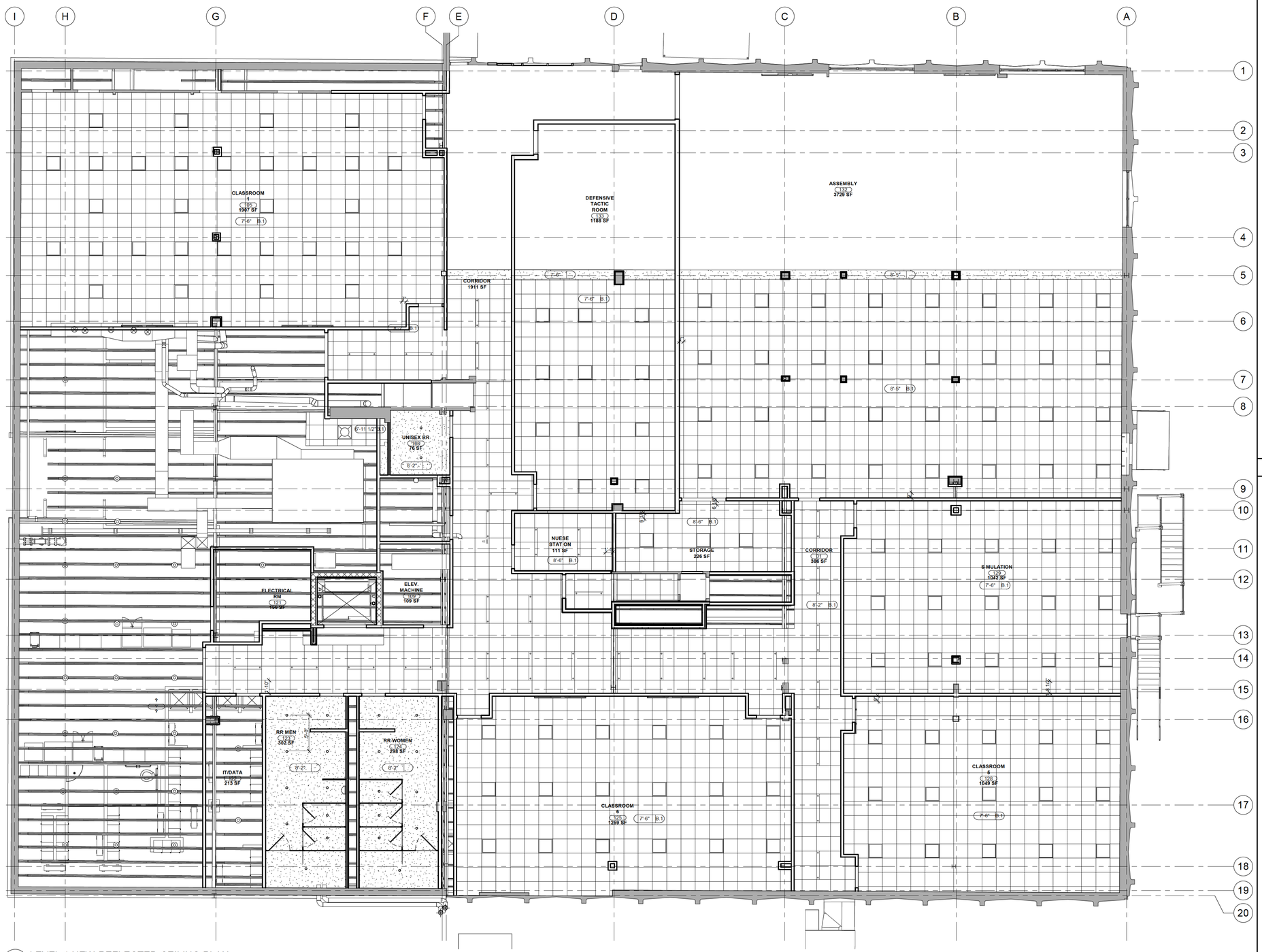
www.stzanotegroup.com

FLOOR PLAN - LEVEL 2

PROJECT #	22150FCPSTC
DATE:	03/29/24
DRAWN BY:	Author
CHECKED BY:	Checker

A111

SCALE: As indicated



1 LEVEL 1 NEW REFLECTED CEILING PLAN
3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. CENTER FIRE SPRINKLER HEADS ON TILE (TYP.). COORDINATE ENTIRE FIRE SPRINKLER LAYOUT WITH ARCHITECT.

B. CONTRACTOR TO SCHEDULE CEILING CAVITY COORDINATION MEETING WITH ALL SUBCONTRACTORS AND ARCHITECT PRIOR TO INSTALLING ANY COMPONENTS. ALL COMBUSTABLE MATERIALS WITHIN CEILING CAVITY TO BE CLAD IN 5/8" GYPSUM WALLBOARD, SEPERATED WITH 1 HOUR RATED INCULATION OR PROTECTED WITH SPRINKLERS WITHIN THE CAVITY.

C. CENTER LIGHT FIXTURES WITHIN CEILING TILES AND GYPSUM BOARD SOFFITS IN BOTH DIRECTIONS, UNLESS NOTED OTHERWISE.

D. MECHANICAL CEILING MOUNTED EQUIPMENT (DIFFUSERS, RETURN GRILLES, ETC.) TO BE CENTERED IN CEILING AREAS WHEREVER POSSIBLE.

E. REFER TO ELECTRICAL FOR AUDIO/VISUAL ROUGH-IN TO BE INSTALLED BY G.C.

F. PROVIDE AND INSTALL ACCESS PANELS IN GYPSUM BOARD CEILINGS TO AS NEEDED TO ACCESS ABOVE CEILING EQUIPMENT. G.C. TO REVIEW LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. ACCESS PANELS SHALL BE PROTECTED AS APPROPRIATE FOR THE FIRE RESISTANCE RATING OF THE BARRIER.

G. VERIFY NEW CEILING HEIGHTS. ALLOW FOR ADEQUATE SPACE TO ACCOMMODATE STRUCTURAL MEMBERS, MECHANICAL DUCTWORK, ELECTRICAL FIXTURES, ETC. PRIOR TO INSTALLATION OF NEW CEILINGS. NOTIFY ARCHITECT IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DRAWINGS. DO NOT PROCEED UNTIL RECEIVING CLARIFICATION FROM ARCHITECT.

H. EXTERIOR FIXTURES AND INSTALLATION SHALL BE WATERTIGHT.

I. EMERGENCY LIGHT FIXTURES SHALL BE PROVIDED AS REQUIRED BY CODE.

J. PROVIDE ACCESS DOORS AT ALL LOCATIONS INDICATED OR REQUIRED FOR ACCESS TO EQUIPMENT, VALVES, JUNCTION BOXES, ETC.

K. PROVIDE CORNER BEADS, J BEADS AND OTHER GYPSUM BOARD ACCESSORIES AT ALL EXPOSED CORNERS, UNLESS NOTED OTHERWISE.

L. REFER TO ELECTRICAL FOR LIGHT FIXTURE TYPES.

M. ALL PENETRATIONS INTO THE OFFICES TO BE SEALED ACOUSTICALLY.

N. REFER TO 1/G450 FOR ALTERNATES FOR ISOLATING COMBUSTIBLE MATERIAL IN CONCEALED SPACES WITH NON-COMBUSTIBLE INSULATION. CONTRACTOR TO COORDINATE ALTERNATE LOCATIONS WITH FIRE SPRINKLER CONTRACTOR OR GYPSUM WALL BOARD CONTRACTOR.

O. ALL GYPSUM CEILINGS TO BE COLOR P4 (REFER TO SHEET A170 FOR COLOR SPEC), FLAT FINISH, U.N.O.

CEILING PLAN LEGENDS

1'-0" 11 — CEILING TYPE

CEILING HEIGHT ABOVE FINISH FLOOR

RECESSED CAN LIGHT - REFER TO ELEC.

RECESSED 2'X2' LED LIGHT - REFER TO ELEC.

RECESSED LINEAR LIGHT FIXTURE

BASIC SCHEMATIC DESIGN
NOT FOR CONSTRUCTION NOT FOR BRIDGING

No.	DESCRIPTION	DATE

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1281 FULTON INDUSTRIAL BLVD
ATLANTA, GA

FULTON COUNTY

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NEW RCP LEVEL 1

PROJECT #	22150FCPSTC
DATE:	03/29/24
DRAWN BY:	Author
CHECKED BY:	Checker

A113

SCALE: As indicated

1 A114 LEVEL 2 NEW REFLECTED CEILING PLAN
3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. CENTER FIRE SPRINKLER HEADS ON TILE (TYP.). COORDINATE ENTIRE FIRE SPRINKLER LAYOUT WITH ARCHITECT.

B. CONTRACTOR TO SCHEDULE CEILING CAVITY COORDINATION MEETING WITH ALL SUBCONTRACTORS AND ARCHITECT PRIOR TO INSTALLING ANY COMPONENTS. ALL COMBUSTABLE MATERIALS WITHIN CEILING CAVITY TO BE CLAD IN 5/8" GYPSUM WALLBOARD, SEPERATED WITH 1 HOUR RATED INCULATION OR PROTECTED WITH SPRINKLERS WITHIN THE CAVITY.

C. CENTER LIGHT FIXTURES WITHIN CEILING TILES AND GYPSUM BOARD SOFFITS IN BOTH DIRECTIONS, UNLESS NOTED OTHERWISE.

D. MECHANICAL CEILING MOUNTED EQUIPMENT (DIFFUSERS, RETURN GRILLES, ETC.) TO BE CENTERED IN CEILING AREAS WHEREVER POSSIBLE.

E. REFER TO ELECTRICAL FOR AUDIO/VISUAL ROUGH-IN TO BE INSTALLED BY G.C.

F. PROVIDE AND INSTALL ACCESS PANELS IN GYPSUM BOARD CEILINGS TO AS NEEDED TO ACCESS ABOVE CEILING EQUIPMENT. G.C. TO REVIEW LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. ACCESS PANELS SHALL BE PROTECTED AS APPROPRIATE FOR THE FIRE RESISTANCE RATING OF THE BARRIER.

G. VERIFY NEW CEILING HEIGHTS. ALLOW FOR ADEQUATE SPACE TO ACCOMMODATE STRUCTURAL MEMBERS, MECHANICAL DUCTWORK, ELECTRICAL FIXTURES, ETC. PRIOR TO INSTALLATION OF NEW CEILINGS. NOTIFY ARCHITECT IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DRAWINGS. DO NOT PROCEED UNTIL RECEIVING CLARIFICATION FROM ARCHITECT.

H. EXTERIOR FIXTURES AND INSTALLATION SHALL BE WATERTIGHT.

I. EMERGENCY LIGHT FIXTURES SHALL BE PROVIDED AS REQUIRED BY CODE.

J. PROVIDE ACCESS DOORS AT ALL LOCATIONS INDICATED OR REQUIRED FOR ACCESS TO EQUIPMENT, VALVES, JUNCTION BOXES, ETC.

K. PROVIDE CORNER BEADS, J BEADS AND OTHER GYPSUM BOARD ACCESSORIES AT ALL EXPOSED CORNERS, UNLESS NOTED OTHERWISE.

L. REFER TO ELECTRICAL FOR LIGHT FIXTURE TYPES.

M. ALL PENETRATIONS INTO THE OFFICES TO BE SEALED ACOUSTICALLY.

N. REFER TO 1/G450 FOR ALTERNATES FOR ISOLATING COMBUSTIBLE MATERIAL IN CONCEALED SPACES WITH NON-COMBUSTIBLE INSULATION. CONTRACTOR TO COORDINATE ALTERNATE LOCATIONS WITH FIRE SPRINKLER CONTRACTOR OR GYPSUM WALL BOARD CONTRACTOR.

O. ALL GYPSUM CEILINGS TO BE COLOR P4 (REFER TO SHEET A170 FOR COLOR SPEC), FLAT FINISH, U.N.O.

CEILING PLAN LEGENDS

1'-0" 11 — CEILING TYPE / CEILING HEIGHT ABOVE FINISH FLOOR

RECESSED CAN LIGHT - REFER TO ELEC.

RECESSED 2'X2' LED LIGHT - REFER TO ELEC.

RECESSED LINEAR LIGHT FIXTURE

BASIC SCHEMATIC DESIGN
NOT FOR CONSTRUCTION NOT FOR BRIDGING

No.	DESCRIPTION	DATE

FULTON COUNTY PUBLIC SAFETY TRAINING

1281 FULTON INDUSTRIAL BLVD
ATLANTA, GA

FULTON COUNTY

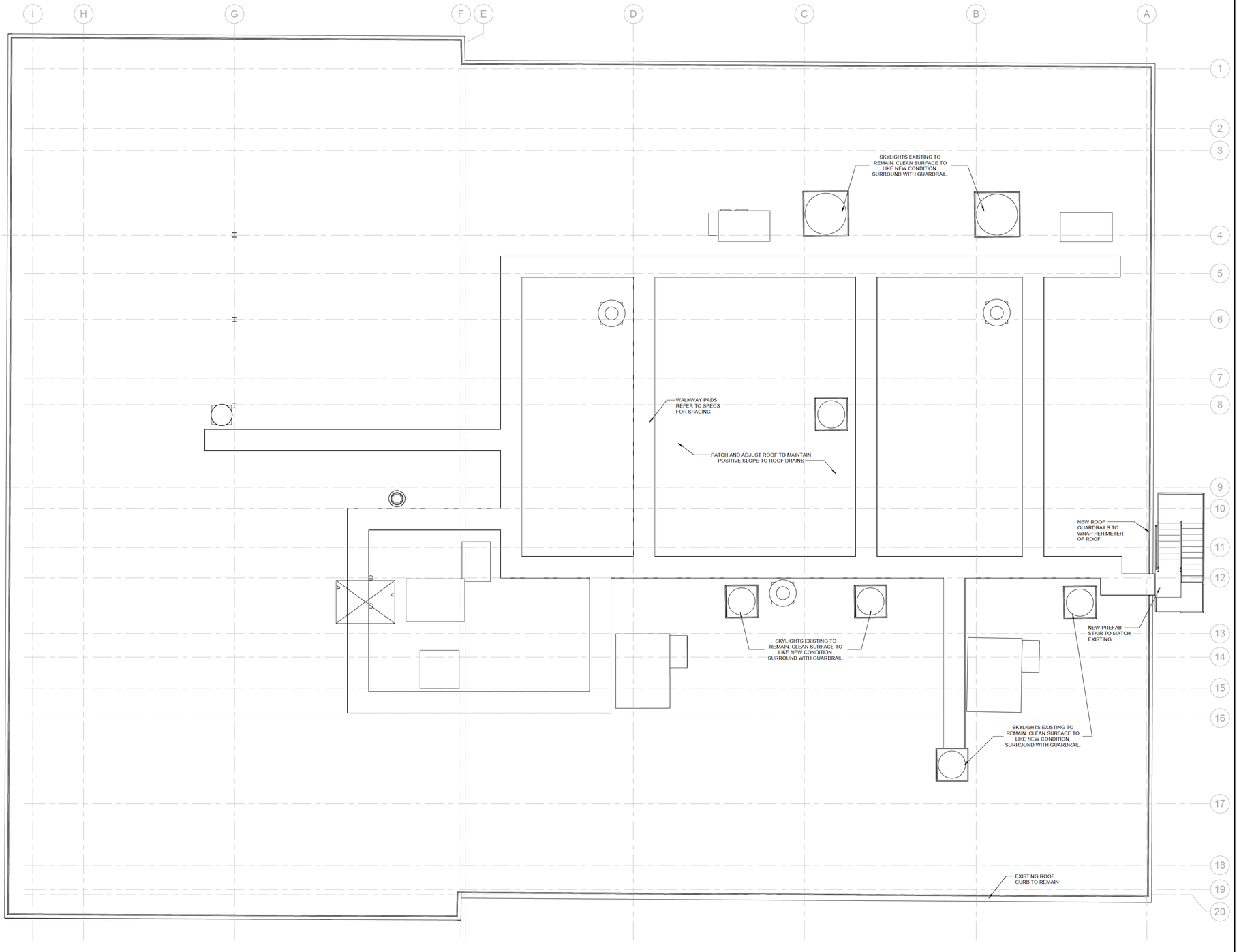
STRATAMORE GROUP
242 MARIETTA STREET, NW | UNIT 3
ATLANTA, GEORGIA 30313
T: 404 605 0990
E: info@stratamore.com

NEW RCP LEVEL 2

PROJECT #	22150FCPSTC
DATE:	03/29/24
DRAWN BY:	Author
CHECKED BY:	Checker

A114

SCALE: As indicated



1 Roof
3/16" = 1'-0"

BASIC SCHEMATIC DESIGN
NOT FOR CONSTRUCTION NOT FOR BRIDGING

No.	DESCRIPTION	DATE

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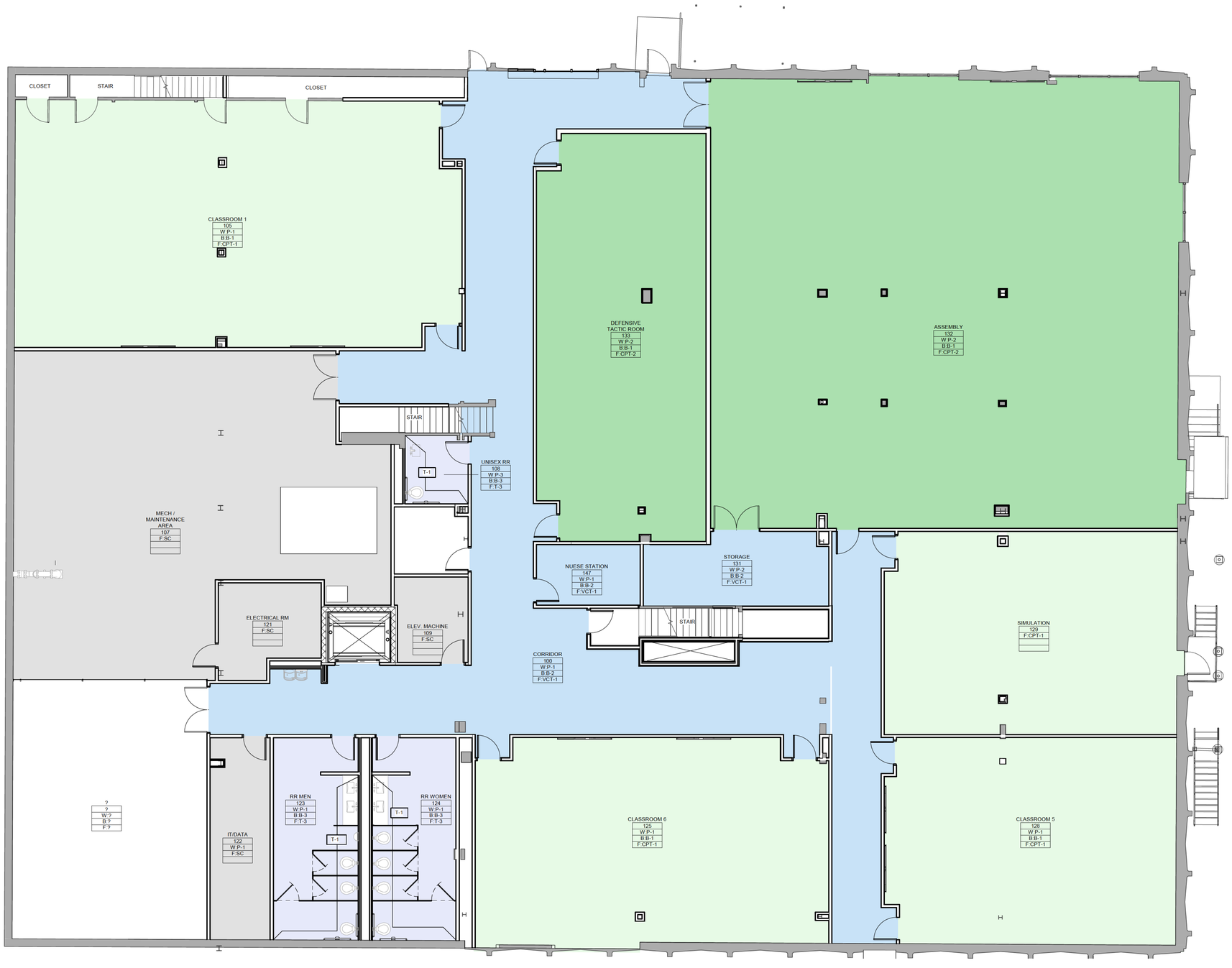
www.sizemoregroup.com

ROOF PLAN

PROJECT #	22150FCPSTC
DATE:	03/29/24
DRAWN BY:	Author
CHECKED BY:	Checker

A116

SCALE: 3/16" = 1'-0"



FINISH TYPE LEGEND

- CPT-1
- CPT-2
- SC
- T-3
- VCT-1

1 / A117 LEVEL 1 FINISH PLAN
3/16" = 1'-0"

BASIC SCHEMATIC DESIGN
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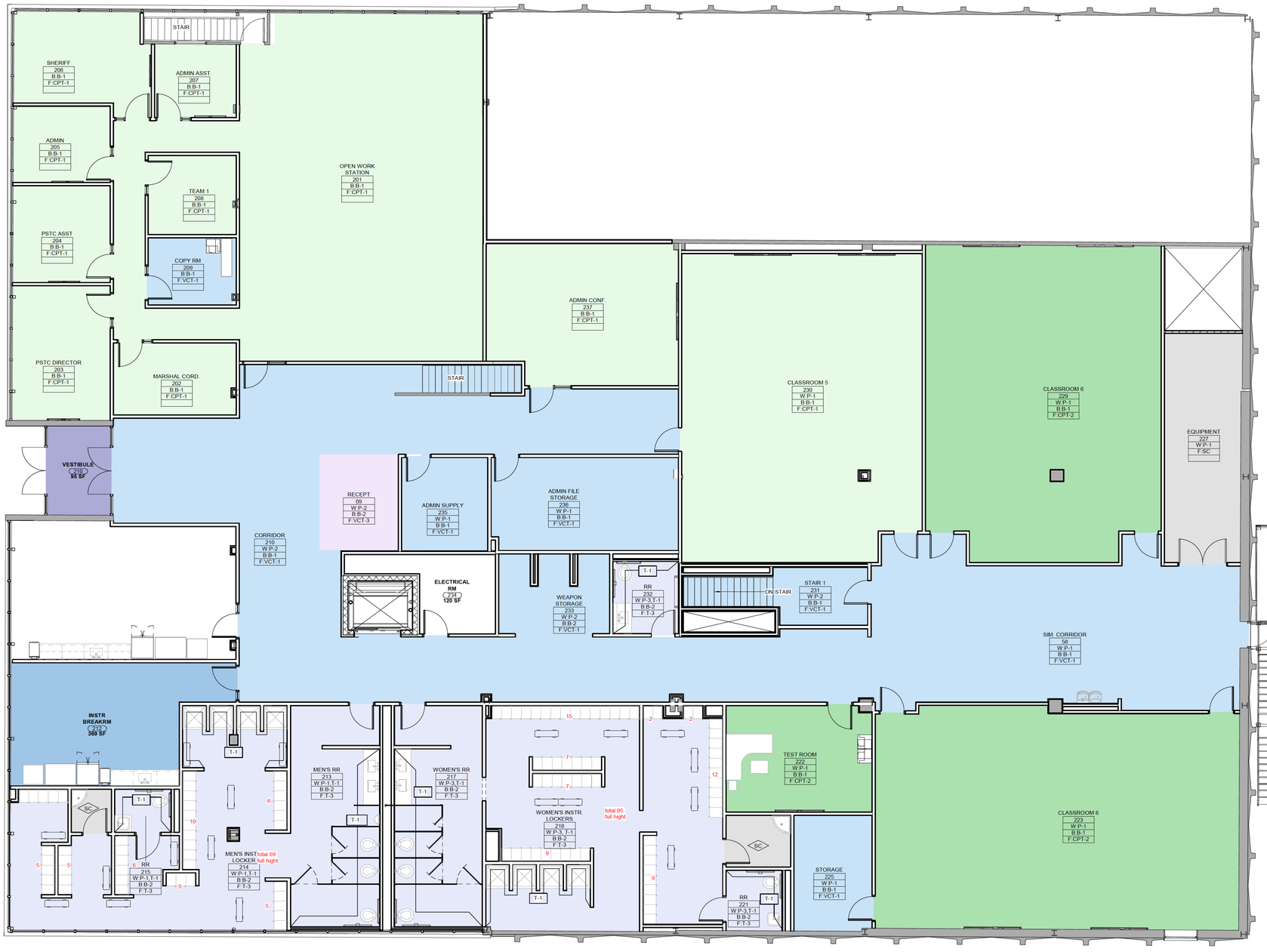
www.stranionegroup.com

FINISH PLAN
LEVEL 1

PROJECT #	22150FCPSTC
DATE:	03/29/24
DRAWN BY:	Author
CHECKED BY:	Checker

A117

SCALE 3/16" = 1'-0"



1 / A118 LEVEL 2 FINISH PLAN
3/16" = 1'-0"

FINISH TYPE LEGEND

- CPT-1
- CPT-2
- SC
- T-3
- VCT-1
- VCT-2
- VCT-3
- WO-1

BASIC SCHEMATIC DESIGN
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No.	DESCRIPTION	DATE

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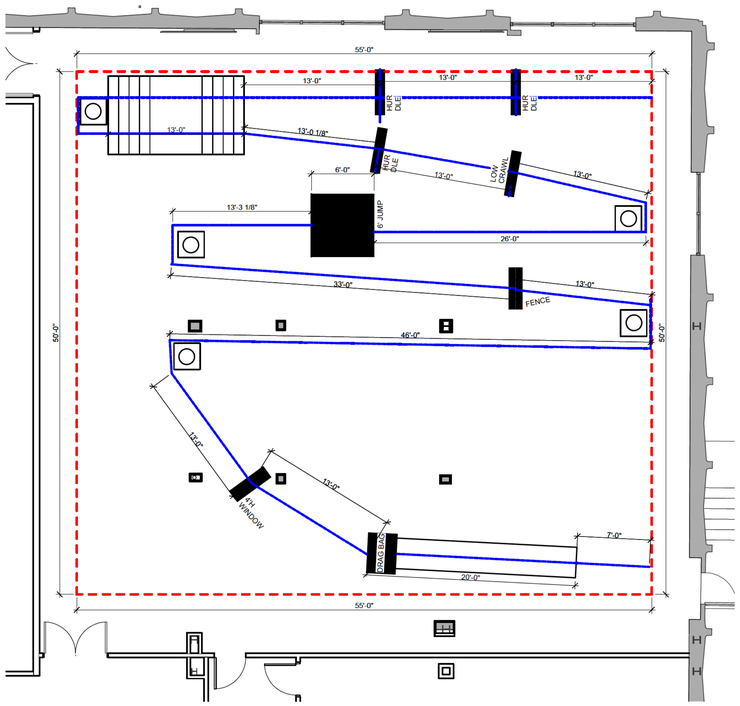
FINISH PLAN
LEVEL 2

PROJECT #	22150FCPSTC
DATE:	03/29/24
DRAWN BY:	Author
CHECKED BY:	Checker

A118

SCALE 3/16" = 1'-0"



1 A119 PAT ROOM OBSTACLES LAYOUT
3/16" = 1'-0"

FINISH SCHEDULE

FINISH	TAG	MANUFACTURER	MODEL/PRODUCT #	DESCRIPTION	NOTES
	WALL				
P - PAINT	P-1	SHERWIN/WILLIAMS	SW7666 FLEUR DE SEL	EGSHEL FINISH	FIELD PAINT
	P-2	SHERWIN/WILLIAMS	SW7668 MARCH WIND	EGSHEL FINISH	ACCENT WALL PAINT
	P-3	SHERWIN/WILLIAMS	SW6626 SUNSET	EGSHEL FINISH	ACCENT WALL PAINT
	P-4	SHERWIN/WILLIAMS	SW6510 LOYAL BLUE	EGSHEL FINISH	ACCENT WALL PAINT
	P-5	SHERWIN/WILLIAMS	SW6506 VAST SKY	EGSHEL FINISH	ACCENT WALL PAINT
	P-6	SHERWIN/WILLIAMS	SW6693 LILY	EGSHEL FINISH	ACCENT WALL PAINT
	P-7	SHERWIN/WILLIAMS	SW2857 PEACE YELLOW	EGSHEL FINISH	ACCENT WALL PAINT
T - TILE	T-1	DALTILE	MYTHOLOGY, TITAN MY96		INSTALLED AT RESTROOMS WET WALL TILE.
	T-2	DALTILE	MESMERIST, WHIMSY MM34 GLOSSY		INSTALLED AT RESTROOMS WET WALL TILE.
	BASE				
B - WALL BASE	B-1	ROPPE			INSTALLED AT CARPET FLOOR AND VCT FLOOR ROOMS
	B-2	DALTILE			INSTALLED AT TILE FLOOR ROOMS
	FLOOR				
CPT - CARPET	CPT-1	PATCRAFT	PARTITIONS 10653, DOBBY-MOIRE 00585	18 IN X 36 IN, TILES	
	CPT-2	TARKETT	OFFSET 11338 INK FILM 30807	18 IN X 36 IN, TILES	
VCT-VINYL COMPOSITE TILE	VCT-1	TARKETT	VCT II 509 PEWTER WG		
	VCT-2	TARKETT	VCT II 602 STONE GREY WG		
	VCT-3	TARKETT	VCT II 557 SHOOTING STAR WG		
T - TILE	T-3	DALTILE	LINDEN POINT, GRIGIO LP21, MATTE	12 IN X 24 IN, 3/8" THICKNESS	
WM-WALK OFF MATERIAL	WM-1	TARKETT	ABRASIVE ACTION II, QE2, CHARCOAL 19100		
RT-RUBBER TREAD	RT-1	TARKETT	JOHNSONITE		
	MILLWORK				
SS - SOLID SURFACE	SS-1	KRION	9903 DEEP GRANITE		APPLY TO COUNTERTOPS AT ALL RESTROOMS
	SS-2	KRION	T904 GRIGIO CLASSICO		APPLY TO COUNTERTOPS AT ALL BREAKOOMS
PL - PLAMINATE	PL-1	WILSONART	PEWTER D7360	MATTE FINISH	APPLY TO COUNTERTOP SKIRTS AND APRONS AT ALL RESTROOMS
	PL-2	WILSONART	NORTH SEA D90-60	MATTE FINISH	APPLY TO CABINETS AT ALL BREAKROOMS

BASIC SCHEMATIC DESIGN
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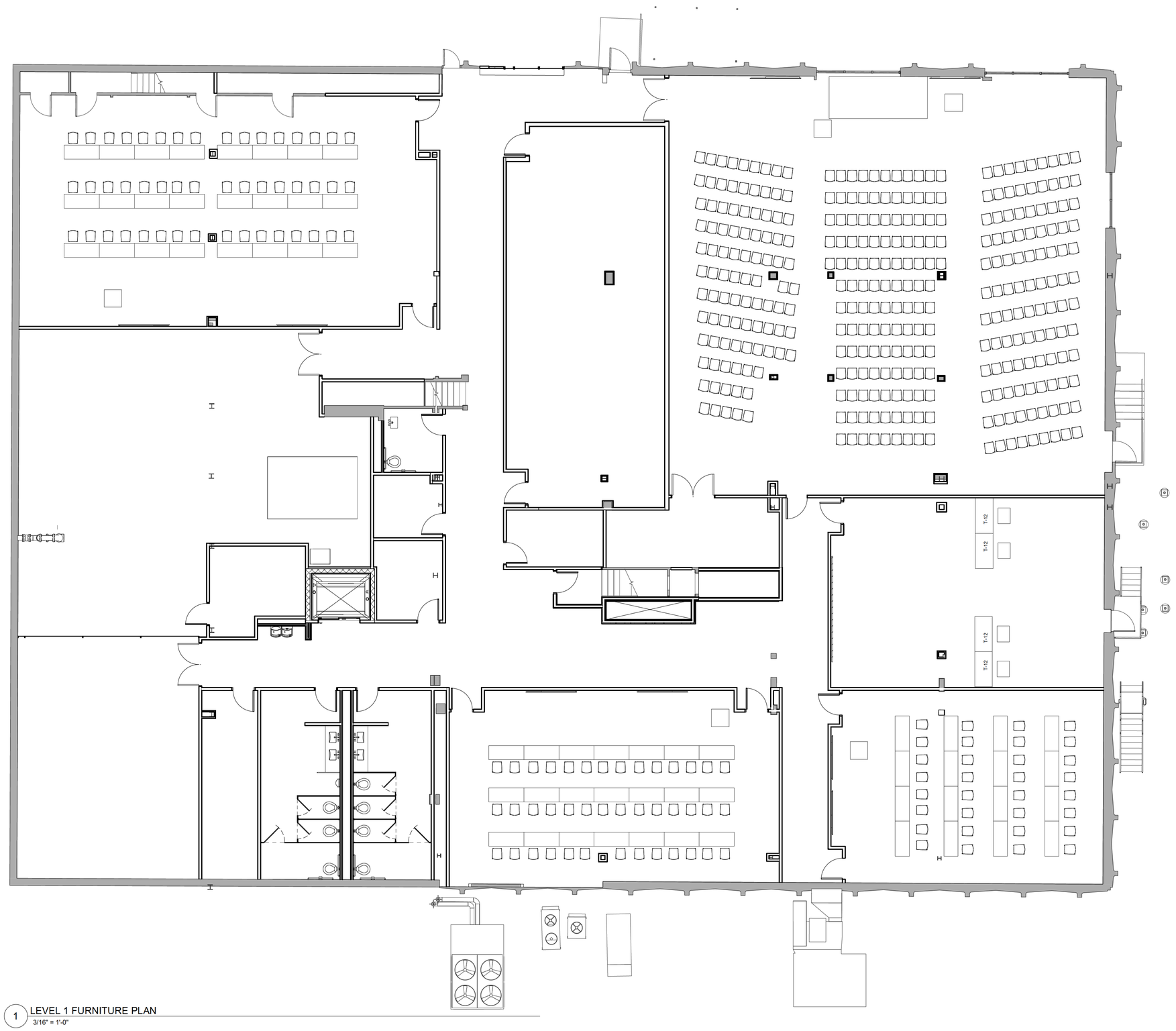
FINISH SCHEDULE AND PAT COURSE

PROJECT # 22150FCPSTC
DATE: 03/29/24
DRAWN BY: Author
CHECKED BY: Checker

A119
SCALE: As indicated



1 LEVEL 1 FURNITURE PLAN
3/16" = 1'-0"

BASIC SCHEMATIC DESIGN
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No.	DESCRIPTION	DATE

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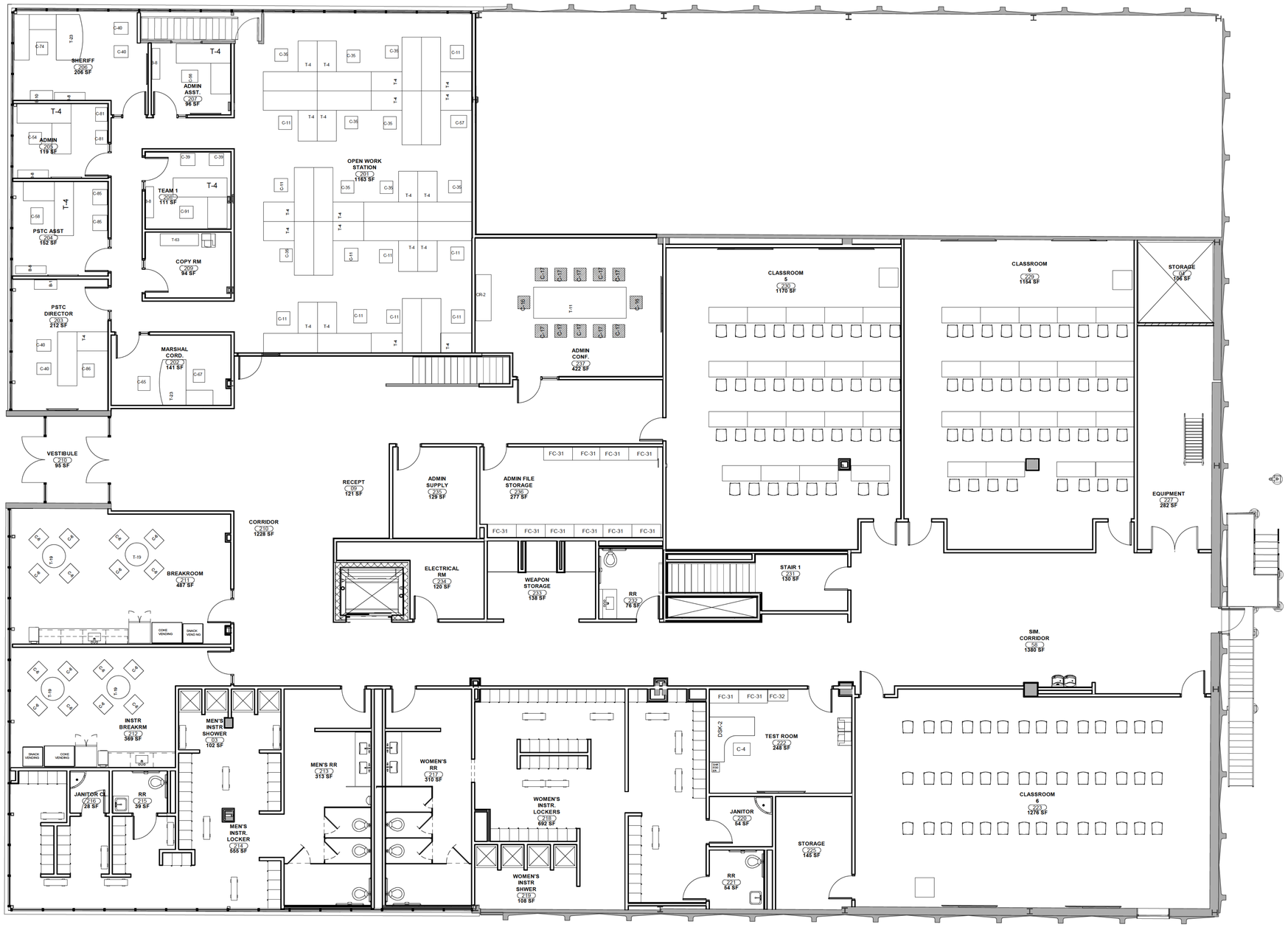
FURNITURE PLAN - LEVEL 1

PROJECT #	22150FCPSTC
DATE:	03/29/24
DRAWN BY:	Author
CHECKED BY:	Checker

A120

SCALE: 3/16" = 1'-0"



1 Level 2 FURNITURE PLAN
3/16" = 1'-0"

BASIC SCHEMATIC DESIGN
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No.	DESCRIPTION	DATE

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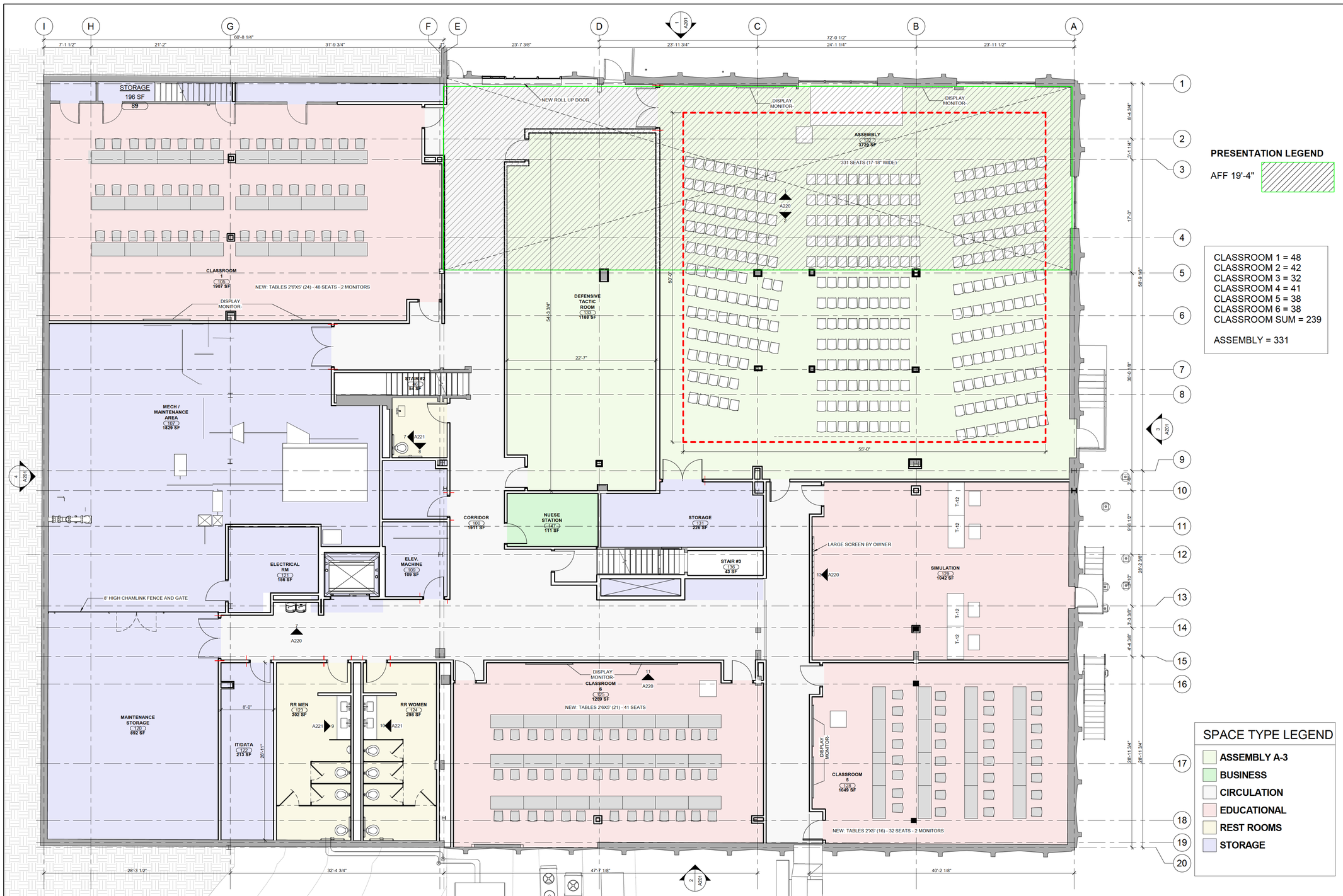
FURNITURE PLAN - LEVEL 2

PROJECT # 22150FCPSTC
DATE: 03/29/24
DRAWN BY: Author
CHECKED BY: Checker

A121
SCALE 3/16" = 1'-0"



PRESENTATION LEGEND

AFF 19'-4"

CLASSROOM 1 = 48
CLASSROOM 2 = 42
CLASSROOM 3 = 32
CLASSROOM 4 = 41
CLASSROOM 5 = 38
CLASSROOM 6 = 38
CLASSROOM SUM = 239

ASSEMBLY = 331

SPACE TYPE LEGEND

- ASSEMBLY A-3
- BUSINESS
- CIRCULATION
- EDUCATIONAL
- REST ROOMS
- STORAGE

1 A131 FLOOR PLAN LEVEL 1
3/16" = 1'-0"

BASIC SCHEMATIC DESIGN
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No. | DESCRIPTION | DATE

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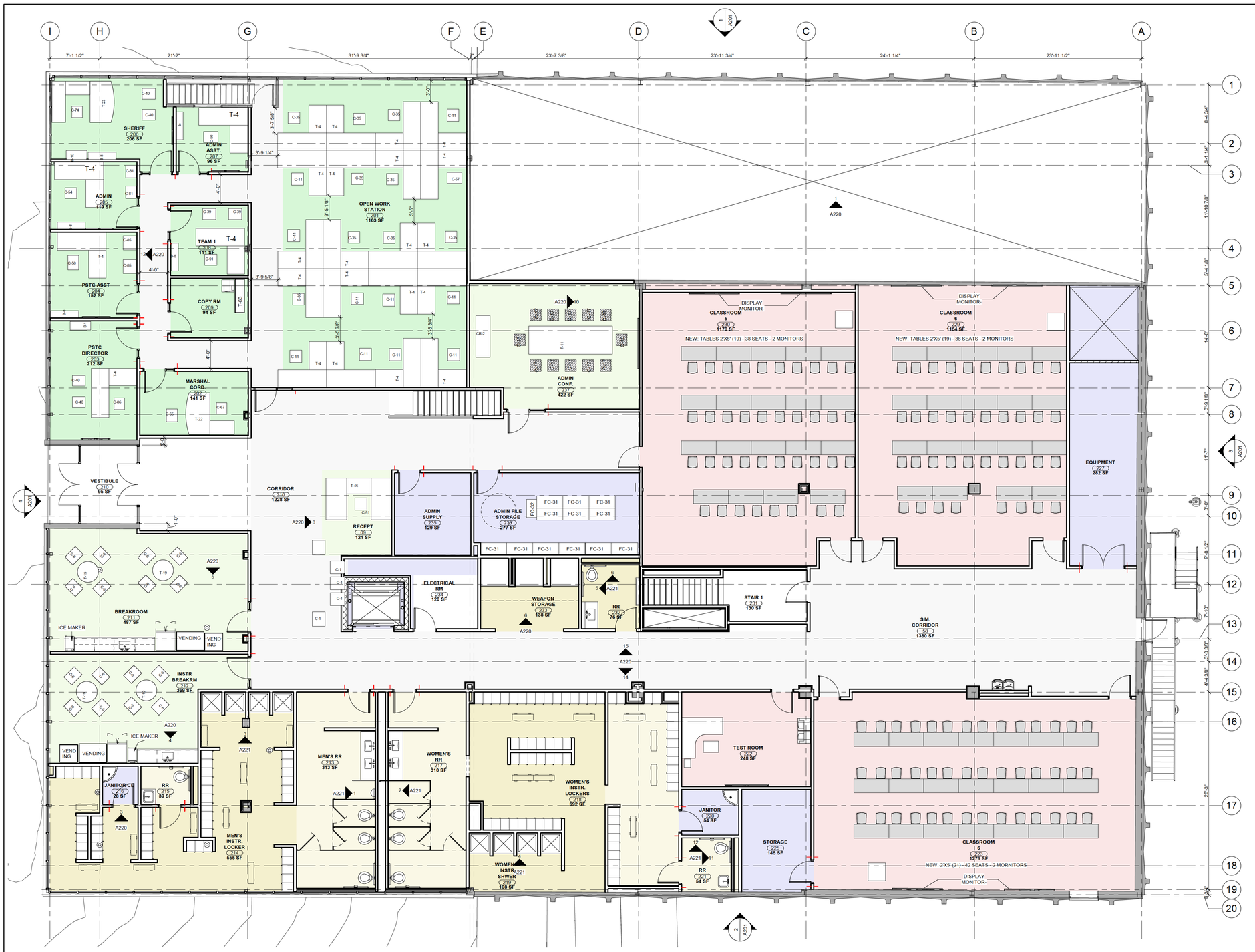
FLOOR PLAN LEVEL 1

PROJECT # 22150FCPSTC
DATE: 03/29/24
DRAWN BY: Author
CHECKED BY: Checker

A131

SCALE As indicated



1 LEVELE 2 FLOOR PLAN
A132 3/16" = 1'-0"

CLASSROOM 1 = 48
CLASSROOM 2 = 42
CLASSROOM 3 = 32
CLASSROOM 4 = 41
CLASSROOM 5 = 38
CLASSROOM 6 = 38
CLASSROOM SUM = 239

ASSEMBLY = 331

SPACE TYPE LEGEND

- ASSEMBLY A-3
- BUSINESS
- CIRCULATION
- EDUCATIONAL
- REST ROOMS
- REST ROOMS 2
- STORAGE

BASIC SCHEMATIC DESIGN
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No.	DESCRIPTION	DATE

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1281 FULTON INDUSTRIAL BLVD
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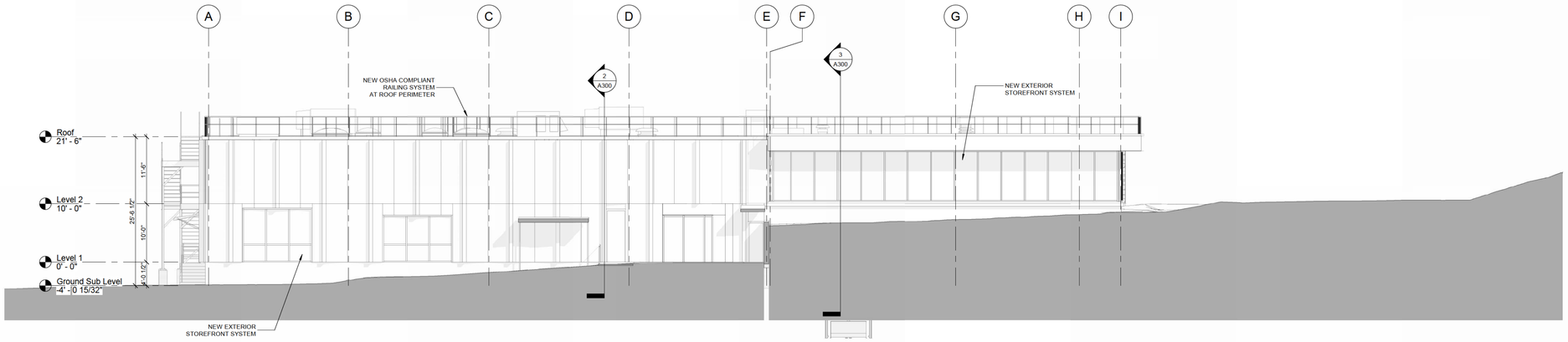
FLOOR PLAN
LEVEL 2

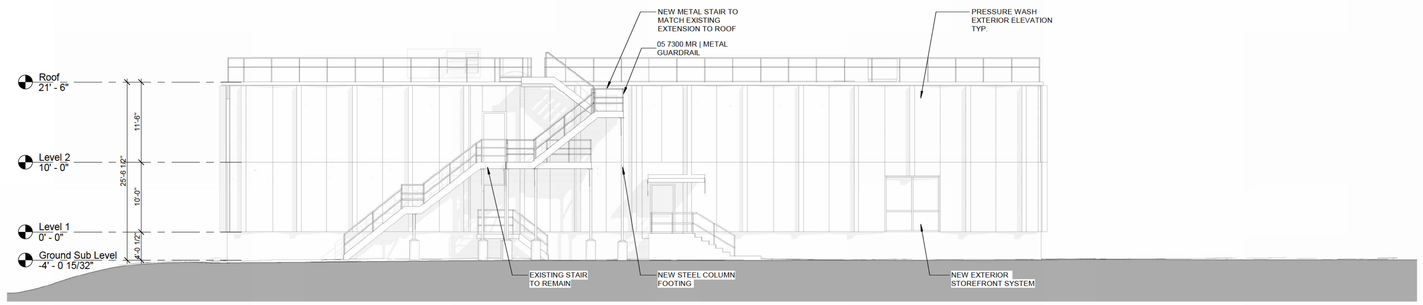
PROJECT #	22150FCPSTC
DATE:	03/29/24
DRAWN BY:	Author
CHECKED BY:	Checker

A132

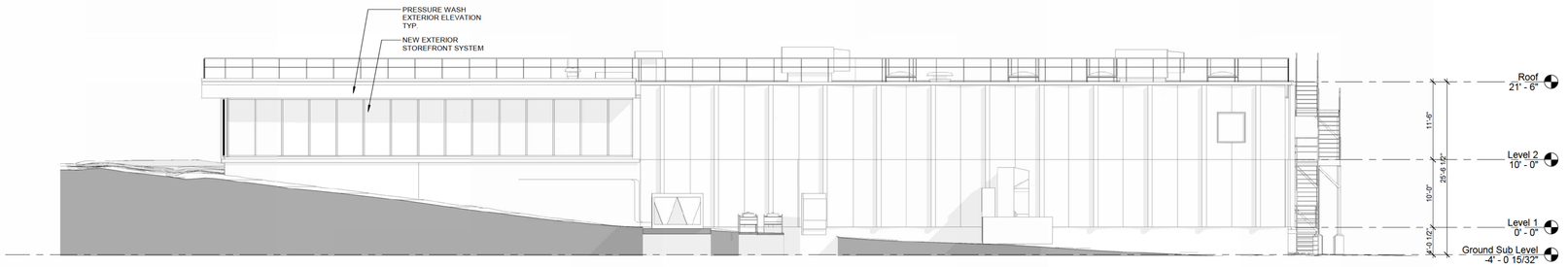
SCALE: As indicated



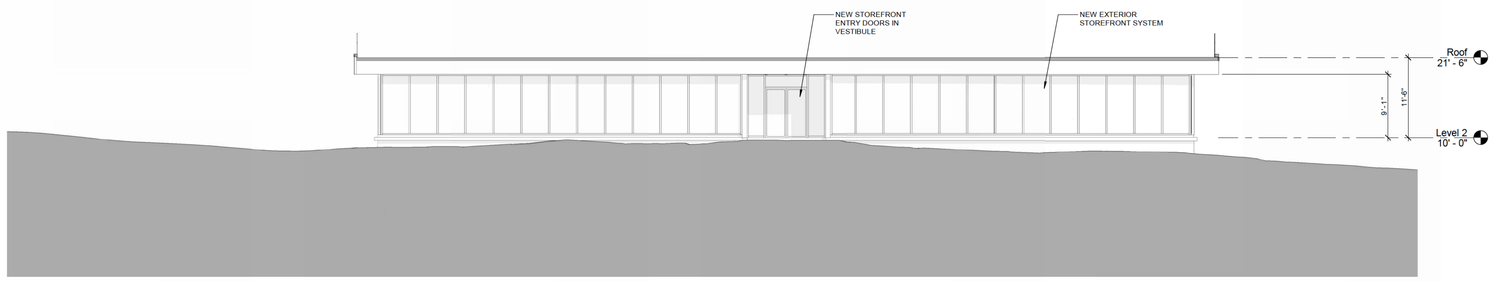
1 A201 **East**
1/8" = 1'-0"



3 A201 **Elevation 1 - a**
1/8" = 1'-0"



2 A201 **Elevation 3 - a**
1/8" = 1'-0"



4 A201 **Elevation 2 - a**
1/8" = 1'-0"

BASIC SCHEMATIC DESIGN
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No.	DESCRIPTION	DATE

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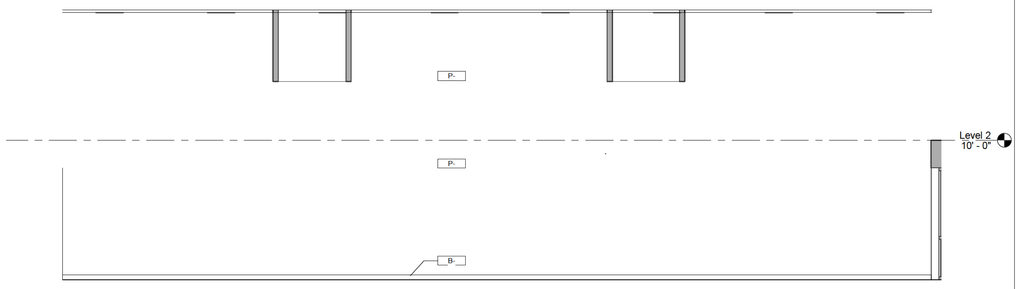
EXTERIOR ELEVATION

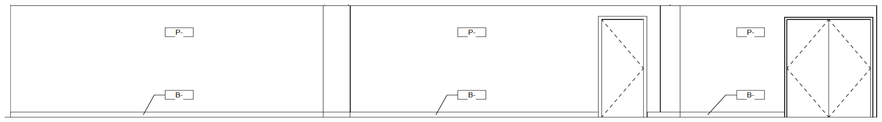
PROJECT #	22150FCPSTC
DATE:	03/29/24
DRAWN BY:	Author
CHECKED BY:	Checker

A201

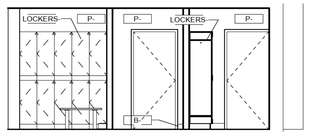
SCALE: 1/8" = 1'-0"



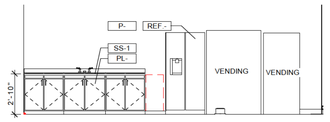
1 A220 LEVEL 1 ASSEMBLY FRONT WALL
1/4" = 1'-0"



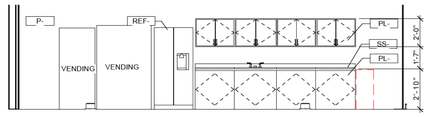
2 A220 LEVEL 1 ASSEMBLY BACK WALL
1/4" = 1'-0"



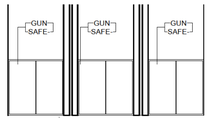
3 A220 MEN'S INSTRUCTOR LOCKERS - 2
1/4" = 1'-0"



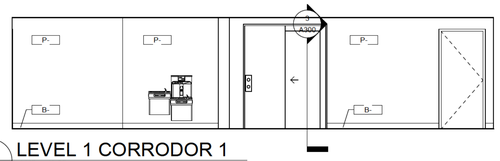
4 A220 INSTR. BRM ELEV. 1
1/4" = 1'-0"



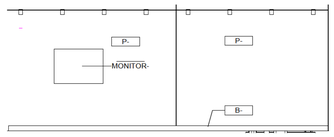
5 A220 TRAINING BRM ELEV. 2
1/4" = 1'-0"



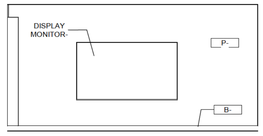
6 A220 WEAPON STORAGE
1/4" = 1'-0"



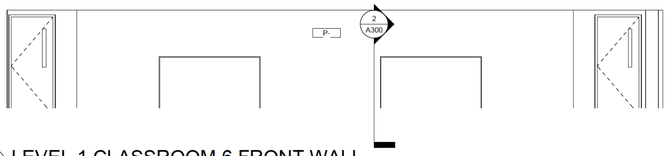
7 A220 LEVEL 1 CORRODOR 1
1/4" = 1'-0"



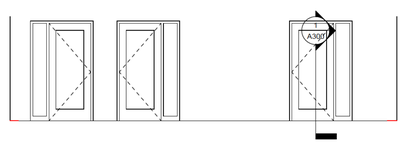
8 A220 RECEPTION AREA
1/4" = 1'-0"



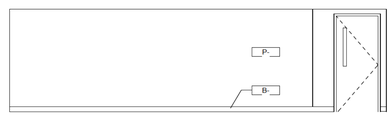
10 A220 CONFERENCE ROOM
1/4" = 1'-0"



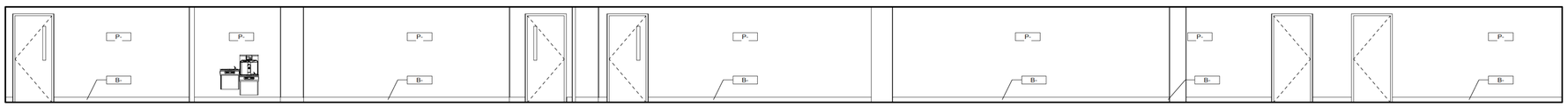
11 A220 LEVEL 1 CLASSROOM 6 FRONT WALL
1/4" = 1'-0"



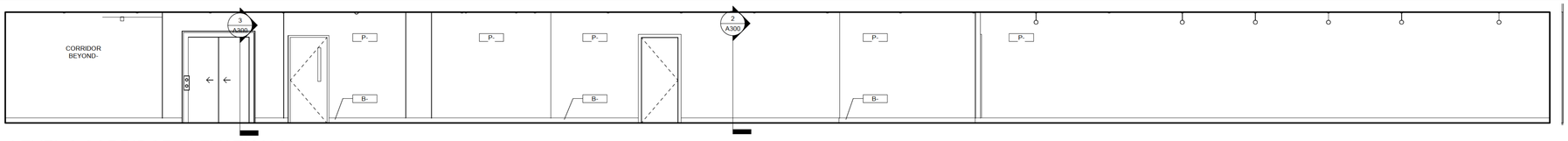
12 A220 OFFICE CORRIDOR
1/4" = 1'-0"



13 A220 SIMULATION ROOM FRONT WALL
1/4" = 1'-0"



14 A220 LEVEL 2 CORRIDOR ELEVATION 2
1/4" = 1'-0"



15 A220 LEVEL 2 CORRIDOR ELEVATION 3
1/4" = 1'-0"

BASIC SCHEMATIC DESIGN
NOT FOR CONSTRUCTION NOT FOR BRIDGING

Autodesk Docs://22150FCPCTC_Fulton_County_Public_Safety_Training_Center/22150FCPSTC.rvt

3/29/2024 8:34:03 PM

No.	DESCRIPTION	DATE

FULTON COUNTY PUBLIC SAFETY TRAINING

1281 FULTON INDUSTRIAL BLVD
ATLANTA, GA

FULTON COUNTY

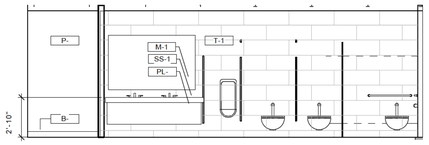
stremmergroup
342 MARIETTA STREET NW | UNIT 3
ATLANTA, GEORGIA 30313
T 404 600 0990
www.stremmergroup.com

INTERIOR ELEVATIONS

PROJECT # 22150FCPSTC
DATE: 03/29/24
DRAWN BY: Author
CHECKED BY: Checker

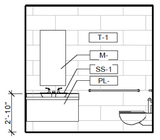
A220

SCALE 1/4" = 1'-0"

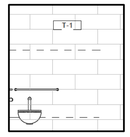


1 A221 LEVEL 2 MEN'S INSTR RR WET WALL ELEVATION
1/4" = 1'-0"

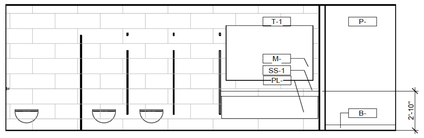
3 A221 MEN'S INSTR SHWER WET WALL
1/4" = 1'-0"



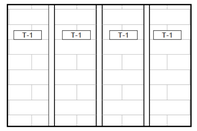
5 A221 LEVEL 2 UNISEX WET WALL ELEVATION1
1/4" = 1'-0"



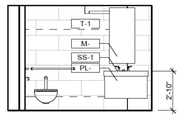
6 A221 LEVEL 2 UNISEX RR ELEVATION1
1/4" = 1'-0"



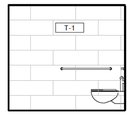
2 A221 LEVEL 2 WOMEN RR WET WALL ELEVATION
1/4" = 1'-0"



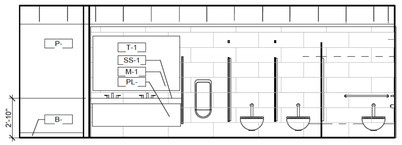
4 A221 WOMEN'S INSTR SHWER WET WALL
1/4" = 1'-0"



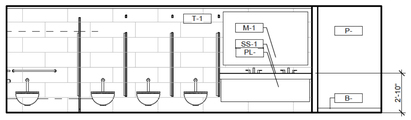
7 A221 LEVEL 1 UNISEX RR ELEVATION 1
1/4" = 1'-0"



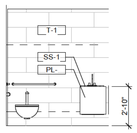
8 A221 LEVEL 1 UNISEX RR ELEVATION 2
1/4" = 1'-0"



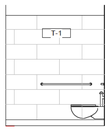
9 A221 LEVEL 1 MEN'S RR
1/4" = 1'-0"



10 A221 LEVEL 1 WOMEN'S RR
1/4" = 1'-0"



11 A221 LEVEL 2 WOMEN INSTR RR ELEVATION 1
1/4" = 1'-0"



12 A221 LEVEL 2 WOMEN INSTR RR ELEVATION 2
1/4" = 1'-0"

BASIC SCHEMATIC DESIGN
NOT FOR CONSTRUCTION NOT FOR BRIDGING

No.	DESCRIPTION	DATE

FULTON COUNTY PUBLIC SAFETY TRAINING

1281 FULTON INDUSTRIAL BLVD
ATLANTA, GA

FULTON COUNTY

sizemoregroup
ARCHITECTURE INTERIORS | PLANNING
ATLANTA, GEORGIA 30313
T. 404 650 0950
F. 404 650 0955
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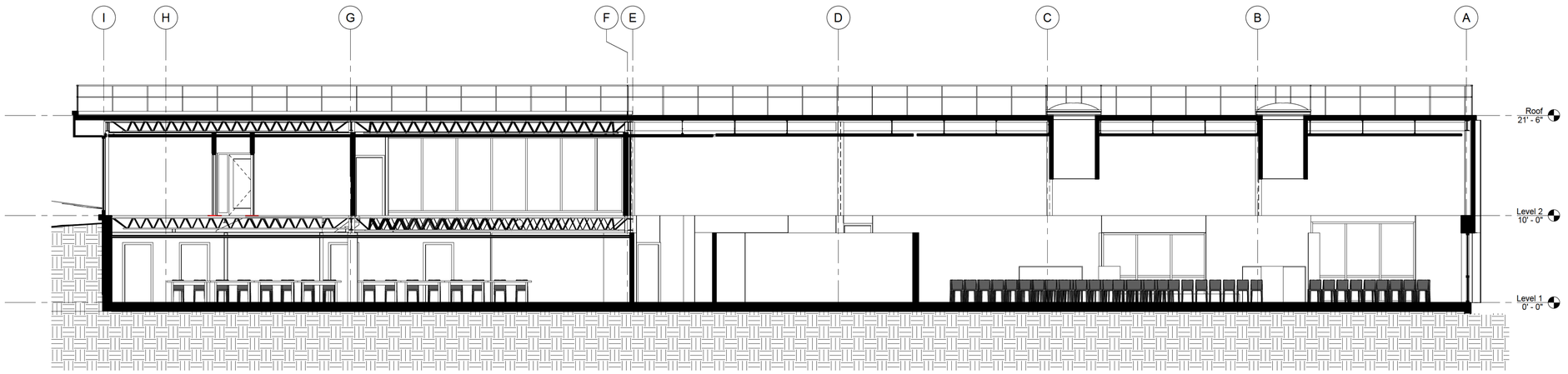
RESTROOM ELEVATIONS

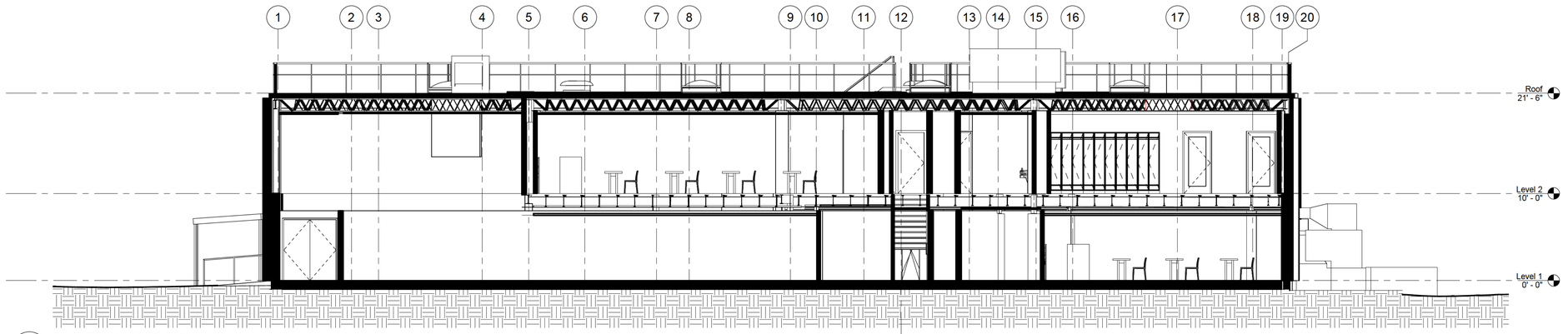
PROJECT #	22150FCPSTC
DATE:	03/29/24
DRAWN BY:	Author
CHECKED BY:	Checker

A221

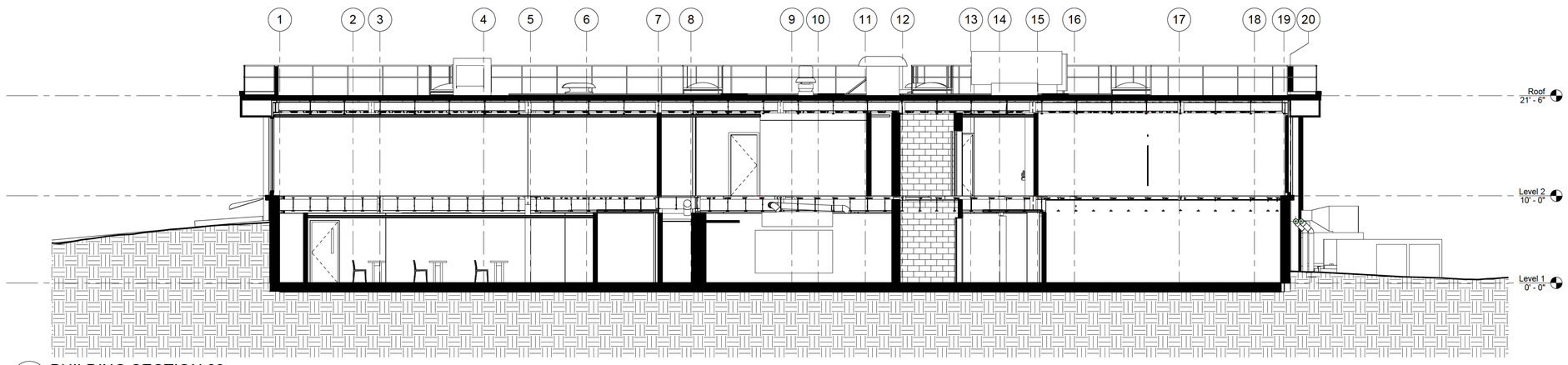
SCALE 1/4" = 1'-0"



1 A300 BUILDING SECTION 01
3/16" = 1'-0"



2 A300 BUILDING SECTION 02
3/16" = 1'-0"



3 A300 BUILDING SECTION 03
3/16" = 1'-0"

BASIC SCHEMATIC DESIGN
NOT FOR CONSTRUCTION NOT FOR BRIDGING

No. | DESCRIPTION | DATE

FULTON COUNTY PUBLIC SAFETY TRAINING

1281 FULTON INDUSTRIAL BLVD
ATLANTA, GA

FULTON COUNTY

sizemore group
342 MARIETTA STREET, NW | UNIT 3
ATLANTA, GEORGIA 30313
T: 404.605.0990
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www.sizemoregroup.com

BUILDING SECTIONS

PROJECT # 22150FCPSTC
DATE: 03/29/24
DRAWN BY: Author
CHECKED BY: Checker

A300

SCALE 3/16" = 1'-0"

Design Information

The Design Information/ Needs quantify the project requirements that have been identified in the preceding sections. These requirements outline and test the feasibility of the project in terms of space (area), quality and cost. This section is organized as follows:

- Schematic Design Space Summary Chart
- Cost Estimate
- Schematic Design Narratives
    - Architectural
    - Site Development
    - Structural
    - Mechanical
    - Electrical
    - Plumbing
    - Fire Protection
    - IT
    - Security

Program Summary

The following chart is a summary of the program spaces and their basic schematic requirements.

Schematic Design Program 3.29.2024

Space Type	Floor	Ceiling	Walls	Natural Light	Artificial Light	Temp. Control	Technology / AV	Plumbing	Electrical	Equipment	Comments
Office	Carpet	ACT	GWB	Yes	Yes	Yes	Typical FC Stds	No		Typical computers/printers	All offices have cable TV
Conference Room	Carpet	ACT	GWB	Maybe	Yes	Yes	Flat screen monitor, video camera and soundbar, touch panel at table for connectivity.	No		A/V monitors and plug in	
Team Room	Carpet	ACT	GWB	Maybe	Yes	Yes	Yes	No		A/V monitors and plug in	
Work Station	Carpet	ACT	GWB	Yes	Yes	Yes	Typical FC Stds			Typical computers/printers	
Receptiom	VCT	ACT	GWB	Maybe	Yes		Monitor for announcements/ class schedule, etc.	No			8 seats. Window from reception to foyer, monitor behind reception desk
Test Room	Carpet	ACT	GWB	Not needed	Yes		Computer and servers, copier	No		Long term electronic test storage	controlled access - key card access
Break Room Staff	VCT	ACT	GWB	Yes	Yes	Yes	No	Sink - Ice Machine		Microwaves/ (2) Vending Machines, Refrigerator	Solid surface counter tops and plastic laminate cabinets
Break Room Cadettes	VCT	ACT	GWB	Yes	Yes	Yes	No	Sink - Ice Machine		Microwaves/ (2) Vending Machines, Refrigerator	Solid surface counter tops and plastic laminate cabinets
Work Room	VCT	ACT	GWB	Not needed	Yes		Copier				
Classroom	Carpet	ACT	GWB	Not needed	Yes	Yes	Monitors and presentation podium with hook up | (2) flat screen monitors – one on each side of the classroom – 70-75" | Wireless | Lectern on one side | Sound bar under display if possible		Central Floorboxes	Monitors	Accoustical batt in the walls,
Simulation LAB	Carpet	ACT	GWB	Not needed	Yes	Yes	Monitors and presentation podium with hook up			Large simulation screens and VR	Black ceiling and walls

Defensive Tactics	VCT	ACT	Fire Retardent Plywood	Not needed	Yes	Yes					Karate Matts / Punching bags / defensive equipment /Work out equipment and equipment to measure heart rates and fitness		Acoustical batt in the walls
Nurse Station	VCT	ACT	GWB	Not needed	Yes	Yes							
Assembly room /PAT Testimg Room	Carpet	ACT - need high ceiling particular parts of the PAT course	GWB	Not needed	Yes with Dimmers	Yes		Monitors and hook up					Acoustical batt in the walls, Physical Ability Test. - obstacles. Half court (taped on floor 3 times/year
Weapon Storage	VCT	ACT	GWB	Not needed	Yes			No					simulation and defensive tactics (ultrasonic cleaner) Near those rooms -
Equipment Room	VCT	ACT	GWB	Not needed	Yes			No			PAT Course equipment / Chair storage		walkie-talkie, manequin, etc.
Instructor Rest Room / Lockers / Showers	Tile	MR GWB	MR GWB, Full height tile on all wet walls	Not needed	Yes	Yes			See narrative		Lockers		solid surface countertops, double stacked lockers
Trainee Rest Room / Lockers / Showers	Tile	MR GWB	MR GWB, Full height tile on all wet walls	Not Needed	Yes	Yes			See narrative		Locker		solid surface countertops, double stacked lockers

Cost Estimate

Total Construction Cost

This facility will be a renovation of an existing building located at 1281 Fulton Industrial Boulevard.

The facility will be designed to meet the construction guidelines outlined in the City of Atlanta Guidelines and requirements gathered during the building walk throughs and interviews. The facility will also be designed to meet the current codes in effect at the time the building is permitted and Fulton County permitting requirements. [redacted] Narratives on the mechanical and electrical systems can be found in this section.

[redacted]

[redacted]

Specifications Narrative

The Schematic construction cost estimate is based on the renovation of an existing building. Below is a description of the basic schematic assumptions included in the estimate.

General Conditions and Contractor Fee

- Anticipated Bid Date: 2nd Quarter 2024
- CM at Risk delivery method
- Assume normal working hours.
- Follow Fulton County Design Standards (See Appendix)

ARCHITECTURAL

A. Sitework

- Refresh and restripe existing parking spaces
- Allowance for the repair of the existing fencing, gate and extension of fencing around the outside HVAC ground units.
- Dumpster pad and fencing
- Site signage with building address only.

B. Building Foundations

- Slab on grade (existing foundation to remain)
- Spread footing
- New passenger elevator & pit

C. Structural System – See Structural Narrative

- Steel Frame with roof joists. Flat roof structure at various heights.
- Core existing slab. Structural reinforcing of existing beam and columns.
- Metal stair to access roof

D. Roofing System

- Patch and repair of existing roof. New roof build ups for new RTU's.
- There is currently an active roof warranty for the existing roof.

E. Exterior Wall System

- Patch, repair and reseal existing
- Replace existing storefront Aluminum Windows per the schematic floor plans

F. Exterior Doors and Openings

- Replace existing storefront Aluminum Windows per the conceptual floor plans
- Hollow metal doors and Frames

G. Interior Doors and Glazing

- Hollow metal doors and frames
- High / Medium / Low density doors

H. Door Hardware

- Refer to Fulton County Design Standards located in the Appendix

I. Interior Partitions

- Metal Stud and drywall partitions with sound batts
- Rated drywall partitions

J. Wall Finishes

- High, medium, and low-density gypsum wallboard
- Painted interior walls – refer to Design Standards in Appendix
- Ceramic/Porcelain tile at wet walls.
- Ceramic/Porcelain tile wall base at restrooms, locker rooms, janitor closet and mechanical rooms.
- Continuous rubber cove base in rooms with carpet and VCT

K. Floor Finishes and Base

- Refer to finish plans
  - Carpet tiles at Office Suite, Conference Room, Classrooms, Test Room, Assembly Room, Tactical Defense, and Simulator Room
  - Vinyl Composition Tile (VCT) at Reception, Corridors, Break Rooms, Storage, Nurse Room
  - Ceramic/Porcelain floor tile at Restroom and Locker room floors
  - Rubber cove base at rooms with carpet or VCT.

L. Ceilings And Soffit

- Acoustic ceiling tiles and grid (2'x2') in classrooms, offices, and meeting rooms
  - Potential deduct alternate to reuse the existing ceiling tiles and LED fixtures if possible.
- Black, 2x2 acoustical tile in the Simulator Room
- MR Gypsum Wallboard at toilet and shower rooms.

M. Millwork

- Plastic Laminate Cabinetry with solid surface countertop – Breakrooms / Work Copy Rooms / Rest Rooms / Showers

N. Accessories

- Visual Display Boards and Projection Screens
- Double stacked, standard lockers at the locker rooms
- Interior Signage (Door ID & Code Required)
- Toilet Accessories, toilet partitions (HDPE) and janitor accessories as defined by the County Design Standards, refer to the Appendix
- Provide an 8' tall chain-link fence within the mechanical room on the lower level.

- Entrance floor mat per County Design Standards – refer to Appendix
- Miscellaneous Accessories

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SITE DEVELOPMENT

This version is the reuse of a previously developed site.

- A cell tower is located on the site at the approximate mid-point of the eastern property line.
- The concept plans presented assume that segregated access is to be provided for tower maintenance.
- A stream channel bisects the site from front to back running roughly from east to west. There is an existing 48" diameter reinforced concrete pipe (RCP) that appears to be in good condition.
- The portion of the stream channel that is not piped is subject to a 75' undisturbed buffer per the City of Atlanta's Riparian Buffer Requirements (Sec. 74-300)

Parking/Paving

- There are areas where pavement repair is needed, but most of the existing paving appears to be in serviceable condition, requiring only a seal coat and restriping.

Stormwater

- No land disturbance is proposed (seal-coating and restriping only), no stormwater management measures will be required.
- A land disturbance permit is not expected for this project.

Landscaping/Tree Replacement

- Fulton County can opt to be exempt from tree protection requirements. No tree are expected to be impacted with the current scope.

Miscellaneous

- Miscellaneous Accessories

March 29, 2024

Sizemore Group
342 Marietta Street, NW
Unit 3, Atlanta, GA 30313

Attention: Ms. Lily Berrios

Re: Fulton County Public Safety Building - Renovation
1281 Fulton Industrial Boulevard, Atlanta GA 30336
Structural Design Scope for Renovation

PEC Project No.: 24023

Dear Ms. Berrios:

This report contains the structural narrative for the potential renovation of Fulton County Public Safety Building.

For First Floor/Lower Level:

- The lower-level space is a slab-on-grade and we have no reason to believe that the space won't be able to support the intended use per the approved layout. However, we also requested some slab 3-5 cores on the first floor to determine the slab thickness and concrete strength.
- For the installation of the elevator, it is essential to create an opening on the slab-on-grade to accommodate the elevator pit. Palmer Engineering Company (PEC) will provide the required details for the construction of the elevator pit at the lower level. It is possible that there exists an established steel column foundation either directly at the site designated for the elevator pit or in its proximity. The excavation and construction involved in creating the elevator pit may potentially compromise the structural integrity of the existing foundation. Therefore, it becomes necessary to provide additional structural support to uphold its stability throughout this process. Additionally, PEC will provide the details for constructing the CMU (Concrete Masonry Unit) wall for the elevator shaft.

For Second Floor/Main Level:

- The second level framing in the original construction consists of 18" open web bar joists spaced at 2'-0" on center spanning approximately 32'-0" or 14"/16" deep open web joists spaced at 2'-0" on center spanning approximately 27'-0". The joists support a metal deck and concrete above it. Based on the noted spacing and the size of the joists we have arrived at a 50 PSF uniformly distributed live load capacity of the main level and the second floor in the warehouse area. This is in line with the code prescribed capacity for the office occupancy.

- The main level space is used for offices and various other functions. For most of the space the current floor capacity will be structurally adequate. However, the storage room as noted in the attached plans will have to designed for a higher live load of 125 PSF and hence the existing floor framing will have to be reinforced. Additionally, the structure supporting the locker rooms may also need to be reinforced.
- One possible solution of the reinforcing the existing floor would be to cut the span of existing joists to increase the load capacity. We can add steel beam at the center of existing joist span with columns at each end strategically placed so that the lower-level space is not disrupted. Obviously, there will be new foundation work at the new columns as well.
- For the elevator, we need to create an opening on the second-floor slab and cut any existing joists that may come in the way of elevator shaft. PEC will provide detailed plans for cutting the floor opening/floor joists and provide reinforcing details to support the cut joists on the second floor to accommodate the elevator shaft.
- PEC requested a third party to core and provide existing Slab thickness over the metal deck and Size of the metal deck.

For Roof:

- The roof framing in the original construction consists of 16”/18” open web bar joists spaced at 6’-0” on center spanning approximately anywhere between 27’-0” to 32’-0”. We know that existing roof top units are either being replaced by new roof top units or some new units may be added for new occupancy. Based upon the weights and the location of the new roof top units, existing roof joists needs to be reinforced for new roof top unit weights and the locations.
- For the elevator, there may need to be cut the existing roof joist that come in the way. PEC will need to provide reinforcing details/supports for the cut joists. Also, PEC will provide details for new hoist beam support for the elevator installation and also provide details for the CMU wall support at the roof.

Exterior of the Building:

- To access the roof from the exterior of the building, a new stair case is proposed. To facilitate new stair, our plan involves positioning the new stair landing alongside the existing stair on level 2 and extending it to the roof for access. This arrangement requires the installation of additional structural columns and foundations to ensure adequate support for both the new stair and the accompanying stairs. The stair components including stringers, threads, rails are to be designed and detailed by stair vendor/steel fabricator for the loads that we will providing in our documents.
- Existing storefronts will be replaced with new storefronts along the full front of the building and extending halfway along each side of the building. Assessments of existing conditions indicate that additional structural steel may be required to laterally support the new storefront installations.

Fulton County Public Safety Training Center
March 28, 2024
S. L. King & Associates

A. MECHANICAL DESIGN NARRATIVE

- Overview
    - This section will be used to describe in more detail the HVAC system, their capacities and areas served.
    - Governing codes, regulations and reference standards used for the mechanical evaluation shall include the following:
        - The 2018 International Mechanical Code.
        - The 2018 International Energy Conservation Code.
        - The 2018 International Building Code.
        - National Fire Protection Association (NFPA)**Error! Bookmark not defined.**
- Design Criteria
    - Outdoor design temperatures (Atlanta, GA):
        - Summer: 95°F dry bulb and 78°F wet bulb.
        - Winter: 17°F.
        - Note: HVAC heating and cooling load calculations will be performed via TRANE TRACE 700.
    - Indoor design temperatures:
    - Classrooms/Office Spaces/Training Rooms/Simulation Room: Winter - 70°F, Summer -75°F, 50%rh, with set-back or set-up during unoccupied hours.
    - Toilet/Showers/Locker Rooms: Winter 68°F, Summer - 75°F, 50%rh
    - IT closets: Winter/Summer – 72°F, 50% RH, 24/7.
    - Mechanical/Electrical Rooms: Winter 65°F, Summer – Ventilation Only
    - Indoor design noise criteria (NC) as recommended by ASHRAE:
        - Classrooms/Offices/Administrative Areas: NC 25-30
        - Corridors: NC 35
    - Design Outdoor Air Requirements for rooms/spaces not listed below will follow ASHRAE Standard 62.1.
        - Classrooms/Offices/Training Rooms/Simulation Room: CFM per person of outdoor air during occupancy is calculated using the ASHRAE ventilation rate method.

- Toilets/Showers: 50 CFM per toilet/shower and/or urinal minimum.

- Internal Heat: the following heat gain design data will be utilized as the basis to assist in determining internal heat loads as required for the building:
  - Administrative Areas
    - People: 245 Sensible BTUH
      205 Latent BTUH
    - People density is based on ASHRAE data.
    - Lighting: Watts per square foot is based on ASHRAE data.
    - Equipment: Watts per square foot is based on ASHRAE data.
    - Miscellaneous: Watts per square foot is based on ASHRAE data

- Base Building Systems

  - Heating, Cooling & Ventilation:
    - SLK is recommending reusing the existing 56 tons air-cooled chiller ground mounted on the exterior of the building, associated air handling unit and replacing the chilled water pump with a new pump. SLK is anticipating that the existing air-cooled chiller will meet roughly half of the cooling load of the facility. However, the existing Air-cooled chiller contains R410A as refrigerant. SLK is still waiting for Fulton County's decision regarding reusing the existing air-cooled chiller with refrigerant R410A. The manufacturers are not allowed to produce any HVAC equipment with R410A beginning of January 2025 due to its high GWP value. If a new air-cooled chiller is required, the minimum tonnage would be around 60 tons. The other half of the building's (upper level) cooling and heating demand will be met by new packaged roof top units on the roof. If possible, existing locations shall be matched to minimize structural impact. The total cooling peak load is estimated to be approximately 120 tons (TBD during design phase). The total space heating demand is estimated to be 1,400 MBH (TBD). The space heating shall be provided by existing condensing boilers (1000 MBH) and an additional 400 MBH (TBD) condensing boiler with a new primary/secondary pumping system. The RTUs shall be provided with multistage compressors and NG furnace to optimize energy efficiency and consumption.

- The RTUs have the option of having an Energy Wheel or Fixed Plate to capture heat/energy leaving the building as an exhaust/relief to precondition outside air.

- Rooftop units are equipped with DX coil and NG furnace (Electric heat could be potentially an option) to serve classrooms, office/administration, and conference areas on upper level.

- Basement/mechanical room shall be ventilated via new exhaust fan and be provided with new hot water unit heaters for freeze protection.

- IT/server room shall have a new dedicated cooling system.

- Restrooms, Locker rooms and janitor's closets shall be exhausted according to the International Mechanical Code.

- Temperature controlled zones shall be 1200 SF maximum for each open office zone and 450 SF for enclosed office zones.
- All conference rooms/classrooms, assembly and any other occupied spaces with high occupancy rate shall be separately zoned. Ductwork distribution shall be extended from the rooftop units and central Air Handling Unit to fan powered terminal unit provided with hot water reheat coil for each occupied area. The supply air shall be supplied directly to each terminal unit and individual space. The air quantity shall be based on ASHRAE standard requirements. Zones with high density shall be provided with CO2 and Humidity sensors to modulate outside air and relative humidity.

- General
  - All the HVAC equipment including Air-cooled chiller, AHU, Rooftop units, Fans, Terminal Units shall be controlled via New Direct Digital Control systems. All the mechanical equipment shall be provided with sufficient Analog and Binary points to be controlled properly and efficiently.

  - Rooftop units shall preferably be installed on a flat roof. All new penetrations shall be fully sealed and shall be coordinated with Fulton County for any active roof warranty. In the case of installing RTUs on grade, the units shall be protected, screened and ductwork shall be insulated and supported. Ductwork

could potentially penetrate either wall or roof to distribute conditioned air to the building.

- Existing ductwork and associated diffusers/grilles will be fully demolished. The new Ductwork shall be sheet metal installed per SMACNA requirements. Supply and Return air ductwork will be insulated with 1-1/2" fiberglass or mineral fiber insulation.

- Refrigerant piping shall be copper piping sized and installed per manufacturer's recommendations. The refrigerant piping shall be insulated with 1" fiberglass insulation.

- Condensate piping shall be copper sized per plumbing code requirements. Piping shall be insulated with 1" fiberglass insulation.

- Zone/Space Temperature Control: Each zone will be controlled by a local sensor and terminal unit controller.

B. ELECTRICAL DESIGN NARRATIVE

- All electrical work shall be installed in compliance with the 2020 National Electric Code, the 2018 International Building Code, 2018 International Fire Code, 2015 International Energy Conservation Code, the Life Safety Code, and all pertinent Georgia Amendments as applicable to the codes listed herein.

- Utility Service: The utility service is an existing 480/208 Volt, three-phase, 4 wire, located at the existing pad-mounted transformer to serve the FC PSTC building. From the existing transformer, and the contractor shall provide new underground service feeder to the building's new main electrical room distribution panel/switchboard, service metering, and all related service materials per the requirements of the utility provider.

- The existing electrical gear inside the existing mechanical room will be demolished, along with all existing electrical conduits, wiring, lighting, lighting controls, receptacles, transformers, panelboards, and all other Division 26 electrical appurtenances will be demolished.

- The existing natural gas 60kW generator will not meet the new demand for backup power. Fulton County requires life safety, fully functional Classroom 1 and Assembly, IT equipment, and sump pumps equipment to be on the generator. We are proposing a new 200kW generator. A new life safety transfer switch will be required, along with a generator docking station for handling the life safety loads.

- Electrical Distribution: Power to lighting, and large equipment shall originate from a new (only a rough estimate at this time) 800A main distribution panel. This load will fluctuate as the design continues and loads are added and refined. Receptacles and other load from 208/120 Volt branch circuit panelboards fed by pad mounted dry type transformers. Separate panelboards will be provided for power and lighting and for equipment branch circuits. The switchboard, panelboards, disconnect switches, and associated conduit and wiring shall be furnished and installed by the electrical contractor. There will be two electrical rooms, one on the lower level and one on the upper level. The lower level will be the main electrical room.

- Provide all labor, materials, equipment, and services, and perform all required procedures to allow for a complete operating electrical installation, including but not limited to, lighting, convenience power, power for HVAC and plumbing equipment, office equipment, building operational equipment, low voltage systems such as IT/telecommunications, AV equipment, fire detection and alarm system. Provide power and infrastructure for access control and security systems as per contractor drawings.

- Provide receptacle outlets throughout the facility for miscellaneous equipment, convenience outlets, and general plug loads. Common area convenience power shall be provided via duplex receptacles at designated locations, and in common corridors with a maximum 40 linear feet separation between devices. A maximum of eight duplex outlets shall be on a 20-amp circuit unless noted otherwise. Dedicated outlets shall be provided for fixed in place appliances and building equipment where required. All building exterior outlets shall be weatherproof and GFCI rated. All receptacles and light switches shall be 20-amp rated and be specification grade. Special equipment like microwaves shall be on separate circuits.

- A floor box shall be provided in one instance for lectern power requirements.

- Where the exact power requirement of equipment is known, power and disconnecting means shall be provided via devices sized per the load of the specific equipment.

- Raceways: Conduits shall be sized and installed according to the NEC. The minimum conduit size for branch circuits is 3/4” for feeders. Rigid conduit, intermediate metal conduit or electrical metallic tubing shall be utilized as permitted by NEC and by Fulton County. Flexible metal conduit shall be used only for final connection to equipment with maximum length not to exceed 6 feet. Conduit systems shall be concealed in areas (other than mechanical/electrical rooms) where studs and drywall are provided. Public spaces using concrete as the finish shall, where practical, have all conduit concealed within the concrete. Branch circuit conduits will not be permitted in the slab unless approved by the structural engineer. Electrical service conduits shall be installed duct banks 36” below finish grade. The conduit shall be schedule 40 PVC with PVC coated galvanized rigid steel elbows. A 6” wide red warning tape shall be installed 18” above all duct banks. Schedule 80 PVC shall be used where conduit penetrates the concrete slab.

- Wire and Cables: All conductors shall be copper, solid for #12 AWG and smaller, stranded for #10 AWG and larger. Minimum conductor size shall be #12 AWG. All 120-volt receptacle circuits shall have dedicated neutrals or common trip handle breakers per NEC requirements. All conductors shall be Type THWN/THHN insulation unless

otherwise noted. Factory color coding shall be utilized for appropriate system voltages and phase identification. All fire alarm wiring shall be in conduit.

- Mechanical Equipment Wiring and Connections: Provide power for all mechanical equipment motors and motor starters furnished by Division 23. Provide feeder circuits to mechanical equipment and motor starters and provide all connections as required. Provide heavy duty disconnect switches and/or thermal overload switches as required. Disconnects for equipment located on the roof, or where exposed to weather are to be NEMA 3R type. Flexible metallic conduit is to be used for connections to motors and other equipment where vibration is encountered or as required. All flexible connections exposed to the weather are to be made with liquid tight flexible metal conduit.

- Outlet Boxes: Outlet boxes shall be four-inch square or octagonal, zinc coated sheet steel boxes. All boxes for Tele/Data communications shall be 2-1/8" deep. Provide covers set to come flush with finished walls. Utility or sectional switch boxes shall not be used. Field coordinate and verify mounting heights of all outlets prior to installation. Locate outlets to clear counters and backsplashes, benches, baseboards. etc., or as required to properly serve equipment. All outlet boxes and exposed conduit shall be corrosion protected as required.

- Distribution Panelboards: Distribution panelboards shall be provided with full size neutral and ground bars, all copper bus of 98% conductivity, with thermal magnetic type molded case main and branch breakers.

- Switchboards: Switchboards shall be self-supporting structures with silver plated copper bussing, equipped with circuit breakers as required. Full size neutral and ground buses are required. All switchboards shall be fastened/restrained on a 4” housekeeping pad.

- Lighting and Appliance Panelboards: Provide dead-front safety type panelboards as indicated, with switching and protective devices in quantities, ratings, types as required to feed the loads. Provide copper bus bars, full-sized neutral bar, with bolt-in type heavy duty, quick-make, quick-break circuit breakers, with toggle handles that indicate when tripped. Provide suitable lugs on neutral bus for each outgoing feeder required; and provide bare un-insulated grounding bars suitable for bolting to enclosures. Provide steel cabinet enclosures fabricated by the same manufacturers as panelboards, which match properly with panelboards. Provide circuit breakers that are fully rated for available short-circuit condition but not less than 10,000 SYM. AIC at 120/208 volts; and 14,000 SYM. AIC at 277/480 volts.

- Grounding: The facility grounding system shall consist of grounding the electrical service to a copper grounding electrode and bonding to cold water piping and building steel. Provide a ground bus bar in all electrical rooms and provide grounding in the data/telecommunication rooms. All service equipment, conduit systems, supports, cabinets, equipment, fixtures, etc., and the grounded circuit conductor shall be properly grounded. Provide bonding jumpers, grounding bushings, clamps, etc., for complete grounding.

- Provide a separate grounding conductor in all raceways. The conduit shall not be utilized as equipment ground. Securely ground each side of all raceways containing sections of plastic, fiber, or flexible raceway. Provide grounding sizes and install all grounding in accordance with the NEC.

- Emergency Power shall be provided by a new 200kW generator. Fulton County requires life safety, fully functional Classroom 1 and Assembly, IT equipment, and sump pumps equipment to be on the generator.

- Lighting System: All areas of the building shall be provided with a new lighting system to achieve maintained illumination levels recommended by IES, ASHRAE 90.1, NEC and NFPA. Demolition of the fluorescent lighting fixtures will need to be disposed of properly.

- The lighting system shall be provided complete and consisting of luminaries, lenses, lamps, drivers, and controls. All interior fixtures shall be LED and shall consist of recessed, suspended, and surface mount types. Provide high bay fixtures in areas with high ceilings or structures. All light fixtures provided shall be commercial quality grade fixtures. No existing light fixtures are being reused in this project.

- Provide exits signs and egress lighting along all paths of egress in accordance with the NFPA and all pertinent local codes. Exit signs shall be LED type that clearly indicate the occupant path of egress. An exit sign shall be provided at every egress door.

- All exterior lighting shall be LED. Provide wall mounted fixtures installed on the building walls and in canopy soffits for building perimeter lighting and to illuminate all building entrances and exits. Provide pole mounted fixtures to illuminate the site entrances, exits, walkways, and parking areas. All exterior fixtures shall be full cutoff type with no light trespass to the sky or beyond the property boundary.

- Lighting Controls: The interior lighting shall be controlled utilizing a combination of automatic vacancy or occupancy sensors, dimmers, relay panels with astronomical time

clocks, contactors, and override switches. The exterior lighting fixtures shall be controlled via photocells and time clock or automatic on/off control. All lighting controls shall be in compliance with the 2015 IECC and all other applicable state and local codes.

- Fire Alarm System: The fire alarm system shall be fully addressable and designed in accordance with all applicable codes. All system equipment shall be U.L. approved and FC fire marshal approval. The fire alarm system shall include, but not be limited to, the fire alarm control panel, fire alarm annunciator panels, and system notification and initiating devices. The fire alarm system wiring shall be Class B and installed in an approved raceway. All fire alarm raceways shall be red anodized. Provide a telephone line for reporting to the site's monitoring system.

- Lightning Protection: Lightning protection has not been installed for the building.

- Electrical Products: Products submitted shall follow the Fulton County Building Standards as applicable.

C. PLUMBING DESIGN NARRATIVE

- Overview:
    - This section will be used to describe in more detail the various Plumbing systems, their capacities and areas served.
    - Governing codes, regulations and reference standards used for the evaluation shall include the following:
    - 2020 Georgia Plumbing Code – IPC 2018 with Amendments
    - 2018 International Building Code (IBC), GA Amendments
    - 2018 International Fuel Gas Code (IFGC)
    - American Society of Plumbing Engineers Data books

- General:
    - PSTC shall be provided with domestic water service, natural gas service, sanitary and storm drainage systems.
    - Plumbing design shall adhere to State and County requirements for water efficiency and the quality level of fixtures and maintenance requirements. The designer is responsible for applying engineering principals to define systems that meet applicable code requirements and functions according to this Standard.

The designer is welcome to suggest alternatives or improvements to the standard for acceptance by the AHJ.

- Scope:
  - Piping and fixtures related to Sanitary and Storm Drainage, Domestic water and Natural Gas systems shall be specified per AHJ standards.
  - Room Numbers are to be indicated on Plumbing Plans.
  - Fixture quantities shall be as prescribed by Minimum Plumbing Fixtures table in the current Plumbing code.
  - All toilets and urinals are to be white in color with minimal gap between fixture and wall filled with white caulking.
  - Supports for wall mounted fixtures including urinals, lavatories and toilets are to be heavy-duty carriers with welded steel plate connections anchored to floor.
  - Hot water shall be provided to all fixtures that utilize hot water. Hand washing and shower hot water shall be tempered to 110 degrees F.
  - Access shall be provided to all working parts of plumbing system including isolation valves, valves assemblies, water hammer arrestors, etc.
  - Isolation/shut-off valves are to be provided at all toilets, kitchen, wall hydrants and other areas where it may be necessary to isolate fixtures for maintenance or replacement. The valve locations must be clearly marked and accessible to staff onsite, in above ceiling location. Individual stop valves on faucets that are not concealed should have removable handle or key operation to prevent tampering.
  - No piping is to be installed in locations subject to freezing temperatures. All hot and cold-water piping is to be insulated.
  - Water or drain lines shall not be run above electrical or communications closets.
  - All faucets and fittings in domestic water supply are to be completely lead-free.

- Plumbing Fixtures

- All plumbing fixtures shall be of commercial grade. All handicap accessible fixtures shall ANSI compliant. Fixtures shall be water-saving type, in accordance with the 2018 International Plumbing Code, WaterSense labeled, and shall be selected to provide significant fixture water-use reduction.
- Water closets shall be low flow (1.28 gpf) vitreous china, wall mounted, battery-powered sensor flush valve type. Urinals shall be low flow (0.125 gpf) vitreous china, wall mounted, battery-powered sensor flush valve type. Lavatories shall be countertop type with low flow (0. 5 gpm) battery-powered sensor faucet. Shower heads shall be low flow (1.5 gpm) type and shall include a pressure compensated thermostatic mixing valve. Break room sinks shall be stainless steel self-rimming type with swiveling gooseneck spout and wrist blade handles (1.5 gpm). Utility/janitor sinks shall be floor-mounted terrazzo type with wall-mounted utility faucet with hose and outlet.
- A hose bibb shall be provided in each toilet room and each mechanical room. New frost-proof wall hydrants shall be provided on the building exterior at intervals such that all points can be reached with 100' hose. Hose bibbs shall be provided inside roof access locations for use in maintenance wash-down of mechanical equipment on roofs. All hydrants shall have integral vacuum breakers.
- Water Heater Standards:
  - (2) new tankless water heaters connected in parallel with recirculation pump will be required to meet hot water demand.
  - Hot water temperature is to be between 130-140 Degrees F. Showers and lavatories hot water shall be tempered to 110 degrees F. by use of thermostatic mixing valves near groups of fixtures.
  - Water Heater Basis: A.O. Smith, Rheem or PVI
- Wall Hydrants Standards:
  - Specify self-draining wall hydrants with vandal-resistant integral vacuum breaker with locking heavy metallic box for cold climate installations.
  - Provide wall hydrants on the exterior of the building, one for each 200 linear feet of perimeter and in each restroom.
  - Wall Hydrant Basis: Zurn Z1330-C (other manufacturers; JR Smith, Josam)
- Mop Sink Standards:
  - Mop Sink shall be floor mounted 24-inch square X 12-inch-deep precast terrazzo with Stainless Steel rim guard and dome strainer over the drain.

- Mop Sink Basis: Acorn TSH-24-SSP (other manufacturers; Fiat, Florestone)
- Mop sink faucet to be provided with a vacuum breaker, hot & cold stops, bucket hook with top brace. Faucet to be installed with a 5/8" diameter rubber hose 5 foot long with a clamp. (Basis of Design: T&S Brass 830-AA)

- Toilets Standards:
  - Toilets are to be wall hung, top spud flush valve type vitreous china with elongated bowl design for a water consumption of not more than 1.28 gallons per flush.
  - Provide compatible battey-powered, auto-sensor flush valve with mechanical override button and chrome plated finish. Flush valve with self-recharging battery operator acceptable, also.
  - Seat is to be heavy duty, white, solid plastic, open ring (no cover) with stainless steel internal self-sustaining hinge (no slamming).
  - Toilet Basis: Kohler K-4325 (Kingston) (other manufacturers; Crane, American Standard, Eljer, Gerber, Toto)
  - Flush Valve Basis: Sloan Royal Optima – 111-1.28 ES-S TMO (other manufacturers; Kohler, Toto, Zurn)
- Urinal Standards:
  - Urinals are to be low-flow flush valve wall hung vitreous china fixtures mounted on floor supported carrier. All urinals are to be accessible, and all are to be installed at accessible height.
  - Acceptable Manufacturers include: American Standard , Kohler, Toto
- Restroom Hand Sink Standards:
  - Lavatories may either be integral with the solid surface counter or self-rimming, oval, counter mounted vitreous china with front overflow drain.
  - Restroom faucets are to be cast brass spout infrared sensor operated with maximum 1.5 gallons per minute flow rate and vandal resistant, readily replaceable aerator.
  - Basis: Zurn Aquasense Z6913-ACA (other manufacturers; Chicago Faucets, Eljer, Kohler, Toto)
- Break Room Sink Standards:
  - Sinks in public areas may be integral with countertop, or self- rimming Stainless Steel counter mounted unit with sound shielding. Sinks are to

be single bowl with an approximate length and width of 22 inches and a depth of 10 inches.

- Faucet is to be sink mounted with swivel gooseneck spout with one side stop paddle (cold water only) with low flow 1.5 gpm vandal resistant readily replaceable aerator. Provide inline vacuum breaker if hose connection is included. Finish to be selected by designer.
- Basis: Speakman 7114-GB (other manufacturers; Chicago Faucets, Kohler, T&S Brass).

- Showers:
  - Use transfer type accessible shower with ½ inch curb, shower pan floor with center drain, and tile to the ceiling on 3 walls.
  - Use folding, wall mounted transfer seat with capacity of at least 400 lbs. with satin finish Stainless Steel seat.
  - Fiberglass or plastic shower enclosures are not acceptable.
  - Shower controls basis: Speakman SM 3040 (Other manufacturers; Acorn, Bradley, Kolhler)
  - Seat basis; Swanstone BF2300 (other manufacturers Bobrick, Bradley, Brey-Krause, E.L. Mustee)
  - Grab bars Stainless Steel configured per the Georgia Accessibility Code.
- Interior Water Fountain:
  - Double (dual height) accessible (ADA Compliant) wall mounted fountain Stainless Steel, enamel painted cast iron, or vitreous china with one accessible water bottle filler.
  - Stainless Steel construction must be heavy gage resistant to denting.
  - Cold fountain is acceptable.
  - Locate near toilet rooms.

- Piping Systems
  - Domestic Water
    - The existing metered domestic water piping system shall remain. Sizing criteria are flow demand, friction loss and velocity. New piping shall be type L copper tubing and provided for new above ground domestic water piping. Type K copper piping and fittings shall be provided for any new underground domestic water system, if necessary. The existing domestic

water service enters the building inside the Level 1 mechanical room. The service supply main starts from a point five feet (5'-0") outside the building, rises above the floor with an O.S.&Y. gate valve and 3/4" system drain down hose bibb in the riser main. Isolation valves shall be provided in each new supply branch line to each battery of plumbing fixtures, single fixtures, and each piece of equipment. Valves located above solid ceilings shall be provided with access panels. Valves above ceilings shall be located as close as possible for ease of operation. Areas where water pipe that is installed and subject to freezing shall be provided with electric heat tape. All piping shall be insulated throughout. The existing domestic water backflow preventer located outside the building shall have a cover for freeze protection. The backflow device can remain unless the water service must be changed due to demand. PRV's shall be utilized to limit water pressure inside the building to 75psi and to maintain 30psi at the furthest fixture. Estimated potable water demand shall be determined as building becomes more developed.

- It has been reported that a 48" water main with ample pressure fronts the site.
- No domestic water piping shall be routed above electrical, telecom, or server rooms. Insulation - Interior hot, recirculation, and cold-water piping systems shall be insulated.

- Sanitary / Vent
  - Waste and vent piping shall be service weight cast iron below grade and no-hub above grade. Sanitary waste and vent piping system shall be provided throughout the complex with multiple connections. Sanitary waste from all plumbing fixtures, floor drains and equipment shall be collected through a network of piping systems extended to a point five feet (5'-0") outside the building for continuation by the site drainage contractor. Vent piping from each system shall be collected above ceiling or floor and extended up through the building roof. Clean-outs shall be provided in all waste piping systems every 75 feet. Clean-outs shall extend up flush with finish floor or grade in all underground or below floor piping. The main building and fleet building sanitary lines size are estimated at 6" respectively. This shall be finalized once fixture selection is coordinated with the architect.
  - Floor drains shall be provided in all group toilet rooms, single toilet rooms, hand washing/safety fixture stations, and industrial equipment as required. Floor drains shall also be provided in all mechanical rooms for

receiving condensate or discharge from air handling equipment and water heaters. Trap primers shall be provided for all floor drains.

- Roof Drainage
  - Existing roof drainage piping is service weight cast iron below grade and no-hub above grade. Roof drainage is provided using roof drains, canopy drains, and deck drains as required. The roof drain leaders shall be routed through the building with multiple exit points around the building extending (5'-0") outside the building and coordinated with the civil engineer for connection. Roof secondary system shall be replaced in place or provided new overflow system spilling on grade in conspicuous location via lamb's tongue outlets. Horizontal storm piping inside the building shall be insulated. Roof drains shall be cast iron.
- Natural Gas
  - An existing natural gas system with meter shall be increased in capacity provided at a designated natural gas service entrance with natural gas piping extended to the gas-fired water heaters and boilers located in the mechanical rooms and all other equipment requiring natural gas. New natural gas service demands shall be coordinated with the natural gas service provider to determine the adequacy of the capacity of them existing service and meter. The service pressure requested shall be 2 psig with regulators at the new and existing equipment. Existing regulators and valves not called to be removed shall be replaced if necessary.
  - Schedule 40 black steel pipe with screwed joints, size 1/2" thru 2". Schedule 40 black steel pipe with welded joints, size 2-1/2" and larger.
- Domestic Hot Water
  - The domestic hot water system shall include (2) tankless water heaters sized to accommodate the hot water hourly demand of the fixtures. Water shall be heated to 140°F and shall be distributed at 110°F through a master thermostatic mixing valve for fixtures requiring hot water. All heaters are sized based on 100°F temperature rise.
  - Provide gas-fired tankless type water heaters.

D. FIRE PROTECTION DESIGN NARRATIVE

- Overview

- This section will be used to describe in more detail the various Fire Protection systems, their capacities and areas served.
- Governing codes, regulations and reference standards used for the evaluation shall include the following:
  - The 2018 International Fire Code.
  - 2016 NFPA 13
  - 2016 NFPA 14
  - Requirements by Authorities Having Jurisdiction and Insurance Underwriters.

- Design Criteria
  - Sprinkler system design shall be approved by authorities having jurisdiction. Margin of Safety for Available Water Flow and Pressure: 10 percent, including losses through water-service piping, valves, and backflow preventers or 10 psig whichever is larger.
  - Fire protection materials, equipment and installation shall be in accordance with the requirements of NFPA-13 for the installation of automatic / sprinkler system and the local Authority Having Jurisdiction (AHJ).
  - The Fire-Water Main to the buildings will be Black Steel, routed from the water main provided under site work. The building main shall be equipped with an approved backflow preventer (i.e., Double Check Detector Valve Assembly (with meter by-pass). Fire riser, associated valves, and backflow preventer will be in the riser room. Electronic flow and tamper switches are to be provided and installed by sprinkler contractor. Provide and extend riser to serve the building. Total sprinkler heads per room (office space) shall be a maximum of 225 sq ft per head and 130 sq ft per head for electrical and mechanical rooms.
  - Extended coverage distribution may be utilized where space meets requirements set forth in NFPA-13. Sprinkler head layouts shall be based on occupancy hazard classifications outlined in NFPA-13 standards, generally, public/office areas are based on “light hazard”, storage/mechanical areas are based on “ordinary hazard, group 1”.
  - It is the contractor’s responsibility to hydraulically calculate sprinkler requirements per the appropriate hazard occupancy and provide actual number of heads, required spacing and pipe routing as required for clearance with structural conditions and other trades to provide a complete and operable system in accordance with IBC, NFPA, State amendments and authority having jurisdiction’s requirements. Fire protection contractor should obtain a flow test

data from the local water authority to confirm the water flow and pressure available to the facility or arrange to have a flow test performed. Flow test data to be used for the hydraulic calculations shall be recent (less than 12 months old) and done on an adjacent hydrant to the site. The flow test data is required to size the sprinkler piping and confirm the need for a fire pump. A static pressure recording over a three-day period, including a weekend day, is recommended for final determination.

- A Flush wall type Siamese connection for each building shall be located per local AHJ to accommodate access by the fire vehicles. Provide fire stops / sealant at all pipe penetrations throughout fire rated walls. All piping to be supported per NFPA 13 and coordinated with other trades. A remote fire department connection may be provided if more appropriate for fire department access.
- Bid pricing to include, piping, sprinkler heads, piping support, valves, switches, license, permit, inspection, flow test and other fees required by utility companies or authorities having jurisdiction required for completion of work, so no additional expenses are introduced to owner.
- Fire protection contractor shall submit complete set(s) of automatic sprinkler system drawings, hydraulic calculations, current water flow test, and the equipment data brochures prepared by or under the supervision of and sealed by a professional engineer licensed to practice in Georgia to all authorities having jurisdiction for review and approval. Calculations shall be based on results of the fire-hydrant flow test. System(s) shall also comply with applicable codes and standards.

- Sprinkler Schedule
  - Rooms without Ceilings: Listed upright or sidewall sprinklers.
  - Rooms with Suspended Ceilings: Listed quick response recessed sprinklers.
  - Wall Mounting: Listed sidewall sprinklers.
  - Spaces Subject to Freezing: Listed upright, pendent, dry sprinklers; and sidewall.
  - Rooms with electronic equipment: Listed intermediate temperature rated sidewall heads, with no sprinkler water piping routed through these spaces.
  - Upright, Pendent, and Sidewall Sprinklers: Listed chrome plated in finished spaces exposed to view; rough bronze in unfinished spaces not exposed to view.
- SPRINKLER OCCUPANCY HAZARD CLASSIFICATIONS:
  - Office Spaces and public areas: Light Hazard.
  - Work areas: Light Hazard

- Locker Rooms: Light Hazard
- Break Room: Light Hazard
- Storage Areas, Mechanical Equipment Rooms & Electrical Equipment Rooms: Ordinary Hazard, Group 1.

- MINIMUM DENSITY FOR AUTOMATIC-SPRINKLER PIPING DESIGN:
  - Light-Hazard Occupancy: 0.10 gpm over 1500-sq. ft. area.
  - Ordinary-Hazard, Group 1 Occupancy: 0.15 gpm over 1500-sq. ft. area.
  - Ordinary-Hazard, Group 2 Occupancy: 0.20 gpm over 1500-sq. ft. area.
- MAXIMUM PROTECTION AREA PER SPRINKLER:
  - Per UL listing.
  - Office Spaces and public areas: 225 sq. ft.
  - Storage Areas: 130 sq. ft.
  - Mechanical Equipment Rooms: 130 sq. ft.
  - Electrical Equipment Rooms: 130 sq. ft.
  - Other Areas: According to NFPA 13 recommendations unless otherwise indicated.
- TOTAL COMBINED HOSE-STREAM DEMAND REQUIREMENTS:
  - According to NFPA 13 unless otherwise indicated:
  - Light-Hazard Occupancies: 100 gpm for 30 minutes.
  - Ordinary-Hazard Occupancies: 250 gpm.

Description of Systems

for

Fulton County Public Safety Training Center

Atlanta, Georgia

Prepared for

Sizemore Group
Atlanta, Georgia

Prepared by

Newcomb & Boyd
CONSULTANTS AND ENGINEERS

Atlanta, Georgia

Original Issue Date: 7/1/2022

Current Revision Date: 03/29/2024

I. GENERAL

A. Intent:

1. This document describes the specialty systems (Telecom, and Security) anticipated for this Project. This document is intended to be used for Architect and Owner review, discussions, and approval of systems concepts.

2. This document is preliminary in nature, and it is based on information available and progress made to date. Systems, equipment, sizes, quantities, and arrangements may change, increase or decrease in the final construction documents. The final construction documents will represent Project and Owner criteria, code requirements, and customary Newcomb & Boyd practices.

3. When this document is used for budget pricing, the word "will" shall mean "shall". Any review, cost estimating, evaluation or action based on this document must consider the substantial changes that will be reflected on the final construction documents.

B. Codes, Standards and Guidelines Applicable to all Systems:

1. International Building Code-2018 -2018 with Georgia State Amendments-2020.

2. NFPA 101-2018, Life Safety Code

C. Owner Criteria:

1. GSD Design Standards 10-21-03

D. Specialty Systems Performance Verification:

1. Performance verification will be performed to verify systems perform in accordance with the Owner's operating requirements.

2. Performance verification will include identification of equipment, cleaning, lubrication, start-up, check-out, testing and adjusting of systems, preparation of equipment and system documentation and of operation and maintenance manuals, Owner training, and preparation of record drawings.

END

II. SPECIALTY SYSTEMS

A. General:

1. Codes:

a. NFPA 70-2020, National Electrical Code.

b. NEC Article 770, Optical Fiber Cables.

c. NEC Article 800, Communications Circuits.

d. NFPA 75, Protection of Electronic Computer / Data Processing Equipment.

e. NFPA 101, Life Safety Code.

2. Standards (inclusive of latest revisions and addenda):

a. ANSI/TIA-568.1-D, Commercial Building Telecommunications Cabling Standard.

b. ANSI/TIA-568-C.2 Balanced Twisted-Pair Telecommunications Cabling and Components Standard.

c. ANSI/TIA-568-C.3, Optical Fiber Cabling Components Standard.

d. ANSI/TIA-569-E-2, Commercial Building Standards for Telecommunications Pathways and Spaces.

e. ANSI/TIA-606-C, Administration Standard for Telecommunications Infrastructure.

f. ANSI/TIA-607-D, Generic Telecommunications Bonding and Grounding (Earthing) For Customer Premises.

g. ANSI/TIA-862-A Building Automation Systems Cabling Standard.

h. FCC Part 15 and Part 68.

i. IEEE 802.3 Ethernet Standards

j. IEEE 802.11 Wireless Ethernet Standards

k. ASTM E 814, Fire Tests of Penetration Firestop Systems.

l. AVIXA Design Standards, 2022

3. Design Criteria:

a. BICSI TDM Manual, 14th Edition.

b. GSD Design Standards, dated October 21, 2003

4. Assumptions:

a. Provisions will be made for an Emergency Responder Radio Communications System (ERRCS) repeater and antennas for amplifying the signal inside the building.

5. Provisions for Future:

a. Provide 25% additional capacity inside the conduit infrastructure, equipment racks and distribution rooms for future expansion. Provide 50% additional capacity in the basket tray for future expansion.

6. Floor plan mark-ups of telecom drops identified during design are included at the end of this document.

B. Telecommunications OSP Distribution System

1. Conduit Duct Bank:

a. Existing telecom service entrance conduits will be reused where possible. Verify that all existing to be reused equipment is in good working order. Replace damaged equipment and infrastructure as required.

b. Underground concrete-encased duct bank will be used for routing of telecommunications service entrance conduits to the facility.

c. (2) - 4" Schedule 40 conduits will be routed from the service provider handhole to the Main Equipment Room with pull points located no more than every 500 feet, or such that no more than two 90-degree bends are between pull points.

d. 3-cell fabric mesh innerduct will be provided in each of the 4" underground conduits.

C. Telecommunications Spaces and Pathways

1. Telecom Room Provisions

a. One Main Equipment Room will be sized to accommodate equipment racks, cabinets, backbone distribution and service entrance cabling and terminations and other equipment as required. Minimum size be 10 ft. x 15 ft. with no columns within the room. The Main Equipment Room will serve also as the Telecom Utility Entrance Facility in the building. The single telecom room on the ground level will serve the entire building’s telecom needs.

b. Capacity for 24-hour cooling will be provided based on anticipated heat load.

c. Electrical provisions for all equipment cabinets and racks will be provided. Additionally, a 120 V, 20 A dedicated outlet will be provided for every 6' of wall space.

d. All walls will be covered with fire rated 3/4" AC-grade Void-Free communications backboards.

e. Fire-stopped 4" EMT sleeves will be installed for routing of cables from each Telecommunications Room to the cable pathways outside each room.

f. Cable runway, sized with 50% capacity for future growth, will be installed above the equipment racks and cabinets to facilitate routing of cabling within each Telecommunications Room.

g. Communications racks and equipment cabinets will be provided to house patch panels and Owner-provided equipment. Racks will be equipped with vertical and horizontal wire managers.

h. A single-phase Rack-mount UPS, with additional batteries as required, will be provided in each Telecommunications Room.

i. Vertical power strips will be installed for each rack housing electronic equipment.

2. Pathways

a. Metallic, 4" conduits will be used for routing of telecommunications backbone cabling from the Main Equipment Room to each Telecom Distribution Room.

b. Basket type (wire mesh) cable tray will be located above the ceiling for distribution of telecommunications cabling from each Telecom Distribution Room. Cable tray will be sized for 50% growth for future capacity.

c. Cable tray will be utilized as the main distribution pathway.

d. J-hooks will be used for distribution of telecommunications cabling between the work area device/outlets and the cable tray.

e. Each work area device will receive a 4" square backbox with 1-gang reducing ring.

f. Metallic conduit will be used for distribution of telecommunications cabling between the work area devices/outlets and the overhead cable support pathways.

g. J-Hooks will be used (spaced every 3'-5') for distribution of cabling above accessible ceiling.

h. Metallic conduit will be used for routing of telecommunications cabling above inaccessible ceilings, or in areas where cabling could be subject to damage. Conduit will typically be EMT, with Rigid conduit used in any outdoor, wet, or other hazardous area.

D. Horizontal Cabling

1. A manufacturer-certified system that warranties channel performance will be installed to support data, voice, and video communications between Telecommunications Rooms and work area devices. Components will include all cabling, patch panels, information outlets, faceplates, and other components for a complete system.

2. A category 6 channel will be provided from the distribution room to each workstation for data / voice service. The cable will be terminated in an 8-pin modular jack patch panel in the distribution room and in an 8-pin modular jack secured to a faceplate at the information outlet.

3. A wireless grid will be provided throughout each floor plan with two category 6A data drop at each wireless access point outlet. Wireless access point outlets will be ceiling-mounted where applicable and distributed 60' on center for proper wireless coverage.

4. A series-6 (RG-6) quad-shield coax cable will be provided from the telecom distribution room to each television outlet to support coax CATV signal distribution. Series-11 (RG-11) quad-shield coax cable will be provided for horizontal connections in excess of 250'. The cable will be terminated on a wall-mounted patch panel.

5. The following typical space designations and data quantities are minimum requirements and includes some assumptions:

a.	Workstation	-	2 data channels
b.	Private Office	-	2 data channels on different walls
c.	Printer / Fax Location	-	2 data channels
d.	Workroom / Team	-	1 data channels per seat
e.	Conference Room	-	4 data channels (floor connections)
f.	Elev. Lobby Intercom	-	1 data channel
g.	BAS Controller	-	1 data channel per controller
h.	Electrical Room	-	2 data channels as required
i.	Elevator Controller	-	2 data channel per elevator cab
j.	Elev. Lobby Intercom	-	1 data channel
k.	Fire Alarm Master	-	1 voice channel
l.	VSS Camera	-	1 data channel per camera
m.	ACS Controller	-	2 data channels per controller
n.	AV/TV Display	-	2 data & 1 coax channels
o.	AV Projector	-	2 data channel
p.	AV Equipment Rack	-	8 data & 1 coax channels
q.	Room Wizard / Scheduling	-	1 data channel
r.	Podium / Lectern	-	2 data channels
s.	Wireless Access Point	-	2 data channel (Cat-6A)

E. Telecom Grounding and Bonding

6. A Telecommunications Grounding system will be installed consisting of a grounding busbar (TMGB/TGB) in each telecommunications space, telecommunications bonding backbone (TBB) sized based on the ground wire distance, Grounding Equalizer (GE), H-Tap connectors, connections to the electrical system ground, and other components as required for a compete telecommunications grounding system.

7. All communications racks and cabinets, cable runway, service entrance conduits, and other components will be bonded to the telecommunications grounding system using bonding jumpers and straps, grounding bushings, and other grounding accessories as required. 2-hole grounding lugs with #6 AWG ground wire will be used.

F. Telecom Active Equipment

8. CATV RF signals will be amplified and distributed with active and passive components to achieve a signal level of +9 dBmV (±3 dBmV) at each outlet.

9. Network Electronics such as Routers, Firewalls, VoIP Gateways, Wi-Fi Controllers, etc. will be provided in the Main Equipment Room and each Telecom Distribution Room to support voice and data network communications inside the building.

G. Structured Cabling Administration

1. All components of the Telecommunications systems will be labeled in accordance with standards and/or Owner guidelines.

2. Labels will be mechanically printed with black text on a white background and affixed to all telecommunications cables on both ends, faceplates, patch panels, and other components as required.

3. Equipment racks and cabinets will receive engraved identification labels to be affixed above each rack or cabinet.

H. Emergency Responder Radio Coverage System

1. A two-way emergency radio communications enhancement system, also known as the Public Safety DAS, will be provided to support the radio frequencies of the local Emergency Responders. The system shall be designed per the current version of International Fire Code (IFC) and NFPA 72.

2. The System will include a bi-directional amplifier with remote DAS antennas interconnected with coax or fiber cabling.

3. System shall be capable of remote monitoring while indicating alarms, diagnostics, and control provisions.

4. FCC compliant with radio coverage in 95% of all building areas.

5. System pathways will have a survivability of Level 1, 2 or 3.

I. Security Systems:

1. General: the electronic security systems will include an integrated system of access control and intrusion detection.

2. Camera locations identified during design are included at the end of this document.

3. Access control and alarm monitoring system (ACAMS) will be provided with access control and alarm monitoring functions as follows:

a. Access control panels will be Identiv MX series controllers matching Fulton County Standards.

b. Card readers will be Identiv TS series PIVClass readers. Doors at the following locations will be equipped with card readers and electrified door hardware to allow authorized entry after business hours:

1. Exterior entrances to the building, except where the exterior doors are equipped for emergency exit only.

2. Stairwell doors (on the stairwell side) to prevent entry onto the floor from the stairwell, except for the ground level floor.

3. Telecom Rooms.

4. The Security Office (if applicable).

4. Intrusion detection sensors will be connected to the access control system

   a. Intrusion detection sensors will be as follows

   b. Magnetic switches (position sensors) will consist of standard magnetic switches designed for line supervision. Magnetic switches will be provided on the following:

      (a) Card reader controlled doors.

      (b) Exterior doors.

      (c) Overhead doors.

      (d) Operable windows.

      (e) Roof hatches.

      (f) Doors to the Telecom Rooms.

      (g) Doors to the Electrical Switchgear Room.

      (h) Doors to electrical rooms and mechanical rooms.

      2. Doors designated as emergency exits only will be equipped with magnetic contacts and local sounders.

      3. Motion detectors will be the dual technology microwave and infrared type. Motion detectors will be provided to cover the interior locations on ground level spaces that have windows or doors.

      4. Glass break detectors will be the acoustical type capable of detecting the breaking of single-pane plate, laminated, tempered, wired, and film-coated glass up to 0.25" thick. Glass break detectors will be implemented to cover Ground Floor exterior windows up to 18' above grade.

      5. The IDS will be provided with an auto-dialing digital communicator for remote (dial-up) communications with the County's central monitoring station. A cellular alarm transmitter will be provided for back-up communications. The cellular service will be arranged for and provided by the Owner.

5. Video surveillance system (VSS):

   a. The video surveillance system including IP cameras, network switches and network video recorder will be provided by the Owner.

   b. Category 6 cabling to support the video surveillance cameras will provided as part of the structured cabling system.

   c. Category 6 data drops for IP cameras will be provided at the following locations and as directed by the Owner:

      1. Building's main entrances and exits.

2. Loading dock.

3. Critical interior spaces.

6. Intercom system: Not required.

7. Security Workstations:

a. Security Workstations: Access control, video, and alarm events will be continuously monitored at the security workstations. Each security workstation will consist of the following:

1) A personal computer meeting the ACAMS and video management system (VMS) application software manufacturer's minimum recommended requirements.

2) The PC will be loaded with ACAMS client software and the VMS software.

3) Two 24" flat panel LED monitors.

4) Keyboard and mouse.

b. Security workstations will be provided at the following locations:

1) The Security Office (if applicable).

8. Back-up power requirements: back-up power will be provided for the security system components as follows:

a. The following security system components will be provided with power from circuits that are backed-up from via an onsite engine-generator set if available:

1) Security equipment cabinets located in the Communications Rooms.

b. The following security system components will be provided with uninterruptable power supply systems:

1) Security system servers (including those for the intercom, ACAMS and VSS systems).

2) Security system workstations (including those for the ACAMS and VSS systems).

3) Security network switches.

c. The following security system components will be provided with either battery back-up or uninterruptable power supply systems:

1) Access control system (ACAMS) controllers, card reader modules, and input/output boards, and network interface boards.

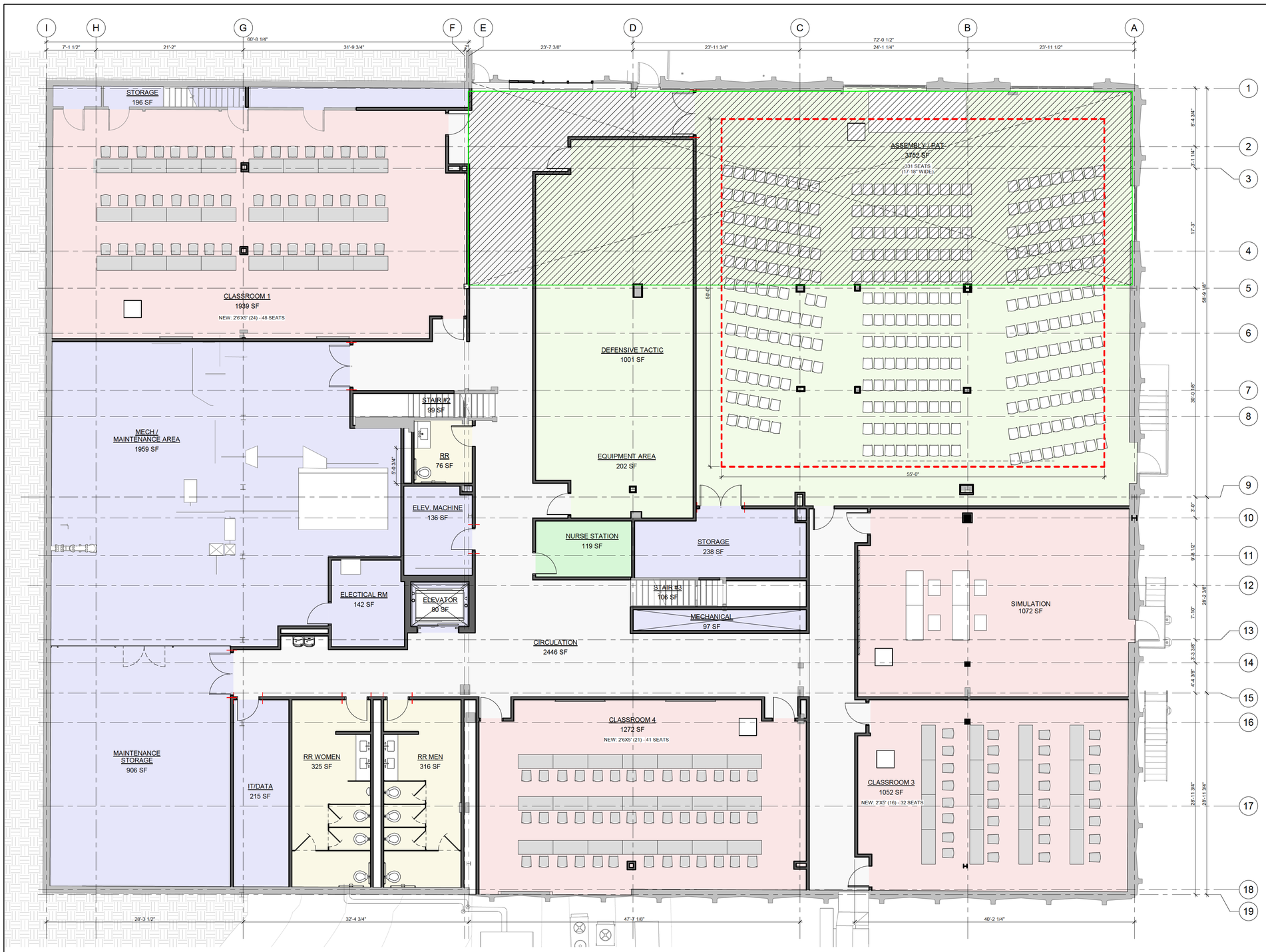
2) IDS controllers, input/output modules, and network interface boards.

d. Sufficient battery will be provided to maintain the system in an operational mode for 20 minutes.

J. Audio-Visual Systems

1. Audio-visual systems design is not in scope and is by the owner.

END



PRESENTATION LEGEND

AFF 19'-4"

CLASSROOM 1 = 48
CLASSROOM 2 = 31
CLASSROOM 3 = 32
CLASSROOM 4 = 41
CLASSROOM 5 = 38
CLASSROOM 6 = 38
CLASSROOM SUM = 228

ASSEMBLY = 331

LEVEL 1 CONCEPT FLOOR PLAN OPTION 2

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342 MARIETTA STREET, NW | UNIT 3
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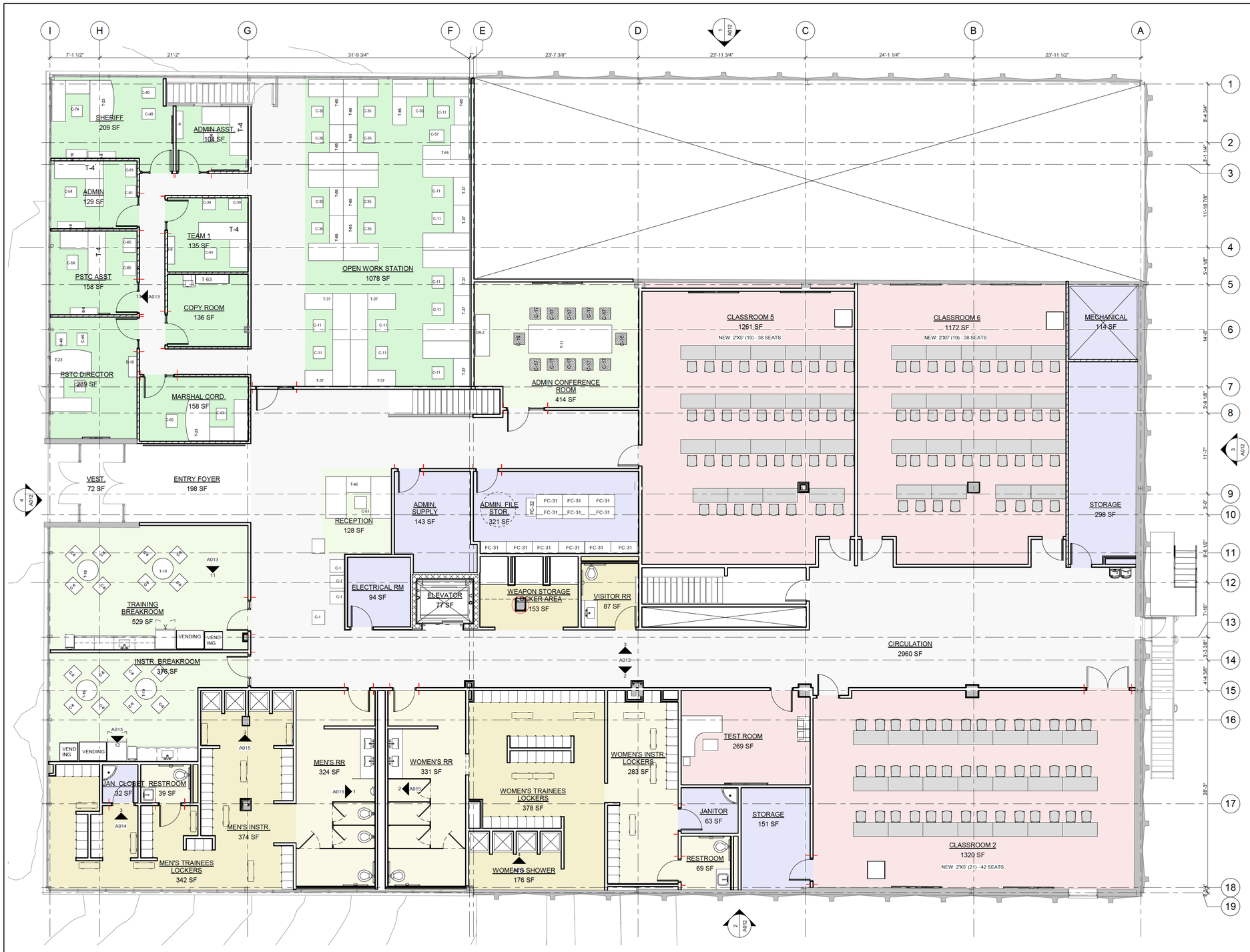
FULTON COUNTY PUBLIC SAFETY TRAINING

03/11/24

As indicated

Graphic Scale: 1 inch = 64 feet

0 64' 128' 192' 256'



CLASSROOM 1 = 48
CLASSROOM 2 = 31
CLASSROOM 3 = 32
CLASSROOM 4 = 41
CLASSROOM 5 = 38
CLASSROOM 6 = 38
CLASSROOM SUM = 228

ASSEMBLY = 331

LEVEL 2 CONCEPT FLOOR PLAN (LARGER ASSEMBLY) OPTION 2

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FULTON COUNTY PUBLIC SAFETY TRAINING

03/11/24

As indicated

Graphic Scale: 1 inch = 64 feet

0 64' 128' 192' 256'

Environmental

Fulton County Phase I Environmental Site Assessment

Fulton County Phase II Environmental Site Assessment

(Soil Vapor & Radon Testing)

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Potential Fulton County Government Site

1281 Fulton Industrial Boulevard NW
Atlanta, Georgia 30318
Project Number: 23-FULT-ESABS

PREPARED FOR:

Fulton County Government Center
141 Pryor Street SW, Suite 6001
Atlanta, Georgia 30303

PREPARED BY:

Atlas Technical Consultants LLC
2450 Commerce Avenue, Suite 100
Duluth, Georgia 30096-8910

Site Visit Date: March 3, 2023
Report Date: April 20, 2023
Report Viability Date: August 29, 2023

Project Summary Table

Potential Fulton County Government Site
1281 Fulton Industrial Boulevard NW
Atlanta, Georgia 30318

Site Visit Date: March 3, 2023

Property Type: Office-Industrial
Gross Site Area (acres): Approximately 5.4 acres
Year Built: 1968
Building Square Feet (SF): Office building is approximately 30,000 square feet, maintenance warehouse is approximately 4,500 square feet, and the office trailer is approximately 3,900 square feet.

Report Section		No Issues Identified	REC	HREC	CREC	Other	De minimis	Notes
1.2.1	SIGNIFICANT DATA GAPS	✔						
3.3	CURRENT USES OF ADJOINING PROPERTIES			✔			✔	(1)
4.0	USER PROVIDED INFORMATION	✔						
5.2	HISTORICAL RECORDS SOURCES			✔			✔	(2)
5.3	PRIOR ASSESSMENTS			✔			✔	(3)
5.4.1	SUBJECT PROPERTY DATABASE FINDINGS			✔			✔	(4)
5.4.2	SURROUNDING PROPERTIES DATABASE FINDINGS			✔			✔	(5)
5.4.3	LOCAL ENVIRONMENTAL RECORDS SOURCES	✔						
6.2.1	HAZARDOUS SUBSTANCES	✔						
6.2.2	ABOVEGROUND STORAGE TANKS	✔						
6.2.3	OTHER PETROLEUM PRODUCTS	✔						
6.2.4	POLYCHLORINATED BIPHENYLS CONTAINING ELECTRICAL EQUIPMENT						✔	(6)
6.2.5	NONHAZARDOUS SOLID WASTE						✔	(7)
6.2.6	WASTEWATER	✔						
6.2.7	SEPTIC SYSTEMS	✔						
6.2.8	STORMWATER MANAGEMENT SYSTEM	✔						
6.2.9	WELLS			✔				(8)
7.0	SUBSURFACE VAPOR MIGRATION						✔	(9)
8.0	INTERVIEWS	✔						
9.1	FLOOD PLAIN DOCUMENT REVIEW	✔						
9.2	WETLANDS DOCUMENT REVIEW	✔						

Report Section		No Issues Identified	REC	HREC	CREC	Other	De minimis	Notes
9.3	MOLD SCREEN	✔						
9.4	VISUAL OBSERVATION OF SUSPECT LEAD-BASED PAINT	✔						
9.5	RADON DOCUMENT REVIEW	✔						
9.6	LEAD IN DRINKING WATER DATA REVIEW	✔						
9.7	LIMITED ASBESTOS SCREEN						✔	(10)
9.8	PER- AND POLYFLUOROALKYL SUBSTANCES	✔						

(1) The northeast and east adjoining properties have undergone corrective action from 1993 to 2004 due to reported releases from underground storage tanks (USTs). The sites have received No Further Action (NFA) issuances. The releases represent a Historical Recognized Environmental Condition (HREC). The east adjoining property release represents a Vapor Encroachment Condition (VEC) that is considered a Recognized Environmental Condition (REC) to the Subject Property as soil vapor has reportedly not been sampled. As a precaution and to evaluate the potential for vapor intrusion conditions, Atlas oversaw the advancement of subsurface soil gas (vapor) sampling. Based on the VEC findings, vapor intrusion poses a low-level risk for concern at the Subject Property and represents a de minimis condition.
(2) Onsite and offsite releases have been reported but have since received NFA issuances. The releases represent an HREC and a VEC that is considered a REC to the Subject Property. As a precaution and to evaluate the potential for vapor intrusion conditions, Atlas oversaw the advancement of subsurface soil gas (vapor) sampling. Based on the VEC findings, vapor intrusion poses a low-level risk for concern at the Subject Property and represents a de minimis condition.
(3) A prior closure report documented the removal of an 8,000-gallon gasoline UST associated with an environmental release that received an NFA (1994). This represents an HREC and a VEC that is considered a REC to the Subject Property. As a precaution and to evaluate the potential for vapor intrusion conditions, Atlas oversaw the advancement of subsurface soil gas (vapor) sampling. Based on the VEC findings, vapor intrusion poses a low-level risk for concern at the Subject Property and represents a de minimis condition.
(4) An environmental release associated with an 8,000-gallon gasoline UST that has been removed from the Subject Property and received an NFA (1994) represents an HREC and a VEC that is considered a REC to the Subject Property. As a precaution and to evaluate the potential for vapor intrusion conditions, Atlas oversaw the advancement of subsurface soil gas (vapor) sampling. Based on the VEC findings, vapor intrusion poses a low-level risk for concern at the Subject Property and represents a de minimis condition.
(5) Please refer to Note 1.
(6) Fluorescent light ballasts were identified in fixtures throughout the Subject Property building. Based on the construction date of the Subject Property building (1968), it is likely that onsite fluorescent light ballasts contain PCBs. This represents a de minimis environmental condition to the Subject Property.
(7) Based on observed conditions, the presence of the nonhazardous solid waste located primarily in the southern portion of the Subject Property represents a de minimis environmental condition.
(8) Groundwater monitoring wells were installed to establish the groundwater quality upgradient and downgradient of a UST during closure activities. Based on the 1994 NFA issuance for a regulatory UST closure and evidence of an environmental release, the monitoring wells represent an HREC to the Subject

Property.

(9) Based on the information presented in Sections 5.4.1 and 5.4.2, previously reported environmental releases with no reported soil vapor sampling conducted represent a VEC that is considered a REC to the Subject Property. As a precaution and to evaluate the potential for vapor intrusion conditions, Atlas oversaw the advancement of subsurface soil gas (vapor) sampling. Based on the VEC findings, vapor intrusion poses a low-level risk for concern at the Subject Property and represents a de minimis condition.

(10) Atlas conducted a Limited Asbestos Screen (LAS) to preliminarily evaluate the presence of asbestos-containing materials (ACMs) in major interior building systems on the Subject Property. Analytical results identified positive ACM in the building materials tested. Please see section 9.7 for further discussion.

CONTENTS

APPENDICES

SIGNATURE PAGE

Project Information:
Potential Fulton County Government Site
1281 Fulton Industrial Boulevard NW
Atlanta, Georgia 30318
Project Number: 23-FULT-ESABS
Reconnaissance Date: March 3, 2023
Site Assessor: Isis Hamilton, Duluth, Georgia Atlas Office - Duluth

Client Information:
Bill Mason
Fulton County Government Center
141 Pryor Street SW, Suite 6001
Atlanta, Georgia 30303

Consultant Information:
Atlas Technical Consultants LLC
2450 Commerce Avenue, Suite 100
Duluth, Georgia 30096-8910
770.263.5945

Site Access Contact:
Khandi Flowers, Senior Construction Project Manager, Fulton County Government

Environmental Professional Statement

We declare that, to the best of our professional knowledge and belief, we meet the definition of *environmental professional* as defined in § 312.10 part of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Environmental Professional

Calvin R. Johnson,
Environmental Professional, Senior Project Manager

Site Assessor

Isis Hamilton
Environmental Specialist

1.0 EXECUTIVE SUMMARY

1.1 Subject Property and Area Description

The property that is the subject of this Atlas Technical Consultants LLC (Atlas) Phase I Environmental Site Assessment (ESA) report is located at 1281 Fulton Industrial Boulevard NW, Atlanta, Georgia 30318 (the "Subject Property") and consists of approximately 5.4 acres of land located south of Fulton Industrial Boulevard in the northwest part of the City of Atlanta. The Subject Property is improved with an approximately 30,000 square-foot office building constructed in 1968, an approximately 4,500 square-foot warehouse constructed in 1968, and an approximately 3,900 square-foot office trailer that was installed circa 2015. The Subject Property is currently occupied by Cleveland Electric Company, an electric company. Prior to its current developments, the Subject Property was undeveloped wooded land.

The surrounding area consists of industrial facilities, commercial businesses, and residential properties. The general topography of the area slopes downward to the west, towards Sandy Creek which is located west-adjacent to the Subject Property. Prior to current developments, the surrounding area was agricultural in use.

1.2 Findings, Opinions and Conclusions

Atlas has performed this ESA of the Subject Property in conformance with the scope and limitations of ASTM Standard Practice E1527-21. Any exceptions to, or deletions from, this practice are described in the Purpose and Scope of Work sections of this report. This assessment has revealed evidence of the following *recognized environmental conditions* (RECs) in connection with the Subject Property, except as noted in the summary of report findings, opinions, and conclusions below.

Note (#)/Description	Further Action?	Conclusions	Section(s) Referenced
Notes # 1,2,3,4, 5, 8, and 9 / Historical onsite and offsite Leaking Underground Storage Tank (LUST) Incident	No	HREC VEC De minimis	Sections 3.3, 5.2, 5.3, 5.4.1, 5.4.2, 6.2.9 and 7.0
Opinion of Known or Suspected Impact on Subject Property			
• As discussed in Section 5.4.1, a review of the prior 1994 investigation conducted by Kiber Environmental Services at the Subject Property identified BTEX and TPH constituents in soil during a preliminary underground storage tank (UST) closure investigation regarding one 8,000-gallon UST. The BTEX and TPH constituents were found to be above the allowable Maximum Contaminant Levels (MCLs) for UST closures regulated by the Georgia Environmental Protection Division (GAEPD). The UST tank pit was subsequently over-excavated. A total of 340.36 tons of soil was removed from the tank pit. The soil was removed from the Subject Property and transported and disposed of at a licensed landfill. Groundwater monitoring wells were also installed to establish the groundwater quality upgradient and downgradient of the UST. The upgradient well was used to establish background groundwater quality not influenced by the UST. Groundwater levels in the			

Note (#)/Description	Further Action?	Conclusions	Section(s) Referenced
monitoring wells that were sampled were both approximately 8.75 feet bgs. Detectable levels of BTEX were found in both monitoring wells, however, the total levels did not exceed the GAEPD allowable MCLs of 5 ug/l for any of the constituents. The UST closure received a No Further Action (NFA) issuance on June 8, 1994. Although soil remediation was completed, soil vapor at the Subject Property has not been assessed. As such, an HREC and a VEC that is considered a REC exist at the Subject Property. As a precaution and to evaluate the potential for vapor intrusion conditions, Atlas oversaw the advancement of subsurface soil gas (vapor) sampling. Based on the VEC findings, vapor intrusion poses a low-level risk for concern at the Subject Property and represents a de minimis condition. • As discussed in Section 5.4.2, the former Georgia Power Company - West Fulton Operating Headquarters previously operated five USTs ranging in size from 550 gallons to 10,000 gallons containing diesel, gasoline, and waste oil. Two confirmed releases were reported, the first in 1991 during pre-closure assessments for Tanks 1 and 2. Based on results from further assessment, an NFA letter was issued by the GAEPD on August 14, 1996. Tanks 1 and 2 were closed in place in July 1992. Tank 3 was removed from the ground and closed in October 1992. The second release was confirmed during pre-closure activities for Tanks 4 and 5. A Corrective Action Plan - Part A (CAP-A) was completed and the GAEPD issued an NFA letter for the tanks on February 19, 2002. Tanks 4 and 5 were removed from the ground and closed in December 1995. Documentation of pre-closure assessments, CAP-A reports, and NFA letters are included in the Other Supporting Documentation appendix. Based on the upgradient nature of the facility as it relates to the Subject Property, the east adjoining property represents an HREC and a VEC that is considered a REC to the Subject Property.			

Note (#)/Description	Further Action?	Conclusions	Section(s) Referenced
Notes # 1,2, and 5 / Historical offsite Leaking Underground Storage Tank (LUST) Incident	No	HREC	Sections 3.3, 5.2, and 5.4.2
Opinion of Known or Suspected Impact on Subject Property			
As discussed in Section 5.4.2, Heartland Express, a facility located 960 feet northeast from the Subject Property, previously operated seven USTs (three diesel USTs, one motor oil UST, one waste oil UST, one transmission fluid UST, and one antifreeze UST that were removed in October 1994. Minor amounts of petroleum contamination were encountered around the fill pipes of four USTs. The petroleum-contaminated soil was excavated, stockpiled on plastic, and covered. Soil samples were collected from the bottom of the UST pits and stockpiles. Analytical results presented TPH and BTEX below detection limits except for two stockpile soil samples with 26 parts per million (ppm) and 170 ppm of TPH, respectively. Approximately 60 tons of soil was transported offsite and properly disposed of at a licensed treatment plant. Groundwater was not encountered during UST closure activities. Based on the distance of the facility as it relates to the Subject Property, the northeast adjoining property represents an HREC to the Subject Property.			

Note (#)/Description	Further Action?	Conclusions	Section(s) Referenced
Notes # 6 and 7 / Nonhazardous and universal waste	Yes	De minimis	Section 6.2.4 and 6.2.5
Opinion of Known or Suspected Impact on Subject Property			
Atlas observed nonhazardous solid waste including construction materials, scrap metals, and municipal trash located in the southern portion of the Subject Property. No observed leaking containers, stained soil, or other obvious evidence of onsite releases were identified during the site reconnaissance. Fluorescent light ballasts were identified in fixtures throughout the Subject Property building. Atlas did not observe evidence of leaking or staining around the outside of the light fixtures. Fluorescent light ballasts manufactured prior to 1979 may contain PCBs. Based on the construction date of the Subject Property building (1968), it is likely that onsite fluorescent light ballasts contain PCBs. All light ballasts should be inspected in-house for PCB-content labeling during routine servicing and replacement, and ballasts that are either labeled as PCB-containing or units that are unlabeled should be disposed of properly in accordance with applicable regulations. Based on observed conditions, the presence of the nonhazardous and universal waste identified at the Subject Property represents a *de minimis* environmental condition.			

Note (#)/Description	Further Action?	Conclusions	Section(s) Referenced
Note #10 / Positive ACM identified	Yes	De minimis	Section 9.7
Opinion of Known or Suspected Impact on Subject Property			
Atlas conducted a Limited Asbestos Screen (LAS) survey to preliminarily evaluate the presence of asbestos-containing materials (ACMs) in major interior building systems on the Subject Property. The LAS was conducted on March 3, 2023 by Isis Hamilton, Asbestos Inspector, Certification #5526. Laboratory analysis of the bulk samples collected at the Subject Property indicated asbestos is present in quantities of 1% or greater in the following materials: • Approximately 2 linear feet of sink caulk (Sample ID: S01-A and S01-B) Atlas conducted a limited non-destructive survey, thus additional suspect ACMs may be present in inaccessible spaces (locked, unsafe to enter, or restricted by tenant), concealed spaces (such as pipe chases, spaces between wall/ceiling/floor/door cavities, beneath/behind/above architectural finishes, beneath floor underlayment's/leveling compounds, the interior of mechanical components such as the interior of ducts/boilers, suspect electrical wiring/panel systems, within the elevator/escalator systems, beneath partition walls, etc., if applicable). In older buildings with a long renovation history, conditions beneath flooring/underlayment may vary (multi-layered flooring, underlayment, mastics, glues, etc.). They may not have been identified by Atlas during this limited non-destructive investigation. Atlas did not survey suspect materials associated with the building exterior and roofs.			

1.2.1 Significant Data Gaps

Data gaps may have been encountered during the performance of this ESA and are discussed in applicable sections of the report. According to the ASTM Standard Practice E1527-21, data gaps are only significant if "other information and/or professional experience raise reasonable concerns involving the data gap." No *significant data gaps* were identified in this report.

1.3 Recommendations

Atlas has performed this ESA of the Subject Property in conformance with the scope and limitations of ASTM Standard Practice E-1527-21. Any exceptions to, or deletions from, this practice are described in the Purpose and Scope of Work sections of this report.

Based on information collected from the Phase I ESA, Atlas recommends the following:

- Removal and proper disposal of the solid waste and universal waste materials identified in Section 6.2.4 and Section 6.2.5 in general accordance with local, state, and federal regulations; and
- Removal, abatement, and disposal of any positively identified asbestos-containing materials discovered during renovation or demolition activities by a licensed asbestos abatement contractor in accordance with local, state, and federal regulations.

As a precaution and to evaluate the potential for vapor intrusion conditions, Atlas oversaw the advancement of subsurface soil gas (vapor) sampling as part of a limited Phase II assessment (Phase II). Based on Phase II findings, vapor intrusion poses a low-level risk for concern at the Subject Property and represents a *de minimis* condition. No further investigation is warranted at this time.

2.0 PURPOSE AND SCOPE OF WORK

2.1 Purpose

The purpose of this ESA was to identify *recognized environmental conditions* (RECs), *controlled recognized environmental conditions* (CRECs), and *historical recognized environmental conditions* (HRECs) in connection with the Subject Property at the time of the site reconnaissance. This report documents the findings, opinions, and conclusions of the ESA.

2.2 Scope of Work

This ESA was conducted in accordance with the ASTM Standard Practice E1527-21 consistent with a level of care and skill ordinarily practiced by the environmental consulting profession currently providing similar services under similar circumstances. Please note that as of the writing of this report, the United States Environmental Protection Agency (EPA) published its final action to amend the Standards and Practices for All Appropriate Inquiries to reference a standard practice recently made available by ASTM International on December 13, 2022. Specifically, their final rule amends the All Appropriate Inquiries Rule (AAI rule) to reference ASTM International's E1527–21 ''Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process'' and allow for its use to satisfy the requirements for conducting all appropriate inquiries under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This rule became effective on February 13, 2023; therefore, Atlas performed the ESA considering the E1527-21 and E1527-13 standards. Significant additions, deletions, or exceptions to ASTM Standard Practice E1527-21 are noted below or in the applicable sections of this report. The table below summarizes the scope of this ESA, including additional services for conditions beyond the scope of ASTM Standard Practice E1527-21 if authorized by Client. Additional details may be found in the References and Scope of Work sections.

ESA SCOPE OF WORK
Phase I ESA
Environmental Liens/AULs Land Title Search
Vapor Encroachment Screen
Supplemental Agency File Review
ESA ADDITIONAL SERVICES
Flood Plain Document Review
Wetlands Document Review
Mold Screen
Visual Observation of Suspect Lead-based Paint (LBP)
Radon Document Review
Lead in Drinking Water Data Review
Limited Asbestos Screen
Per- and Polyfluoroalkyl Substances

2.3 Limitations

Atlas has prepared this ESA report using reasonable efforts to identify RECs, CRECs, and HRECs associated with hazardous substances or petroleum products in, on, or at the Subject Property. Findings contained within this report are based on information collected from observations made on the day(s) of the site reconnaissance and from reasonably ascertainable information obtained from certain public agencies and other referenced sources.

The ASTM Standard Practice E1527-21 recognizes inherent limitations for ESAs, including, but not limited to:

- Uncertainty Not Eliminated - An ESA cannot completely eliminate uncertainty regarding the potential for RECs in connection with the Subject Property.
- Not Exhaustive - An ESA is not an exhaustive investigation of environmental conditions on the Subject Property.
- Past Uses of the Subject Property - ESA requirements only require review of standard historical sources at five year intervals. Therefore, past uses of Subject Property at less than five year intervals may not be discovered.

Users of this report should refer to ASTM Standard Practice E1527-21, References, Terminology and Scope of Work for further information regarding limitations to the scope of this project.

This report is not definitive and should not be assumed to be a complete and/or specific definition of all conditions above or below grade. Current subsurface conditions may differ from the conditions determined by surface observations, interviews and reviews of historical sources. The most reliable method of evaluating subsurface conditions is through intrusive techniques, which are beyond the scope of this report. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, or other Subject Property construction purposes. Any use of this report by any party, beyond the scope and intent of the original parties, shall be at the sole risk and expense of such user.

Atlas makes no representation or warranty that the past or current operations at the Subject Property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated. Regardless of the findings stated in this report, Atlas makes no warranty that the Subject Property is free from existing or threatened pollution, and Atlas is not responsible for consequences or conditions arising from facts not fully disclosed to Atlas during the assessment.

An independent data research company provided the government agency database referenced in this report. Information on surrounding area properties was requested for approximate minimum search distances and is assumed to be correct and complete unless obviously contradicted by Atlas's observations or other credible referenced sources reviewed during the assessment. Atlas shall not be liable for any such database firm's failure to make relevant files or documents properly available, to properly index files, or otherwise to fail to maintain or produce accurate or complete records.

Atlas makes no warranty, guarantee or certification regarding the quality, accuracy or reliability of any prior report provided to Atlas and discussed in this ESA report.

Atlas expressly disclaims any and all liability for any errors or omissions contained in any prior reports provided to Atlas and discussed in this ESA report.

Atlas used reasonable efforts to identify evidence of aboveground and underground storage tanks and ancillary equipment on the Subject Property during the assessment. "Reasonable efforts" were limited to observation of accessible areas, review of referenced public records and interviews. These reasonable efforts may not identify subsurface equipment or evidence hidden from view by things including, but not limited to, snow cover, paving, construction activities, stored materials and landscaping.

Any estimates of costs or quantities in this report are approximations for commercial real estate transaction due diligence purposes and are based on the findings, opinions and conclusions of this assessment, which are limited by the scope of the assessment, contractual agreement(s) with client, schedule demands, cost constraints, accessibility limitations and other factors associated with performing the ESA. Subsequent determinations of costs or quantities may vary from the estimates in this report. The estimated costs or quantities in this report are not intended to be used for financial disclosure related to the Financial Accounting Standards Board (FASB) Statement No. 143, FASB Interpretation No. 47, Sarbanes/Oxley Act or any United States Securities and Exchange Commission reporting obligations, and may not be used for such purposes in any form without the express written permission of Atlas.

Atlas is not a professional title insurance or land surveyor firm and makes no guarantee, express or implied, that any land title records acquired or reviewed in this report, or any physical descriptions or depictions of the Subject Property in this report, represent a comprehensive definition or precise delineation of Subject Property ownership or boundaries.

The "Environmental Professional Statement" in this report does not "certify" the findings contained in this report and is not a legal opinion of such Environmental Professional. The statement is intended to document Atlas's opinion that an individual meeting the qualifications of an Environmental Professional was involved in the performance of the assessment and that the activities performed by, or under the supervision of, the Environmental Professional were performed in conformance with the standards and practices set forth in 40 CFR Part 312 per the methodology in ASTM Standard Practice E1527-21 and the scope of work for this assessment.

Per ASTM Standard Practice E1527-21, Section 6, User Responsibilities, the User of this assessment has specific obligations for performing tasks during this assessment that will help identify the possibility of RECs in connection with the Subject Property. Failure by the User to fully comply with the requirements may impact their ability to use this report to help qualify for Landowner Liability Protections (LLPs) under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). Atlas makes no representations or warranties regarding a User's qualification for protection under any federal, state, or local laws, rules, or regulations.

In accordance with the ASTM Standard Practice E1527-21, this report is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition, such as a lease or refinance, the date of the intended transaction). The dates of the components presented in 4.6.2(i), (iii), (iv), and (v) for interviews, review of government records, visual

inspections, and declaration by environmental professional, shall be identified in the report. Completion of searches for recorded environmental cleanup liens (4.6.2(ii)) is a user responsibility; however, if the user has engaged the environmental professional to conduct these searches, then that date shall also be identified in the report. Reports older than one year may not meet the ASTM Standard Practice E1527-21 and therefore, the entire report must be updated to reflect current conditions and Subject Property-specific information.

SHELF LIFE SUMMARY		
ASTM E1527-13 Section 4.6(i)-(v)	**Report Section**	**Inquiry / Completion Date**
Interviews (owners, operators, occupants)	8.0	March 3, 2023
Review of Government Records	5.4	March 2, 2023
Visual Inspections	6.0	March 3, 2023
Searches for recorded environmental cleanup liens[1]	4.0	March 9, 2023
Declaration by the Environmental Professional	Signature Page	April 20, 2023
Report Viability Date (180 days prior to acquisition) August 29, 2023		

2.4 Significant Assumptions

The assumptions made by the *Environmental Professional* in this report were not considered to have a significant impact on the determination of *recognized environmental conditions* in connection with the Subject Property.

2.5 Special Terms and Conditions (User Reliance)

This report is for the use and benefit of, and may be relied upon by Mr. Bill Mason,Fulton County Government Center, and any of its affiliates and their respective successors and assigns, in connection with a commercial real estate transaction involving the Subject Property. No third party is authorized to use this report for any purpose. Any use by or distribution of this report to third parties, without the express written consent of Atlas, is at the sole risk and expense of such third party.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The Subject Property address is 1281 Fulton Industrial Boulevard NW, Atlanta, Fulton County, Georgia 30318. According to information obtained from the Fulton County Assessors Office, the Subject Property is comprised of one parcel of land identified as Parcel ID: 17 0268 LL0291 and consists of approximately 5.4 acres. A Site Vicinity Map, Site Plan, and Surrounding Area Map are located in the Figures appendix, and Site Photographs are provided in the Site Photographs appendix. If available, a copy of the legal description is provided in the Other Supporting Documentation appendix.

3.2 Property Improvements and Use

The Subject Property is located to the south of Fulton Industrial Boulevard in Atlanta, Georgia. The Subject Property is improved with an approximately 30,000 square foot office building constructed in 1968 and currently occupied, an approximately 4,500 square foot warehouse building constructed in 1968 that is currently vacant, and an approximately 3,900 square foot office trailer that was installed circa 2015 and is currently occupied. The office building is equipped with one roll-up, grade-level, bay door and warehouse that is currently used as storage space. The Subject Property has an automatic gate and a cell tower that is located in the southeast portion of the parking lot. The Subject Property is currently occupied by Cleveland Electric Company, an electric company. A Site Plan is provided in the Figures appendix.

The following provides a general description of Subject Property use.

SUBJECT PROPERTY IMPROVEMENTS	
Improvement	**Description**
Size of Subject Property (approximate)	Approximately 5.4 acres
General Subject Property Use	Light industrial and office operations
Public Roads	The Subject Property is accessed via Fulton Industrial Boulevard to the north.
Paved or Concrete Areas (including parking)	The Subject Property is asphalt paved parking lots/driveways with concrete paved walkways.
Unimproved Areas	None
Landscaped Areas	Minimal landscaping observed throughout the Subject Property.
Surface Water	An unnamed tributary of Sandy Creek is located on the southern portion of the Subject Property.
Potable Water Source	Fulton County Water System
Sanitary Sewer Utility/Septic	Fulton County Sewer Department
Storm Sewer Utility	Fulton County Sewer Department
Electrical Utility	Georgia Power

SUBJECT PROPERTY IMPROVEMENTS	
Improvement	**Description**
Natural Gas Utility	MX Constellation
Number of Buildings/Description	One approximately 30,000 square foot office building, an approximately 4,500 square foot warehouse, and an approximately 3,900 square foot office trailer.
Current Occupancy Status	Office building and office-trailer are 100% occupied by Cleveland Electric Company.
Unoccupied Buildings/Structures	One approximately 4,500 square foot warehouse building is currently unoccupied.

The following provides additional descriptions of Subject Property building(s) and use.

SUBJECT PROPERTY BUILDING(S)	
Improvement	**Description**
Building Name/Number/Address	1281 Fulton Industrial Boulevard NW, Atlanta, Georgia 30318
Number of Floors	The office building has two floors and the warehouse and office-trailer have one floor.
Total Square Feet of Space (approximate)	Office building is approximately 30,000 square feet, maintenance warehouse is approximately 4,500 square feet, and the office trailer is approximately 3,900 square feet.
Construction Completion Date (year)	The office building and warehouse were constructed in 1968. The office-trailer was installed circa 2015.
Reported Significant Renovations/Additions	N/A
Construction Type	Slab on-grade; Steel frame with brick exterior and built-up roof system
Interior Finishes Description	Concrete floors, vinyl floor tiles, carpet, steel building frame (within warehouse portion), drywall, and ceiling tiles
Exterior Finishes Description	Sheet metal, brick facade, and built-up roof system
Cooling System Type	Electrical Split system HVAC
Heating System	Electrical Split system HVAC
Emergency Power	Yes - Emergency Generator (propane)
Tenant(s)/Occupant(s) & Type of Use	Cleveland Electric: Electric company

3.3 Current Uses of Adjoining Properties

The following summarizes current uses of the adjoining properties, including environmental conditions, features, or operations that were observed or suspected to be present:

Occupant(s) Name and Current Use	Address	Direction From Subject Property	Potential Environmental Conditions, Features or Operations
Heartland Express / Trucking Company	3350 Donald Lee Hollowell Parkway	Northeast, beyond Fulton Industrial Boulevard	There are database listings associated with this site; see Section 5.4.2 for further details.
United Parcel Service (UPS) / Logistics company	1100 Fulton Industrial Boulevard	Northwest, beyond Fulton Industrial Boulevard	None
Undeveloped wooded land	0 Carroll Road	West	None
Undeveloped wooded land	0 Carroll Road	South	None
Fulton Center / Airgas	1311 Fulton Industrial Boulevard	East	There are database listings associated with this site; see Section 5.4.2 for further details.

The surrounding properties to the northeast and east of the Subject Property were identified in the regulatory agency databases and are discussed further in 5.4 Standard Environmental Records.

4.0 USER PROVIDED INFORMATION

The following section summarizes information and documentation provided by Fulton County Government Center (User) with regard to User Responsibilities outlined in ASTM Standard Practice E1527-21. Documentation may be found in the User Provided Documentation appendix, the Other Supporting Documentation appendix, or as referenced elsewhere in this report.

A user questionnaire was completed by Bill Mason, Facilities Program Manager for the Fulton County Urban Redevelopment Agency and returned to Atlas on March 20, 2023. Mr. Mason was aware of a former UST closure that has received an NFA. Mr. Mason also provided documentation for a Cell Tower Easement and Right of Way Deed. A copy of the deed and the user questionnaire are provided in the User Provided Documentation appendix.

A current site owner questionnaire was completed by Ken Harbour, Chief Financial Officer for the Cleveland Group, and returned to Atlas on March 20, 2023. According to Mr. Harbour, current occupants at the Subject Property have been in operation since 1968. Mr. Harbour stated that the Subject Property previously operated a UST which was used for fueling fleet vehicles. The UST has been removed and received an NFA. A copy of the owner questionnaire is provided in the Other Supporting Documentation appendix.

Any additional information provided is summarized in the table below.

USER PROVIDED INFORMATION			
Type of Information	**User Provided**	**Issue Identified**	**Comments**
Environmental Liens or Activity and Use Limitations (AULs)	No	None	Atlas contracted Environmental Data Resources, Inc. (EDR) to perform an environmental lien search of land title records for the Subject Property. According to the report, no environmental liens or AULs were identified for the Subject Property. The User provided a Cell Tower Easement and Right of Way Deed dated October 13, 2006, for the cell tower on the Subject Property. According to the deed, this long-term agreement was signed by RASH Cleveland Company (Grantor) and the Cleveland Group Inc. (Grantee). A copy of the EDR Environmental lien/AULs report is included in the Other Supporting Documentation appendix. The Cell Tower Easement and Right of Way Deed is included in the User Provided Documentation.

USER PROVIDED INFORMATION			
Type of Information	**User Provided**	**Issue Identified**	**Comments**
Owner, Property Manager, and Occupant Information	Yes	None	The User identified Cleveland Group Inc. as the property owner; Khandi Flowers, Senior Construction Project Manager of Fulton County Government Center as the site contact, and Cleveland Electric as the site occupant.
User Provided Documentation	Yes	None	Further discussion of any prior assessment reports may be found in Section 5.3 and related sections of this report. User provided documentation is provided in the User Provided Documentation appendix. The User provided Title information is included in the Other Supporting Documentation appendix.
Specialized Knowledge or Experience of the User	No	N/A	The User did not provide specialized knowledge regarding the Subject Property.
Commonly Known or Reasonably Ascertainable Information	No	N/A	The User provided no information based on specialized knowledge or experience regarding RECs associated with the Subject Property.
Significant Valuation Reduction for Environmental Issues	No	N/A	The User provided no information regarding a significant valuation reduction for environmental conditions associated with the Subject Property.
Reason For Performing the Phase I ESA	Yes	None	According to the User, this Phase I ESA is for a property transaction.

User Provided Reports		
Title	**Date**	**Author and/or Source**
Exhibit C: 1281 Fulton Industrial Boulevard Atlanta, GA No Further Action Required Letter	06/8/1994	Georgia Environmental Protection Division

5.0 RECORDS REVIEW

5.1 Physical Setting

The following table summarizes the physical setting of the Subject Property. A copy of the topographic map is included in the Figures appendix, the sources of information are provided in the References section, and reproducible copies of the records are provided in the Other Supporting Documentation appendix.

PHYSICAL SETTING SUMMARY	
Topography	
Elevation (feet above mean sea level [amsl])	822 feet
Surrounding topography	Sloping downward to the west.
Nearest water body	An unnamed tributary of Sandy Creek traverses the southern portion of the Subject Property from east to west.
Geology	
Bedrock	Middle Paleozoic granitic rocks
Depth to bedrock (approximately)	> 10 inches
Soils	
Soil type(s) and description	Urban Land (Ud): Urban Land soils are characterized as being soils from areas of high population density and in heavily developed communities.
Imported fill	Per the Initial Site Characterization Report for 1281 Fulton Industrial Boulevard, dated April 11, 1994, the top two to four feet of soil is fill dirt used to level the Subject Property parking lot.
Hydrology	
Estimated depth to groundwater (below ground surface [bgs])	8.75 feet below ground surface (bgs) (per the Initial Site Characterization Report for 1281 Fulton Industrial Boulevard, dated April 11, 1994).
Assumed groundwater flow direction	West (USGS Topographic Map, Norcross, Georgia Quadrangle, 7.5 Minute Series, dated 2020).

5.2 Historical Records Sources

As part of this Phase I ESA, Atlas attempted to develop a history of the previous uses of the Subject Property and surrounding area to help identify past uses that may have resulted in one or more RECs at the Subject Property. Efforts were made to identify the uses of the Subject Property back to the Subject Property's first use or back to 1940, whichever is earlier.

Reasonably ascertainable information concerning the history and background of the Subject Property begins in 1888 and includes aerial photographs, USGS topographic maps, reverse city directories, Sanborn fire insurance maps, online property information (including available building department records, property tax information, and zoning/land use records), the Environmental Data Resources, Inc. (EDR) Exclusive Historical Record database, and personal knowledge of individuals familiar with the Subject Property. Copies of the aerial photographs and other historical documents can be found in the Aerial Photographs and Historical Research Documentation appendices, respectively.

Historical aerial photographs for the Subject Property were obtained from EDR and online resources (i.e., local assessor's database, Historic Aerials, and Google Earth) and reviewed by Atlas. The scale of the photographs reviewed allowed for the interpretation of general site development/configuration but did not allow for the identification of specific Subject Property features. Aerial photographs were reviewed for the following years: 1938, 1943, 1949, 1950, 1955, 1960, 1968, 1972, 1978, 1981, 1988, 1993, 1999, 2007, 2010, 2015, and 2019.

Historical topographic maps of the Subject Property were obtained from EDR and online resources (i.e., local assessor's database, Historic Aerials, USGS) and reviewed by Atlas to evaluate past uses of the Subject Property. Topographic maps were reviewed for the following years: 1888, 1895, 1901, 1928, 1954, 1968, 1973, 1982, 1983, 1992, 1995, 1999, 2014, 2017, and 2020. Due to the scale and resolution of the maps, specific land uses cannot be determined on the 1888, 1895, 1901, 1928, 1999, 2014, 2017, and 2020 maps do not depict specific land uses.

A search for fire insurance maps for the Subject Property and the surrounding area was conducted by EDR. No such maps for the Subject Property and the surrounding area were available.

Reverse city directories for the Subject Property and adjacent properties were obtained from EDR and reviewed by Atlas. The city directories were reviewed (if available) at approximately five-year intervals for the years spanning 1965 through 2020. Please note that in some locations, particularly in urban areas, addresses for a particular property may change over time. Based on a review of city directories and historical property information, the following addresses historically correspond to the Subject Property.

Year(s) Associated	Address
1971-2020	1281 Fulton Industrial Boulevard NW

Atlas interviewed Ms. Khandi Flowers, with the Fulton County Government, a representative of the GAEPD, a representative of Cleveland Group Inc., and local government officials. Information obtained from these interviews is presented below.

Atlas attempted to review available historical building department records at the Fulton County Planning and Permitting Department and reviewed the EDR Building Department Report for information regarding past uses of the Subject Property and the surrounding area. The Fulton County Planning and Permitting Department did not respond to Atlas' file records request. However, Atlas reviewed the EDR Building Department Report and numerous permits were issued for the Subject Property address from 2005, 2006, 2008, 2010, 2012, 2014 through 2018, 2020, and 2022 including new construction permits, electrical permits, and commercial renovation permits.

Atlas reviewed reasonably ascertainable tax files at Fulton County Assessors Office for historical ownership information pertaining to the Subject Property. Tax files were reviewed from 2000 through 2023. Historical ownership information was present within the files for the Subject Property and is included in the Other Supporting Documentation appendix.

Atlas attempted to review available historical zoning/land use records at Fulton County Assessors Office for information regarding past uses of the Subject Property and the surrounding area. No historical zoning/ land use information was readily available.

Online property information for the Subject Property and select adjacent properties was reviewed by Atlas. The online property information is presented in the Other Supporting Documentation appendix.

No EDR Exclusive Historical Record database listings were available for the Subject Property or the surrounding area.

No other readily available historical sources were reviewed.

Interval gaps (greater than five years) were encountered during the research of historical use information for the Subject Property and the surrounding area. However, based on the review of available historical sources, environmental databases, interviews, and other documentation and no significant land-use changes during these intervals, these data gaps did not have an impact on the REC determinations of this assessment and are not significant data gaps.

HISTORICAL RECORDS SOURCES & AVAILABILITY					
Years	Aerial Photographs	Fire Insurance Map	Topographic Maps	City Directories	Other Resource
Not Available		✔			
Prior to 1940	✔		✔		
1940 - 1945	✔				
1946 - 1950	✔				
1951 - 1955	✔		✔		
1956 - 1960	✔				
1961 - 1965					
1966 - 1970	✔		✔	✔	
1971 - 1975	✔		✔	✔	
1976 - 1980	✔			✔	
1981 - 1985	✔		✔	✔	
1986 - 1990	✔			✔	
1991 - 1995	✔		✔	✔	
1996 - 2000	✔		✔	✔	
2001 - 2005				✔	
2006 - 2010	✔			✔	

HISTORICAL RECORDS SOURCES & AVAILABILITY					
Years	Aerial Photographs	Fire Insurance Map	Topographic Maps	City Directories	Other Resource
2011 - 2015	✔		✔	✔	
2016 - 2020	✔		✔	✔	✔
After 2020					✔

Atlas' findings pertaining to Subject Property and surrounding area historical uses are presented in the following tables. Copies of the aerial photographs and other historical documents can be found in the Aerial Photographs and Historical Research Documentation appendices, respectively.

5.2.1 Past Uses of Subject Property

PAST USES OF SUBJECT PROPERTY			
Year Interval	Summary	Conclusion(s)	Historical Source(s)
1888 through circa 1954	The Subject Property existed as cultivated land.	No concerns	Topographic maps Aerial photographs
1955 through 1967	By 1955, the Subject Property appears to be wooded land.	No concerns	Aerial photographs Topographic maps
1968 through present	By 1968, the Subject Property is improved with its current developments. The Subject Property has been occupied by Cleveland Electric Company since 1968. Cleveland Electric is an electric company that previously operated one, 8,000-gallon gasoline UST associated with an environmental release that was removed and received regulatory closure in 1994. Please see Section 5.3.1 for further discussion. There were no additional significant changes observed.	HREC	Aerial photographs Topographic maps City directories Current observations Property tax files Regulatory records

The Subject Property existed as cultivated land and undeveloped wooded land prior to its current developments. Based on a review of ascertainable information, the historical nature of the Subject Property and the previous environmental release from one, 8,000-gallon gasoline UST which subsequently received regulatory closure in 1994 represents a *historical recognized condition* (HREC) to the Subject Property.

5.2.2 Past Uses of Adjoining Properties

NORTHEAST			
Year Interval	**Summary**	**Conclusion(s)**	**Historical Source(s)**
1888 through 1943	The northeast adjoining property is depicted as cultivated and wooded land.	No concerns	Aerial photographs Topographic maps
1944 through 1953	The northeast adjoining property is depicted as agricultural land.	No concerns	Aerial photographs Topographic maps
1954 through 1987	The northeast adjoining property is depicted as agricultural land with a residential structure. According to the 1954, 1982, and 1983 EDR topographic maps, the property operated as a Drive-in theater.	No concerns	Aerial photographs Topographic maps
1988 through 2001	By 1988, the northeast adjoining property is redeveloped with industrial warehouses and paved parking/driveways. According to the Fulton County Assessors office, the property was occupied by Heartland Equipment Inc, a trucking company. This company owned and operated eleven USTs. Seven of the USTs are associated with an environmental release, have been removed from the ground and received a No Further Action (NFA) letter on 1995. Please see Section 5.3.2 for further discussion.	HREC	Aerial photographs Topographic maps Property tax files Regulatory records Prior assessments
2001 through present	By 2001, the northeast adjoining property warehouses are demolished and several warehouse structures are constructed on the property. According to the Fulton County Assessors office, the property is occupied by Heartland Equipment Inc. Based on current observations an additional trucking company known as Atlanta Prime Truck Repair currently occupies the property. There were no additional significant changes observed.	No concerns	Aerial photographs Topographic maps City directories Current observations Property tax files Regulatory records

NORTHWEST			
Year Interval	**Summary**	**Conclusion(s)**	**Historical Source(s)**
1888 through 2015	The northwest adjoining property is depicted as cultivated and wooded land.	No concerns	Aerial photographs Topographic maps City directories

NORTHWEST			
Year Interval	**Summary**	**Conclusion(s)**	**Historical Source(s)**
2016 through present	The northwest adjoining property is developed with a warehouse building and parking/driveways. Based on current observations, UPS, a shipping company currently occupies the property. There were no additional significant changes observed.	No concerns	Aerial photographs Aerial photographs Topographic maps City directories Current observations Property tax files

EAST			
Year Interval	**Summary**	**Conclusion(s)**	**Historical Source(s)**
1888 through 1964	The east adjoining property is depicted as cultivated and wooded land.	No concerns	Aerial photographs Topographic maps
1965 through present	The east adjoining property is developed with an office building and a warehouse building. According to the Fulton County Assessors office, the property was occupied by Georgia Power, an electric company from 1964 to 2002. During this time, the company owned and operated five USTs. Environmental releases are associated with the USTs, which have all been closed in place or removed from the ground and have received NFA letters in 1996 and 2002. Please see Section 5.3.2 for further discussion. Based on current observations, the east adjoining property is currently occupied by Airgas, a chemical industry company. There were no additional significant changes observed.	HREC	Aerial photographs Topographic maps City directories Current observations Property tax files Regulatory records

SOUTH			
Year Interval	**Summary**	**Conclusion(s)**	**Historical Source(s)**
1888 through present	The south adjoining property is depicted as cultivated and wooded land. There were no additional significant changes observed.	No concerns	Aerial photographs Topographic maps Current observations

WEST			
Year Interval	Summary	Conclusion(s)	Historical Source(s)
1888 through present	The west adjoining property is depicted as wooded land. A portion of Sandy Creek traverses the property. There were no additional significant changes observed.	No concerns	Aerial photographs Topographic maps Current observations

The surrounding area was developed for commercial and industrial uses since at least the 1960s. According to City Directories, the industrial uses were fleet maintenance, electric companies, and chemical manufacturers. Commercial uses included medical offices and restaurants. Atlas identified the significant use of hazardous substances or petroleum products during review of historical commercial operations in the surrounding area. Please see Section 5.3.2 for further discussion.

5.2.3 Past Uses of Surrounding Area

PAST USES OF SURROUNDING AREA			
Year Interval	Summary	Conclusion(s)	Historical Source(s)
1888 through 1960	The surrounding area is primarily characterized by residential development, commercial businesses, and cultivated/wooded land.	No concerns	Aerial photographs Topographic maps
1961 through present	By the early 1960s, commercial and industrial development is depicted within the surrounding area. Further development of commercial and industrial properties is depicted by the mid-2000s. There were no additional significant changes observed.	No concerns	Aerial photographs Topographic maps City directories Property tax files Current observations

5.3 Prior Assessments

The following discussion provides a summary of prior assessment findings, conclusions, and recommendations reviewed by Atlas. Documentation is included in the Prior Assessments appendix.

Atlas reviewed the following previous environmental report for the Subject Property: *Initial Site Characterization Report*; prepared by Kiber Environmental Services, Inc. and dated April 15, 1993. A copy of the prior report is included in the Prior Assessments appendix. Atlas generally agrees with the conclusions of the prior report, based on the presented report's research and field observations; however, a release of petroleum hydrocarbons to soil and groundwater was documented and assessed as part of the UST closure but soil vapor sampling was not performed. As such, further investigation is warranted to evaluate the potential for vapor intrusion at the Subject Property.

Atlas makes no warranty, guaranty, or certification regarding the quality, accuracy, or reliability of any third-party prior assessment discussed in this report. Atlas makes no claim that any prior assessment information may be relied upon by any party other than the original user during the shelf life of that report. Atlas expressly disclaims any and all liability for any errors or omissions contained in any third-party prior assessments discussed in this report.

5.4 Standard Environmental Records

The regulatory agency database report discussed in this section, provided by EDR of Shelton, Connecticut, was reviewed for information regarding the reported use or release of hazardous substances and petroleum products on or near the Subject Property. Unless otherwise noted, the information provided by the regulatory agency database report and other sources referenced in this report were considered sufficient for REC, CREC, HREC, or *de minimis* condition determinations without conducting supplemental agency file reviews. Atlas also reviewed the "unmappable" (also referred to as "orphan") listings within the database report, cross-referencing available address information and facility names. Unmappable sites are listings that could not be plotted with confidence but are potentially in the general area of the Subject Property, based on the partial street address, city, or zip code. Unmappable sites identified by Atlas as being within the approximate minimum search distance from the Subject Property, based on the site reconnaissance and/or cross-referencing to mapped listings, are included in the discussion within this section.

The following is a summary of the regulatory agency database review findings. Only those databases with listings identified within the approximate minimum search distance from the Subject Property are included below. The complete regulatory agency database report may be found in the Regulatory Database Report appendix.

NR = Not Researched
TP = Target Property

Regulatory Report Summary

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
CORRACTS	1.000	0	0	0	0	1	1
GA NON-HSI	1.000	0	0	2	0	1	3
GA SWF/LF	0.500	0	0	0	1	NR	1
GA LUST	0.500	0	0	0	4	NR	4
GA SWRCY	0.500	0	0	0	1	NR	1
RCRA NonGen / NLR	0.250	0	6	1	NR	NR	7
PFAS ECHO	0.250	0	0	1	NR	NR	1
SEMS-ARCHIVE	0.500	0	0	0	1	NR	1
RCRA-SQG	0.250	0	1	0	NR	NR	1

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
GA NON-HSI	1.000	0	0	1	0	4	5
LUST	0.500	1	1	2	7	NR	11
UST	0.250	1	1	2	NR	NR	4
AST	0.250	0	1	1	NR	NR	2
RCRA NonGen / NLR	0.250	0	1	2	NR	NR	3
PRP	0	1	NR	NR	NR	NR	1
FINDS	0	1	NR	NR	NR	NR	1
PFAS ECHO	0.250	0	1	0	NR	NR	1
Financial Assurance	0	1	NR	NR	NR	NR	1
RGA LUST	0	2	NR	NR	NR	NR	2

5.4.1 Subject Property Database Findings

The Subject Property was identified in the following federal, state, and tribal agency databases searched.

Cleveland Group
1281 Fulton Industrial Boulevard
Atlanta, Georgia 30318
Database(s): RGA LUST, LUST, UST, FINDS, FINANCIAL ASSURANCE, PRP
Approximate Distance/Direction from the Subject Property: N/A
Assumed Groundwater Gradient: N/A
Regulatory Data Summary: The Subject Property is listed in the UST database for previously owning and operating one approximately 8,000-gallon gasoline UST that is associated with an environmental release due to electrolysis (occurs when the static electricity in the ground reacts with an unprotected or underground tank). Kiber Environmental Services oversaw the removal of the UST on February 2, 1994. Soil samples were taken from the tank pit and contained Benzene, Toluene, Ethylbenzene, and Total Xylenes (BTEX) and Total Petroleum Hydrocarbons (TPH) constituents above the MCLs allowable by the GAEPD for UST closures. The UST tank pit was subsequently over-excavated. A total of 340.36 tons of soil was removed from the tank pit. The soil was removed from the Subject Property and transported and disposed of at a licensed landfill.

Groundwater monitoring wells were also installed to establish the groundwater quality upgradient and downgradient of the UST. The upgradient well was used to establish background groundwater quality not influenced by the UST. Groundwater levels in the monitoring wells that were sampled were both approximately 8.75 feet bgs. Detectable levels of BTEX were found in both monitoring wells, however, the total levels did not exceed the GAEPD allowable MCLs of 5 ug/l for any of the constituents. The UST closure received a No Further Action issuance on June 8, 1994. The RGA LUST listing refers to the UST environmental release. The Financial Assurance listing refers to the previous financial responsibility of the Subject Property owner while owning and operating the UST. The PRP listing refers to possible financial

responsibility due to a previous environmental release. According to the report, the Subject Property was registered on September 30, 2008, and is currently on the final NPL list. There was no information provided on the USEPA potentially responsible parties database regarding any financial liability associated with the Subject Property. The FINDS listing corroborates the above information.
Discussion: Based on the reported release, removal of the UST, and the June 8, 1994, NFA issuance, this represents an HREC. Additionally, a release of petroleum hydrocarbons to soil and groundwater occurred and although remediation of soil was conducted, soil vapor at the Subject Property has not been assessed. As such, a VEC that is considered a REC exist at the Subject Property.

5.4.2 Surrounding Properties Database Findings

The following listings with a known or significant potential for release and impact in, on, or at the Subject Property were identified in the federal, state, and tribal agency databases searched.

Airgas USA LLC, formerly Georgia Power West Fulton Operational Headquarters
1311 / 1335 Fulton Industrial Boulevard, Buildings A, B, C, and D
Atlanta, Georgia 30318
Database(s): LUST, UST, FINANCIAL ASSURANCE, PFAS ECHO, AST, RCRA-SQG
Approximate Distance/Direction from the Subject Property: Adjoining / East
Assumed Groundwater Gradient: Upgradient
Regulatory Data Summary: This east adjoining property is listed in the LUST, UST, and FINANCIAL ASSURANCE databases for five USTs that were owned and operated by Georgia Power between 1964 and 2002. There were five USTs ranging in size from 550 gallons to 10,000 gallons containing diesel, gasoline, and waste oil. Two confirmed releases were reported, the first in 1991 during pre-closure assessments for Tanks 1 and 2. Based on results from further assessment, an NFA letter was issued by GAEPD on August 14, 1996. Tanks 1 and 2 were closed in place in July 1992. Tank 3 was removed from the ground and closed in October 1992. The second release was confirmed during pre-closure activities for Tanks 4 and 5. A Corrective Action Plan - Part A (CAP-A) was completed and the GAEPD issued an NFA letter for the tanks on February 19, 2002. Tanks 4 and 5 were removed from the ground and closed in December 1995. Documentation of pre-closure assessments, CAP-A reports, and NFA letters are included in the Other Supporting Documentation appendix.

The Subject Property is also listed in the AST, RCRA-SQG, PFAS ECHO databases. These listings are related to day-to-day operations for the storage and handling of liquified gases on the site by Airgas USA LLC. No violations or releases have been reported. This information is corroborated by the FINDS and PFAS ECHO databases.
Discussion: Based on this information and evidence of past releases that were given a NFA issuance (1996 and 2002), this facility represents an HREC to the Subject Property. Although remediation of soils was conducted, no soil gas/vapor sampling was reportedly conducted to assess the petroleum hydrocarbon release which is VEC that is considered a REC to the Subject Property.

U.S. Foundry and Manufacturing Corporation
1105 Bolton Road
Atlanta, Georgia 30318
Database(s): RCRA NonGen / NLR, ECHO
Approximate Distance/Direction from the Subject Property: 923 feet south

Assumed Groundwater Gradient: Downgradient
Regulatory Data Summary: This facility was listed as a non-generator of hazardous waste in 1988 for the use and/or storage of ignitable waste and various spent halogenated solvents. The FINDS and ECHO databases relate to the facility's regulatory compliance while operating as a RCRA site.
Discussion: Based on this information, current regulatory status, and the lack of reported releases or violations, this facility does not represent a REC to the Subject Property.

Heartland Express, formerly Penske Truck Leasing
3350 Bankhead Highway
Atlanta, Georgia 30318
Database(s): RCRA NonGen / NLR, FINDS, ECHO, LUST, UST, FINANCIAL ASSURANCE
Approximate Distance/Direction from the Subject Property: 960 feet northeast
Assumed Groundwater Gradient: Up-to crossgradient
Regulatory Data Summary: Heartland Express is listed in the LUST, UST, RCRA NONGEN/NLR, and FINANCIAL ASSURANCE databases for eleven USTs that were installed in January 1985, January 1999, and August 2019. A release occurred in December 1994. The seven tanks associated with the release have been removed from the ground and the site received an NFA letter in March 1995. The site is also listed in the RCRA NONGEN/NLR database, for the historic use and storage of motor oil.

Discussion: Based on the distance as it relates to the Subject Property and evidence of environmental releases that have received NFA issuances, this facility represents an HREC to the Subject Property.

Based on distance, topography, assumed groundwater gradient, current regulatory status, and/or the absence of reported releases, none of the other sites listed in the federal, state, or tribal agency databases are considered to represent a likely past, present or material threat of release in, on, or at the Subject Property. Given the physical setting characteristics of the Subject Property and surrounding area, supplemental agency file reviews were completed to verify the database report information. Documentation is included in the Other Supporting Documentation appendix.

5.4.3 Local Environmental Records Sources

The following table describes interviews and/or file reviews with local and state regulatory agencies. If a response is received that changes the conclusions presented in this report, an addendum will be forwarded. Reproducible records are included in the Other Supporting Documentation appendix.

Source	Date Contacted	Information Received	Comments
Fulton County Health Department	03/02/23	✔	According to a representative of the Fulton County Health department, there are no records on file for the Subject Property.
Georgia Environmental Protection Division (GAEPD)	03/02/23	✔	Readily available information obtained from the GAEPD has been included in other applicable portions of this assessment.

Source	Date Contacted	Information Received	Comments
Fulton County Fire and Rescue Department	03/02/23		A response has not yet been received.
US Environmental Protection Agency	03/02/23	✔	Atlas conducted online research for the Subject Property and the surrounding area on the EPA Cleanups in My Community database, and the EPA Envirofacts database. There were no records for the Subject Property.
Gas and Oil Well Agency	03/02/23	✔	Atlas attempted to conduct online research for the Subject Property and surrounding area for the presence of oil and gas wells; however, according to the Georgia State Profile and Energy Estimates, Georgia does not have any crude oil production or proved petroleum reserves. Nearly 200 exploration wells were drilled in the state during the 20th century, none of which were successful.
Fulton County Planning and Permitting Department	03/02/23		A response has not yet been received.
Fulton County Assessors Office	03/02/23	✔	Readily available information obtained from the Fulton County Assessors office has been included in other applicable portions of this assessment.

No additional local environmental records sources were reviewed.

6.0 SITE RECONNAISSANCE

The following is a summary of the date, participants, and weather conditions associated with the site reconnaissance.

SITE OBSERVATION SUMMARY	
Date	March 3, 2023
Atlas Assessor	Isis Hamilton, Environmental Specialist
Escorted By	Khandi Flowers, Senior Construction Project Manager, Fulton County Government
General Weather Conditions	60-65 degrees Fahrenheit, cloudy, rain showers, good visibility

6.1 Methodology and Limiting Conditions

The site reconnaissance consisted of visual and/or physical observations of: the Subject Property and improvements; adjoining sites as viewed from the Subject Property; and, the surrounding area based on visual observations made during the trip to and from the Subject Property as described below.

METHODOLOGY AND LIMITING CONDITIONS		
Subject Property Areas	**Methodology**	**Notes**
Exterior	Atlas observed the exterior conditions, improvements, and operations of the Subject Property from safely accessible common areas, roads and/or from the understood perimeter boundaries. Significant exterior features were observed when safely accessible.	No limiting conditions
Adjoining Properties	Atlas observed properties adjoining the Subject Property from safely accessible adjacent public roads and/or along the understood Subject Property perimeter boundaries.	No limiting conditions
Interior Common Areas	Atlas observed safely accessible interior common areas such as general storage, maintenance areas, mechanical equipment rooms, utility/janitorial rooms or closets, lobbies, hallways and recreation areas.	No limiting conditions
Other Interior Areas with Hazardous Substances and/or Petroleum Products	Atlas observed other safely accessible areas known or suspected to be associated with the use, storage or disposal of hazardous substances and/or petroleum products	No limiting conditions

6.2 Site Reconnaissance Summary

The following is a summary of visual and/or physical observations of the Subject Property and adjoining properties on the day of the site visit. Conditions, features, or operations observed, likely present or identified from interviews, records review, or prior reports will be discussed further below the table, if applicable. Photographs can be found in the Site Photographs appendix.

SITE RECONNAISSANCE SUMMARY		
Feature	**Observed or Identified? (Location)**	**Conclusion(s)**
Hazardous Substances	Yes, please see the discussion below.	No concerns
Underground Storage Tanks (USTs)	Not observed or identified.	N/A
Aboveground Storage Tanks (ASTs)	Yes, please see the discussion below.	No concerns
Other Petroleum Products	Yes, please see the discussion below.	No concerns
Railroad Spurs	Not observed or identified.	N/A
Pipeline Markers	Not observed or identified.	N/A
PCB Containing Electrical Equipment	Yes, please see the discussion below.	De minimis
Hydraulic Equipment	Not observed or identified.	N/A
Unidentified Substance Containers	Not observed or identified.	N/A
Nonhazardous Solid Waste	Yes, please see the discussion below.	De minimis
Wastewater	Yes, please see the discussion below.	No concerns
Waste Pits, Ponds or Lagoons	Not observed or identified.	N/A
Drains	Not observed or identified	N/A
Sumps/Ejectors	Not observed or identified.	N/A
Septic Systems	Yes, please see the discussion below.	No concerns
Stormwater Management Systems	Yes, please see the discussion below.	No concerns
Wells	Yes, please see the discussion below.	HREC
Other:	Not observed or identified.	N/A

6.2.1 Hazardous Substances

Atlas observed the use, storage or disposal of hazardous substances on the Subject Property as summarized below.

HAZARDOUS SUBSTANCE SUMMARY						
Name of Substance	Quantity (No./Size)	Container Type?	Location	SDS or Labels?	Container Condition	Observed or Identified Release?
Computer batteries	One pallet	Retail package	Storage/ Loading dock area	Yes	Good	No
Commercial paint	Approximately 10 / various sizes	Retail package	Storage/ Loading dock area	Yes	Good	No
Janitorial supplies	Multiple / various sizes	Retail package	Warehouse	Yes	Good	No

Based on the observed conditions and the nature of the hazardous substances at the Subject Property, Atlas concludes that the use, storage, and disposal of hazardous substances on the Subject Property does not represent a REC to the Subject Property.

6.2.2 Aboveground Storage Tanks

Atlas observed the following ASTs on the Subject Property.

AST SUMMARY							
Location	Year Installed	Construction Materials	Contents	Capacity (gallons)	Status	Registered?	Leak Detection & Prevention
Within cell tower gate	Unknown	Steel	Propane	Approximately 250-gallons	Active	Yes	Yes

During site reconnaissance activities, Atlas observed one, approximately 250-gallon propane tank located within a fenced gate adjacent to the cell tower. The propane tank is reportedly used to power an emergency generator associated with the cell tower.

Based on this information and the lack of reported releases or violations, this does not represent a REC to the Subject Property.

6.2.3 Other Petroleum Products

As detailed below, Atlas observed the following other petroleum products on the Subject Property, not associated with a storage tank or hazardous substances.

OTHER PETROLEUM PRODUCTS SUMMARY				
Type of Material	Quantity & Container Type	Location	Use	Condition of Containers & Areas
Propane	Approximately 5/ retail-size containers	Located in the rear of the office building.	Emergency Generator	Good condition - no evidence of a release observed.

Based on the observed conditions and the current use of the propane tanks identified, this does not represent a REC to the Subject Property.

6.2.4 Polychlorinated Biphenyls Containing Electrical Equipment

Atlas observed three pad-mounted electrical transformers and two pole-mounted electrical transformers located throughout the Subject Property. The units are owned by Georgia Power and labeling indicated that the units are non-PCB containing. Atlas did not observe any evidence of leakage in the vicinity of the transformers.

Fluorescent light ballasts were identified in fixtures throughout the Subject Property building. Atlas did not observe evidence of leaking or staining around the outside of the light fixtures. Fluorescent light ballasts manufactured prior to 1979 may contain PCBs. Based on the construction date of the Subject Property building (1968), it is likely that onsite fluorescent light ballasts contain PCBs. All light ballasts should be inspected in-house for PCB-content labeling during routine servicing and replacement, and ballasts that are either labeled as PCB-containing or units that are unlabeled should be disposed of properly in accordance with applicable regulations.

Based on this information, the fluorescent light ballasts represent a *de minimis* environmental condition to the Subject Property.

6.2.5 Nonhazardous Solid Waste

During the course of the site inspection, Atlas noted the following nonhazardous solid waste materials.

NONHAZARDOUS SOLID WASTE SUMMARY					
Type of Waste	Generation Process	Quantity	Type of Storage	Location	Disposal/ Removal Method & Frequency
Municipal solid waste	Routine operations	Three	Dumpster	Southern portion of the Subject Property parking lot.	Maintained by Waste Management / Once per week

NONHAZARDOUS SOLID WASTE SUMMARY					
Type of Waste	Generation Process	Quantity	Type of Storage	Location	Disposal/ Removal Method & Frequency
Muncipal solid waste	Routine operations	One	Roll-off	Adjacent to the office building bay door	Maintained by Waste Management / Once per week
Scrap metal	N/A	Approximately two piles	None	Southern portion of the Subject Property building	N/A
Construction materials	N/A	Approximately 4 foam pipe insulation tubes	None	Southern portion of the Subject Property building	N/A
Empty drums	N/A	Approximately one steel drum and two polyethylene drums	None	Southern portion of the Subject Property building	N/A

Atlas observed three dumpsters located in the rear of the Subject Property parking lot and one roll-off located adjacent to the office building bay door that are routinely serviced by Waste Management. Atlas also observed nonhazardous solid waste including construction materials, scrap metals, and municipal trash located in the southern portion of the Subject Property. No observed leaking containers, stained soil, or other obvious evidence of onsite releases were identified during the site reconnaissance. Based on observed conditions, the presence of the solid waste located primarily in the southern portion of the Subject Property represents a *de minimis* environmental condition.

6.2.6 Wastewater

Atlas observed the following streams of wastewater on the Subject Property.

WASTEWATER SUMMARY			
Type of Wastewater	Generation Process	Treatment System?	Discharged To?
Commercial Sanitary Sewage	Toilets and sinks	No	Sanitary Sewer Septic System

Wastewater generated at the Subject Property is limited to commercial sanitary sewer and discharges from toilets and sinks with no apparent environmental concerns observed. The office building contains municipal sanitary sewer connections provided by Fulton County Public Utilities. The office-trailer is connected to four aboveground polyethylene septic tanks. The polyethylene tanks are stored on gravel and are routinely serviced by a commercial vendor. No observed leaking, stained soil, or other obvious evidence of onsite releases was identified. Based on observed and reported conditions, the wastewater generated at the Subject Property does not represent a REC to the Subject Property.

6.2.7 Septic Systems

Atlas observed four aboveground polyethylene septic tanks connected to the office trailer on the Subject Property. The polyethylene tanks are stored on gravel and are routinely serviced by a commercial vendor. No observed leaking, stained soil, or other obvious evidence of onsite releases were identified.

Based on this information and current observations, the aboveground polyethylene septic tanks do not represent a REC to the Subject Property.

6.2.8 Stormwater Management System

Stormwater from the Subject Property flows over building rooftops, paved parking lots, roadways and landscaped areas, and travels towards the paved portions of the Subject Property and roadways adjacent to the Subject Property to drain into stormwater grates and curb-inlets, which discharge into the municipal stormwater system and an unnamed tributary of Sandy Creek located in the southern portion of the Subject Property. The Subject Property is a mix of landscaped areas and developed land with covered areas consisting of building footprints and parking lots. The parking/driveway areas are paved and in good condition with no staining observed. No strong odors or stressed vegetation was observed.

Based on observed conditions, onsite stormwater discharges and associated stormwater infrastructure do not represent a REC to the Subject Property.

6.2.9 Wells

On February 2, 1994, an approximately 8,000-gallon gasoline UST was removed from the Subject Property due to an environmental release. Groundwater monitoring wells were installed to establish the groundwater quality upgradient and downgradient of the UST. The upgradient well was used to establish background groundwater quality not influenced by the UST. Groundwater levels in the monitoring wells that were sampled were both approximately 8.75 feet below ground surface. Detectable levels of BTEX were found in both monitoring wells; however, the total levels did not exceed the GAEPD allowable MCLs of 5 ug/l for any of the constituents. The UST closure received a NFA issuance on June 8, 1994. Based on current observations, the wells have not been abandoned. Based on the 1994 NFA issuance and evidence of an environmental release, the monitoring wells represent an HREC to the Subject Property.

7.0 SUBSURFACE VAPOR MIGRATION

Atlas conducted a Tier 1 vapor encroachment screen (VES) in accordance with ASTM E2600-15 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions* for potential vapor encroachment conditions (VECs). A VEC is the presence or likely presence of chemicals of concern (COC) vapors in the vadose zone of the Subject Property caused by the release of vapors from contaminated soil and/or groundwater either on or near the Subject Property. A Tier 2 Non-Invasive Data Collection Screen was performed if prior assessment reports or regulatory documents were readily available.

Atlas considered the nature and extent of on-site and nearby sources of potential subsurface vapor migration by evaluating the current and historical usage of the Subject Property, the construction type and history, the physical setting, and the potential sources of subsurface vapor migration through the review of regulatory agency database information and/or prior reports to identify contaminated properties.

COC include volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), volatile inorganic analytes and petroleum hydrocarbons, in most circumstances. Certain metals and radionuclides can represent VECs based on the known volatility of the constituents, but are uncommon. The vadose zone is the zone between the land surface and the water table within which moisture content is less than saturation (except in the capillary fringe) and pressure is less than atmospheric. Conditions may exist where there could be no vadose zone, such as the case of a building foundation sitting below the water table. In this case, it may be possible for COC vapors to adversely impact the indoor air without migrating through a vadose zone.

The default area of concern (AOC) is the approximate minimum search distance measured from the Subject Property boundary to a contaminated property with known or suspected COC contamination of soil and/or groundwater. If COC and/or petroleum hydrocarbon COC are used or stored on the Subject Property, or there is an institutional control recorded on the Subject Property for these COC, then the Subject Property is included in the default AOC.

The default AOC was adjusted accordingly based on review of groundwater flow direction, subsurface characteristics, surficial features, man-made features, known release information, and local knowledge. When groundwater flow direction can be estimated or determined, the crossgradient or downgradient radius distances can be significantly reduced.

The adjusted AOC are defined as the following distances from the Subject Property boundary:

Tier 1 Screening	Petroleum COC AOC Distance (LNAPL)	Petroleum COC AOC Distance (Non-LNAPL)	Non-Petroleum COC AOC Distance
Upgradient	528 feet	528 feet	1,760 feet
Crossgradient	165 feet	95 feet	365 feet
Downgradient	100 feet	30 feet	100 feet

When data on soil, groundwater, or soil gas contamination on properties within the AOC was available through on-line regulatory documents, (or at the regulatory agency office) a Tier 2 Screening was performed by evaluating whether contamination from these contaminated properties within the adjusted AOC falls within the critical distance of the Subject Property. The critical distance (CD) represents an estimate of the linear distance COC vapors volatilized from contaminated groundwater and/or soil might migrate in the vadose zone to the Subject Property based on industry protocols and available local records. The CD is the linear distance in any direction between the nearest edge of a contaminated plume and the nearest Subject Property boundary.

The Tier 2 CD are defined as the following distances from the Subject Property boundary.

Tier 2 Screening	Petroleum COC AOC Distance (LNAPL)	Petroleum COC AOC Distance (Non-LNAPL)	Non-Petroleum COC AOC Distance
Upgradient	100 feet	30 feet	100 feet
Crossgradient	100 feet	30 feet	100 feet
Downgradient	100 feet	30 feet	100 feet

- As discussed in Section 5.4.1, a review of the prior 1994 investigation conducted by Kiber Environmental Services at the Subject Property identified BTEX and TPH constituents in soil during a preliminary UST closure investigation regarding one, 8,000-gallon UST. The BTEX and TPH constituents in soil were found to be above the allowable MCLs for UST closures regulated by the GA EPD. The UST tank pit was subsequently over-excavated. A total of 340.36 tons of soil was removed from the tank pit. The soil was removed from the Subject Property, transported, and disposed at a licensed landfill. Groundwater monitoring wells were also installed to establish the groundwater quality upgradient and downgradient of the UST. The upgradient well was used to establish background groundwater quality not influenced by the UST. Groundwater levels in the monitoring wells that were sampled were both approximately 8.75 feet bgs. Detectable levels of BTEX were found in both monitoring wells; however, the total levels did not exceed the GAEPD allowable MCLs of 5 ug/l for any of the constituents. The UST closure received a No Further Action issuance on June 8, 1994. Although soil remediation was completed, soil vapor at the Subject Property has not been assessed. As such, a VEC exists at the Subject Property that is considered a REC.

- As discussed in Section 5.4.2, the east-adjoining property previously operated five USTs ranging in size from 550 gallons to 10,000 gallons containing diesel, gasoline, and waste oil. Two confirmed releases were reported, the first in 1991 during pre-closure assessments for Tanks 1 and 2. Based on results from further assessment, an NFA letter was issued by the GAEPD on August 14, 1996. Tanks 1 and 2 were closed in place in July 1992. Tank 3 was removed from the ground and closed in October 1992. The second release was confirmed during pre-closure activities for Tanks 4 and 5. A Corrective Action Plan - Part A (CAP-A) was completed and the GAEPD issued an NFA letter for the tanks on February 19, 2002. Tanks 4 and 5 were removed from the ground and closed in December 1995. Documentation of pre-closure assessments, CAP-A reports, and NFA letters are included in the Other Supporting Documentation appendix.

Based on the upgradient nature of the facility as it relates to the Subject Property, the northeast adjoining property represents a VEC that is considered a REC to the Subject Property as soil vapor has not been properly assessed.

As a precaution and to evaluate the potential for vapor intrusion conditions, Atlas oversaw the advancement of four subsurface soil gas (vapor) points, designated SV-1 through SV-4, to evaluate potential vapor intrusion conditions for the identified vapor encroachment condition (VEC). Soil gas samples were analyzed by a qualified and certified laboratory for total volatile organic compounds (VOCs) by USEPA Method TO-15. Soil vapor risk was evaluated using the United States Environmental Protection Agency (USEPA) Vapor Intrusion Screening Levels (VISL) Calculator (see weblink https://www.epa.gov/vaporintrusion/vapor-intrusion-screening-level_calculator for more information. Work was conducted in general accordance with Georgia Environmental Protection Division (GAEPD) vapor intrusion technical guidance.

Soil vapor analytical results detected the presence of low-level VOC concentrations in soil gas at all four onsite locations. Detected VOC concentrations were compared to USEPA VISL screening levels and detected VOC concentrations are less than their respective VISL screening levels at each location. Laboratory reports, sampling location, results, and VISL entry parameters and output information are included in Laboratory Reports.

Based on these VEC findings, vapor intrusion poses a low-level risk for concern at the Subject Property and represents a *de minimis* condition.

8.0 INTERVIEWS

The following persons were interviewed to obtain information regarding environmental conditions in connection with the Subject Property.

INTERVIEW SUMMARY					
Role	**Name**	**Title/Company**	**Type**	**# Attempts**	**Response?**
Key Site Manager	Khandi Flowers	Senior Construction Project Manager / Fulton County Government	In person	1	Yes
Client (User)	Bill Mason	Senior Construction Project Manager / Fulton County Government Center	Email	1	Yes
Occupant	Cleveland Electric	Cleveland Electric	In person	1	Yes
Local Fire Dept.	Representative	Fulton County Fire and Rescue Department	Email	1	No
Local Health Dept.	Representative	Fulton County Health Department	Email	2	Yes
Local Environmental Agency	Online portal	GAEPD	Online	1	Yes
Local Building Permit Dept.	Representative	Fulton County Planning and Permitting Department	Email	1	No
Electrical Utility	Online Portal	Georgia Power	Online	1	Yes
Water Utility	Online portal	Fulton County Water System	Online	1	Yes
Sewer Utility	Online portal	Fulton County Sewer Department	Online	1	Yes
Stormwater Utility	Online portal	Fulton County Sewer Department	Online	1	Yes
Property Owner	Cleveland Group Inc.	Cleveland Group Inc.	In person	1	Yes

On the day of the site reconnaissance, Atlas was escorted by Khandi Flowers, Senior Construction Project Manager of Fulton County Government. Khandi Flowers has been associated with the Subject Property for approximately two months and informed Atlas of a past release at the east adjoining property. Ms. Flowers provided documentation relating to the Subject Property that is provided in the User Provided Documentation appendix.

9.0 ADDITIONAL SERVICES

The following additional services beyond the scope of ASTM Standard Practice E1527-21 were included in the scope of work for this ESA and are discussed further below.

9.1 Flood Plain Document Review

Atlas reviewed the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the Fulton County, Georgia Community-Panel Number 13121C0236F, dated September 18, 2013. The Subject Property is located in Zone X, which is defined as areas determined to be outside the 500-year flood zone. A copy of the floodplain map is included in the Other Supporting Documentation appendix.

9.2 Wetlands Document Review

Atlas reviewed the United States Fish & Wildlife Service (USFWS) National Wetlands Inventory (NWI) Wetlands Online Mapper website for documented wetlands at the Subject Property. An unnamed tributary of Sandy Creek traverses the southern portion of the Subject Property from east to west. A copy of the National Wetlands Inventory map is included in the Other Supporting Documentation appendix.

9.3 Mold Screen

Atlas conducted a limited screen for readily observable mold and conditions conducive to mold growth on the Subject Property. The screening consisted of limited interviews, document reviews, and physical observations. Atlas did not observe any evidence of moisture intrusion during the site reconnaissance excluding two ceiling tiles located within the office trailer. There was no instance of historical moisture intrusion disclosed. Atlas interviewed Khandi Flowers, Senior Construction Project Manager, Fulton County Government regarding potential mold conditions at the Subject Property. According to Mrs. Flowers, visible mold or strong odors are not present within the warehouse building. Based on the results of the interview and physical observation, Atlas identified no evidence indicating potential mold impact at the Subject Property.

9.4 Visual Observation of Suspect Lead-based Paint

Based on the scope of work for this ESA, screening tests of suspect lead-based paint (LBP) were not conducted. Any suspect LBP should be properly assessed prior to disturbance from construction, renovation, or maintenance activities. The use of LBP in building materials was banned in 1978. Based on the age of the Subject Property building 1968, the presence of LBP is likely. Observed building finishes were noted to be in good condition at the time of the site visit.

No documentation identifying the presence of LBP was provided to Atlas for review.

9.5 Radon Document Review

Radon is a naturally occurring colorless, odorless gas that is a by-product of the decay of thorium or uranium when present in indigenous bedrock, soil, or, in rare cases, well water. The United States Environmental Protection Agency (EPA) guidance action level for annual residential exposure to radon is 4.0 picoCuries per liter of air (pCi/L). Radon testing is not a regulatory requirement for private owners of commercial real estate, but comparing testing results to the guidance action level is commonly done to suggest whether further action to test or limit radon exposure at a building may be prudent.

Atlas' review of published radon data indicates that the Subject Property is located in EPA Radon Zone 1, an area of high propensity with regard to the potential for elevated levels of radon gas. Fifty sites were tested within the Subject Property zip code (30318) with an average of 1.370 pCi/L in the first-floor living area and 3.154 pCi/L in the basement. A copy of the EPA radon maps for the United States and Georgia are available at the following links: United States Radon Map and Georgia Radon Map.

As a precaution and to evaluate the potential exposure risk to radon, Atlas conducted a radon screen on April 7-10, 2023. Four radon samples were collected at representative ground-floor locations within the 30,000 square-foot office building as part of a radon screen and limited Phase II investigation. Additionally, two quality assurance/quality control samples including one side-by-side (blind duplicate) and one field blank sample were collected as part of this radon screen. The proposed sample strategy resulted in the analysis of a total of six radon samples. Radon sampling included the placement, collection, and analysis of liquid scintillation sampling canisters (or other similar devices) as short-term samples that were deployed for a minimum of 48 hours (the minimum exposure time required by the testing device). Samples were submitted to an accredited laboratory for radon analysis upon sample retrieval.

Laboratory results for samples 01 (Lobby), 02 (Typical Office), 03 (Back Office Area), and 04 (Near Conference Room) indicated radon concentrations are 1.26, 1.05, 1.67, and 1.40 pCi/L, respectively. Duplicate sample (05) collected alongside the Lobby sample (01) was 0.99 pCi/L, which is similar and within the expected concentration range for the sample collected in the Lobby. These radon results are below the EPA guidance action level of 4.0 pCi/L. Laboratory reports, sampling location, and results are included in Laboratory Reports.

Based on these findings, radon poses a low-level risk for concern at this Subject Property.

9.6 Lead in Drinking Water Data Review

Atlas confirmed with Fulton County that the municipally-supplied water meets drinking water standards, including those for lead. Lead in drinking water testing was not conducted for this ESA. A copy of the 2022 Annual Water Quality Report is provided within the Other Supporting Documentation appendix.

9.7 Limited Asbestos Screen

Atlas conducted a Limited Asbestos Screen (LAS) to preliminarily evaluate the presence of asbestos-containing materials (ACMs) in major interior building systems on the Subject Property. The LAS was conducted on March 3, 2023 by Isis Hamilton, Asbestos Inspector, Certification #5526. Atlas interviewed Khandi Flowers, Senior Construction Project Manager, regarding the potential for asbestos-containing materials on the Subject Property, including the history of construction and

renovations, the presence of known or suspect ACM, ACM-related maintenance activities, and the availability of ACM data, reports, abatement records, or Operations and Maintenance (O&M) plans. No documentation identifying the presence of asbestos was provided to Atlas for review. Atlas conducted a limited walk-through of the Subject Property to observe representative suspect building materials to the extent they were readily accessible and safely observable. Atlas collected twenty-five samples of observed suspect ACM using non-destructive sampling methods in general accordance with procedures outlined in ASTM E 2308-05, *Standard Guide for Limited Asbestos Screens of Buildings*.

It should be noted that suspect ACM not identified in this report may be located within walls, ceiling cavities, and other inaccessible areas. If future maintenance/renovation/demolition activities make these areas accessible, a thorough assessment of these spaces should be conducted to identify and confirm the presence or absence of ACM. All unidentified suspect materials should be treated as assumed ACM following 40 CFR 763. Evaluating suspect exterior building materials was beyond the scope of the LAS; if present, these materials were assumed to be ACM. Additionally, roofing materials were not sampled, as sampling may impair the integrity of a roof system and/or invalidate existing roof warranties.

Bulk samples were analyzed by PLM / Dispersion Staining (DS) using the USEPA's Test Method: Method for the Determination of Asbestos in Building Materials (EPA 600/R-93/116). Analytical Environmental Services Atlanta, Georgia performed the sample analyses. Laboratory analytical reports are presented in the Laboratory Reports appendix.

The results of laboratory analyses of bulk samples of suspect ACM are summarized below. The LAS is not a comprehensive asbestos building survey or hazard assessment. It was not designed for pre-demolition or pre-renovation purposes and should not be used for EPA, OSHA, or local regulatory compliance purposes without consideration of the need for comprehensive sampling and analyses.

LIMITED ASBESTOS SAMPLING RESULTS					
Sample No.	**Material**	**Location**	**Friable**	**Condition**	**Analytical Results**
001A, Layer 1	Wall covebase	Office building, main level	No	Good	ND
001A, Layer 2	Wall covebase	Office building, main level	No	Good	ND
002A, Layer 1	Wall covebase	Office building, main level	No	Good	ND
002A, Layer 2	Wall covebase	Office building, main level	No	Good	ND
003A, Layer 1	Wall covebase	Office building, main level	No	Good	ND
003A, Layer 2	Wall covebase	Office building, main level	No	Good	ND
004A, Layer 1	Ceiling tile	Office building, main level	Yes	Good	ND
005A, Layer 1	Ceiling tile	Office building, main level	Yes	Good	ND

LIMITED ASBESTOS SAMPLING RESULTS					
Sample No.	**Material**	**Location**	**Friable**	**Condition**	**Analytical Results**
006A, Layer 1	Ceiling tile	Office building, main level	Yes	Good	ND
007A, Layer 1	Pipe caulk	Office building, main level	No	Good	2% Chrysotile
008A, Layer 1	Pipe caulk	Office building, main level	No	Good	2% Chrysotile
009A, Layer 1	Carpet glue	Office building, main level	No	Good	ND
009A, Layer 2	Carpet glue	Office building, main level	No	Good	ND
009A, Layer 3	Carpet glue	Office building, main level	No	Good	ND
010A, Layer 1	Carpet glue	Office building, main level	No	Good	ND
010A, Layer 2	Carpet glue	Office building, main level	No	Good	ND
011A, Layer 1	Carpet glue	Office building, main level	No	Good	ND
012A, Layer 1	Drywall	Office building, main level	Yes	Good	ND
012A, Layer 2	Drywall	Office building, main level	Yes	Good	ND
013A, Layer 1	Drywall	Office building, main level	Yes	Good	ND
014A, Layer 1	Drywall	Office building, main level	Yes	Good	ND
014A, Layer 2	Drywall	Office building, main level	Yes	Good	ND
015A, Layer 1	Drywall	Office building, lower level	Yes	Good	ND
015A, Layer 2	Drywall	Office building, lower level	Yes	Good	ND
016A, Layer 1	Drywall	Office building, lower level	Yes	Good	ND
016A, Layer 2	Drywall	Office building, lower level	Yes	Good	ND
017A, Layer 1	Floor tile	Office building, lower level	No	Good	ND

LIMITED ASBESTOS SAMPLING RESULTS					
Sample No.	**Material**	**Location**	**Friable**	**Condition**	**Analytical Results**
018A, Layer 1	Floor tile	Office building, lower level	No	Good	ND
019A, Layer 1	Floor tile	Office building, lower level	No	Good	ND
020A, Layer 1	HVAC insulation	Office building, basement	Yes	Good	ND
021A, Layer 1	HVAC insulation	Office building, basement	Yes	Good	ND
022A, Layer 1	HVAC insulation	Office building, basement	Yes	Good	ND
023A, Layer 1	Ceiling tile	Office-trailer	Yes	Good	ND
024A, Layer 1	Ceiling tile	Office-trailer	Yes	Good	ND
025A, Layer 1	Ceiling tile	Office-trailer	Yes	Good	ND

9.7.1 Asbestos-Containing Materials

The results of laboratory testing during the limited due-diligence asbestos survey indicate that the following materials were determined to be :

SUMMARY OF IDENTIFIED ACM					
Material	**Location**	**Estimated Quantity (only if ACM)**	**Friable**	**Condition**	**Analytical Results**
Pipe caulk associated with sink	Office building main level hallway sink	< 2 linear feet (LF)	No	Good	2% Chrysotile

Contractors and employees working in this building should be made aware of the locations of the known ACMs and of the possibility that concealed ACMs may be found during maintenance, renovation, and demolition. They should be advised not to disturb known or suspect ACMs without owner approval.

Disturbance (repair/removal/encapsulation/enclosure) of ACMs is a regulated activity and should only be performed by licensed asbestos abatement contractors in accordance with USEPA, state, local, and OSHA regulations. Monitoring and clearance sampling requirements apply.

Atlas conducted a limited non-destructive survey, thus additional suspect ACMs may be present in inaccessible spaces (locked, unsafe to enter, or restricted by tenant), concealed spaces (such as pipe chases, spaces between wall/ceiling/floor/door cavities, beneath/behind/above architectural finishes, beneath floor underlayments/leveling compounds, the interior of mechanical components such as the interior of ducts/boilers, suspect electrical wiring/panel systems, within the elevator/escalator systems, beneath partition walls, etc.). In older buildings with a long renovation history, conditions beneath flooring/

underlayments may vary (multi-layered flooring, underlayments, mastics, glues, etc.) and may not have been identified by Atlas during this limited non-destructive investigation. Atlas did not perform a survey of suspect materials associated with the building exterior and roofs. If future renovation/demolition activities make these above-noted areas or equipment accessible, Atlas recommends that an assessment of these spaces be conducted at that time by accredited personnel to identify and confirm the presence or absence of additional ACMs by bulk sampling and laboratory analysis. Until then, all such unidentified materials should be treated as assumed ACM. A specific pre-renovation/demolition ACM survey is recommended before any planned renovation/demolition activity.

Any future replacement materials should be checked for the presence of asbestos before installation. Replacement materials may be checked for the presence of asbestos by referring to product labels, Safety Data Sheets (SDS), and by bulk sampling/lab analysis. In April 2019, USEPA issued a final rule that strengthens the Agency's ability to review rigorously an expansive list of asbestos products that are no longer on the market before they could be sold again in the United States. This action gives USEPA the authority to prohibit the use of these products or put in place restrictions to protect public health.

9.8 Per- and Polyfluoroalkyl Substances

Perfluoroalkyl and polyfluoroalkyl substances (PFAS) are a class of man-made chemicals that are widely used in industrial processes and consumer products, including food-contact surfaces (cookware, pizza boxes, fast food wrappers, etc.), polishes, waxes, paints, stain repellents, cleaning products, dust suppression for chrome plating, electronics manufacturing, oil and mining for enhanced recovery, and performance chemicals (hydraulic fluid, fuel additives, etc.). Direct release of PFAS or PFA products into the environment has occurred through the aqueous film-forming foam in training and emergency response and releases from industrial facilities, landfills, and wastewater treatment effluent. PFAS and their breakdown products are persistent in the environment and have known or suspected toxicity. Health effects associated with PFAS include liver, immune system, developmental, endocrine, metabolic, and neurobehavioral toxicity, thyroid disease, diabetes, testicular and kidney cancer, and other ailments. PFAS are transported through air emissions, deposited onto the surface, leach into soils and groundwater, and/or transported offsite as solid waste and disposed of in landfills.

Atlas evaluated the current and former Subject Property and adjacent property uses for the potential of PFAS impacts on the subsurface in the Subject Property vicinity. Atlas utilized the Environmental Working Group PFAS Contamination in the U.S. Map to review past use of the site related to landfills and industrial activities. Atlas did not identify information related to the spillage or disposal of PFAS-containing substances at the Subject Property or the adjacent properties.

10.0 REFERENCES

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ASTM International. *E2600-15 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. West Conshohocken, PA; ASTM International, 2015. DOI: 10.1520/E2600-15 (https://doi.org/10.1520/E2600-15).

Fulton County Fire and Rescue Department, https://www.fultoncountyga.gov/inside-fulton-county/fulton-county-departments/emergency-services.

City of Atlanta, https://fultoncountyga.gov/

Corrective Action Plan - Part A, Georgia Power Company - West Fulton Operating Headquarters; prepared by Environmental Corporation of America, dated May 3, 1996.

EDR, *Certified Sanborn Map Report*, Potential Fulton County Government Site, 1281 Fulton Industrial Boulevard NW, Atlanta, Georgia, dated March 2, 2023.

EDR, *EDR- Historical Topo Map Report,* Potential Fulton County Government Site, 1281 Fulton Industrial Boulevard NW, Atlanta, Georgia, dated March 2, 2023.

EDR, *The EDR Aerial Photo Decade Package,* Potential Fulton County Government Site, 1281 Fulton Industrial Boulevard NW, Atlanta, Georgia, dated March 2, 2023.

EDR, *The EDR-City Directory Image Report*, Potential Fulton County Government Site, 1281 Fulton Industrial Boulevard NW, Atlanta, Georgia, dated March 2, 2023.

EDR, *The EDR Radius Map with GeoCheck*, Potential Fulton County Government Site, 1281 Fulton Industrial Boulevard NW, Atlanta, Georgia, dated March 2, 2023.

EDR, *The EDR-Environmental Lien and AUL Search*, Potential Fulton County Government Site, 1281 Fulton Industrial Boulevard NW, Atlanta, Georgia, dated March 9, 2023.

EDR, *The EDR-Building Permit Report*, Potential Fulton County Government Site, 1281 Fulton Industrial Boulevard NW, Atlanta, Georgia, dated March 2, 2023.

EPA Envirofacts database, https://enviro.epa.gov/index.html.

EPA, Site-Specific National Cleanup Databases, https://www.epa.gov/cleanups/site-specific-national-cleanup-databases.

EWG, PFAS Contamination in the U.S. (January 6, 2021), https://www.ewg.org/interactive-maps/pfas_contamination/.

FEMA FIRM, for Fulton County, Georgia Community-Panel Number 13121C0236F, dated September 18, 2013.

FEMA, FEMA Flood Map Service Center Website https://msc.fema.gov/portal/home.

Fulton County Assessors Office, https://fultonassessor.org/.

Fulton County, Drinking Water Quality Report, dated 2022.

Fulton County Fire and Rescue Department, https://www.fultoncountyga.gov/inside-fulton-county/fulton-county-departments/emergency-services.

Fulton County Health Department, https://www.fultoncountyga.gov/inside-fulton-county/fulton-county-departments/board-of-health/environmental-health/.

Fulton County Sewer Department, https://fultoncountyga.gov/.

GAEPD, https://epd.georgia.gov/.

Georgia Power, https://www.georgiapower.com/.

Google Earth, https://www.google.com/earth/.

Historic Aerials, https://www.historicaerials.com/viewer.

Initial Site Characterization Report; prepared by Kiber Environmental Services, dated April 15, 1993.

Review Information Leading to Determination of "No Further Corrective Action Required" (NFCAR); prepared by GAEPD, dated June 8, 1994.

USDA. Natural Resources Conservation Service, Web Soil Survey, https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx.

USFWS, National Wetland Inventory Mapper, http://www.fws.gov/nwi/.

USGS Groundwater Data for the Nation. https://waterdata.usgs.gov/nwis/gw.

USGS Historical Topographic Map Explorer, https://livingatlas.arcgis.com/topoexplorer/index.html.

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Underground Storage Tank (UST) No Further Action Required: Georgia Power Company - West Fulton Operating Headquarters; prepared by GAEPD, dated August 14, 1996.

Underground Storage Tank (UST) Closure Assessment: Former Shell Service Station; prepared by GAEPD, dated October 11, 1990.

Underground Storage Tank (UST) Closure Report: Consolidated Freightways; prepared by GAEPD, dated March 9, 1995.

11.0 TERMS & ACRONYMS

The following provides definitions and descriptions of key terms and acronyms that may be used in this report. Italics indicate terms that are defined by ASTM Standard Practice E1527-21. The Standard Practice should be referenced for further detail (such as the precise wording), related definitions, or additional explanation regarding the meaning of terms.

all appropriate inquiries — that inquiry constituting all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined in CERCLA, 42 U.S.C §9601(35)(B), that will qualify a party to a commercial real estate transaction for one of the threshold criteria for satisfying the LLPs to CERCLA liability (42 U.S.C §9601(35)(A) & (B), §9607(b)(3), §9607(q); and §9607(r)), assuming compliance with other elements of the defense.

activity and use limitations — legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property.

bona fide prospective purchaser liability protection - (42 U.S.C. §9607(r)) — a person may qualify as a bona fide prospective purchaser if, among other requirements, such person made "all appropriate inquiries into the previous ownership and uses of the facility in accordance with generally accepted good commercial and customary standards and practices." Knowledge of contamination resulting from all appropriate inquiries would not generally preclude this liability protection. A person must make all appropriate inquiries on or before the date of purchase. The facility must have been purchased after January 11, 2002.

business environmental risk (BER) — a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. Consideration of BER issues may involve addressing one or more non-scope considerations, some of which are identified in ASTM Standard Practice Section 13.

contiguous property owner liability protection - (42 U.S.C. §9607(q)) — a person may qualify for the contiguous property owner liability protection if, among other requirements, such person owns real property that is contiguous to, and that is or may be contaminated by hazardous substances from other real property that is not owned by that person. Furthermore, such person conducted all appropriate inquiries at the time of acquisition of the property and did not know or have reason to know that the property was or could be contaminated by a release or threatened release from the contiguous property. The all appropriate inquiries must not result in knowledge of contamination. If it does, then such person did "know" or "had reason to know" of contamination and would not be eligible for the contiguous property owner liability protection.

controlled recognized environmental condition (CREC) — a *recognized environmental condition* affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations)

data failure — a failure to achieve the historical research objectives in 8.3.1 through 8.3.2.2 even after reviewing the standard historical sources in 8.3.4.1 through 8.3.4.8 that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

data gap — a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).

de minimis condition — is a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of the appropriate governmental agencies. Conditions determined to be *de minimis* are not RECs nor *controlled recognized environmental conditions.*

engineering controls (EC) — physical modifications to a site or facility (for example, capping, slurry walls, or point of use water treatment) to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or groundwater on a property. Engineering controls are a type of activity and use limitation (AUL).

environmental lien — a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 U.S.C. §§9607(1) & 9607(r) and similar state or local laws.

environmental professional — a person meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b). The person may be an independent contractor or an employee of the user.

fill dirt — dirt, soil, sand, or other earth, that is obtained off-site, that is used to fill holes or depressions, create mounds, or otherwise artificially change the grade or elevation of real property. It does not include material that is used in limited quantities for normal landscaping activities.

hazardous substance — a substance defined as a hazardous substance pursuant to CERCLA 42 U.S.C.§9601(14), as interpreted by EPA regulations and the courts:" (A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title, (C) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Resource Conservation and Recovery Act of 1976 (RCRA), as amended, (42 U.S.C. §6921) (but not including any waste the regulation of which under RCRA (42 U.S.C.§§6901 et seq.) has been suspended by Act of Congress), (D) any toxic pollutant listed under section 1317(a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 U.S.C. §7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the

Administrator (of EPA) has taken action pursuant to section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)."

hazardous waste — any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of RCRA, as amended, (42 U.S.C. §6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. §§6901-6992k) has been suspended by Act of Congress). RCRA is sometimes also identified as the Solid Waste Disposal Act. RCRA defines a hazardous waste, at 42 U.S.C. §6903, as: "a solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may - (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed."

hazardous waste/contaminated sites — sites on which a release has occurred, or is suspected to have occurred, of any hazardous substance, hazardous waste, or petroleum products, and that release or suspected release has been reported to a government entity.

historical recognized environmental condition (HREC) — a previous release of hazardous substances or petroleum products affecting the Subject Property and has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A *historical recognized environmental condition* is not a *recognized environmental condition.*

innocent landowner defense - (42 U.S.C. §§9601(35) & 9607(b)(3)) — a person may qualify as one of three types of innocent landowners: (i) a person who "did not know and had no reason to know" that contamination existed on the property at the time the purchaser acquired the property; (ii) a government entity which acquired the property by escheat, or through any other involuntary transfer or acquisition, or through the exercise of eminent domain authority by purchase or condemnation; and (iii) a person who "acquired the facility by inheritance or bequest." To qualify for the innocent landowner defense, such person must have made all appropriate inquiries on or before the date of purchase. Furthermore, the all appropriate inquiries must not have resulted in knowledge of the contamination. If it does, then such person did "know" or "had reason to know" of contamination and would not be eligible for the innocent landowner defense.

Landowner Liability Protections (LLPs) — landowner liability protections under CERCLA; these protections include the bona fide prospective purchaser liability protection, contiguous property owner liability protection, and innocent landowner defense from CERCLA liability. See 42 U.S.C. §§9601(35)(A), 9601(40), 9607(b), 9607(q), 9607(r).

material threat — a physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional (EP), is threatening and might result in impact to public health or the environment.

migrate/migration — refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

petroleum products, n — those substances included within the meaning of the petroleum exclusion to CERCLA, 42 U.S.C. § 9601(14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of 42 U.S.C. § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).

property use limitation — limitation or restriction on current or future use of a property in connection with a response to a release, in accordance with the applicable regulatory authority or authorities that allows hazardous substances or petroleum products to remain in place at concentrations exceeding unrestricted use criteria.

recognized environmental condition(s) (REC) — (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A *de minimis* condition is not a *recognized environmental condition.*

safety data sheets — written or printed material that is prepared by chemical manufacturers and importers for distributors and employers use that provides comprehensive information regarding a hazardous chemical pursuant to OSHA's Hazard Communication Standard (HCS), 29 CFR § 1910.1200.

significant data gap — a data gap that affects the ability of the environmental professional to identify a r*ecognized environmental condition.*

site reconnaissance — that part that is contained in ASTM E1527-21 Section 9 of this practice and addresses what should be done in connection with the site visit. The site reconnaissance includes, but is not limited to, the site visit done in connection with such a Phase I Environmental Site Assessment.

site visit — the visit to the property during which observations are made constituting the site reconnaissance section of this practice.

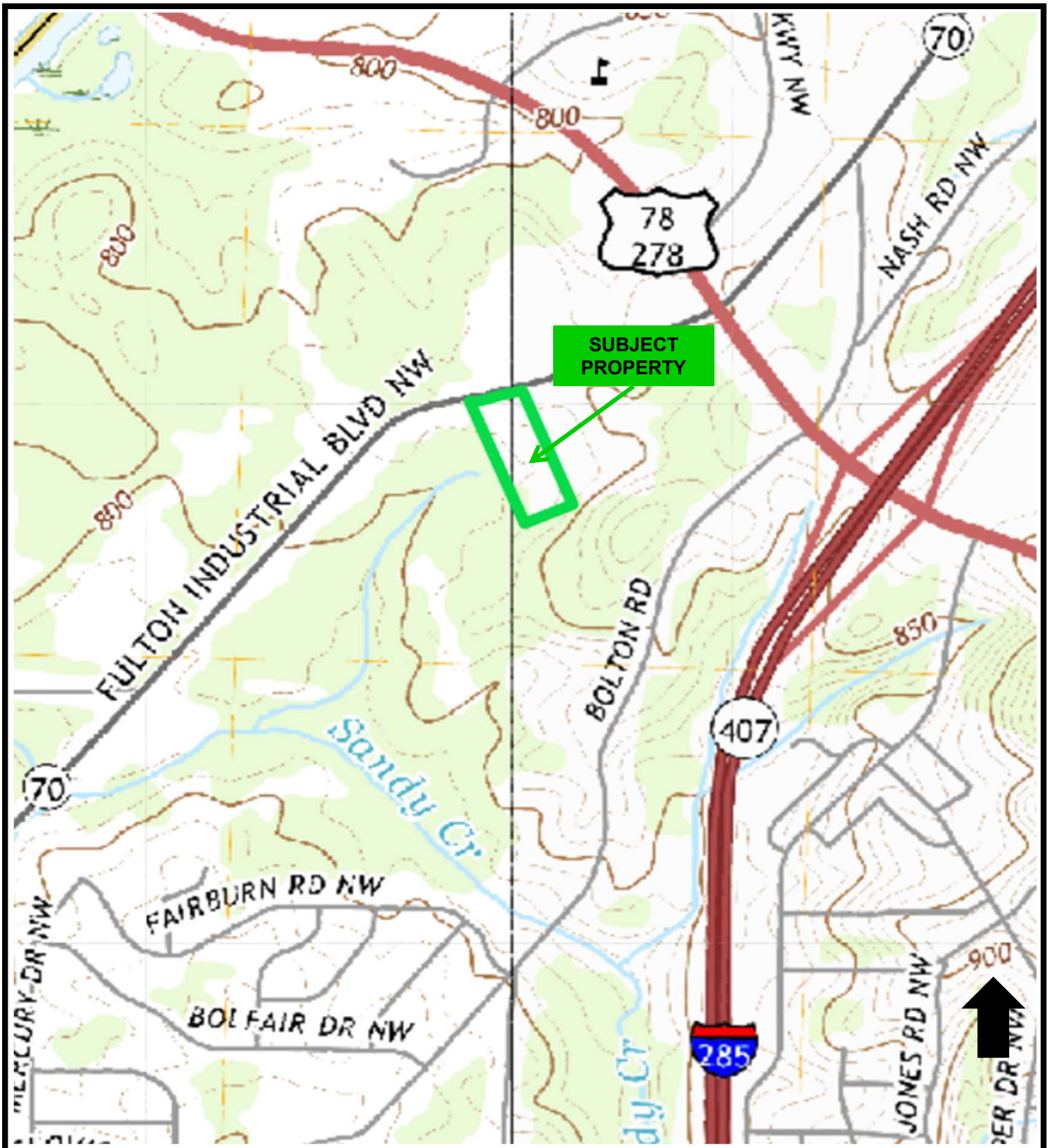
Subject Property — the property that is the subject of the environmental site assessment described in Section 1.1 that is the subject of this ESA report.

USGS 7.5 Minute Topographic Map — USGS Topographic Map, including the current US Topo 7.5-Minute Series or the historical 7.5-Minute Topographic Series, which is available from the United States Geologic Survey and showing the Subject Property.

Units — The values stated in inch-pound units are to be regarded as the standard. The values given in parentheses are mathematical conversions to SI units that are provided for information only and are not considered standard.

visually and/or physically observed — during a site visit pursuant to this practice, this term means observations made by vision while walking through a property and the structures located on it and observations made by the sense of smell, particularly observations of noxious or foul odors. The term "walking through" is not meant to imply that disabled persons who cannot physically walk may not conduct a site visit; they may do so by the means at their disposal for moving through the property and the structures located on it.

Figures



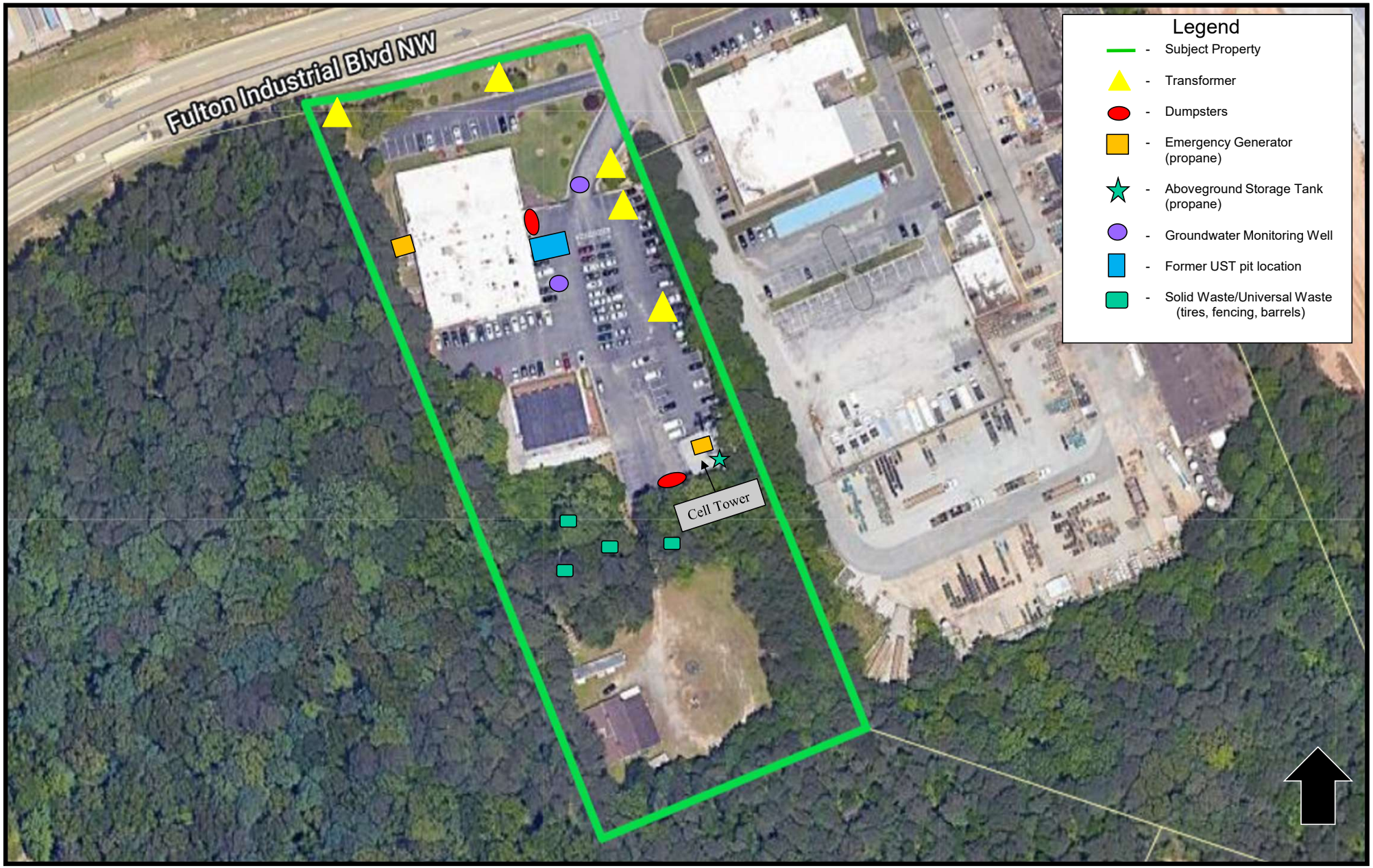
SOURCE: *USGS Topographic Map, Northwest Atlanta and Mableton, Georgia Quadrangle, 7.5 Minute Series, dated 2020.*

2450 Commerce Avenue, Suite 100
Duluth, Georgia 30096
770.263.5945

SITE VICINITY MAP

PROPOSED FULTON COUNTY GOVERNMENT SITE
1281 FULTON INDUSTRIAL BOULEVARD NW
ATLANTA, GEORGIA 30318

PROJECT NO.: 23-FULT-ESABS		
APPENDIX: FIGURES	SCALE:1:1000	REVIEWED BY: CRJ
DRAWN BY: IKH	DATE: 03/2023	

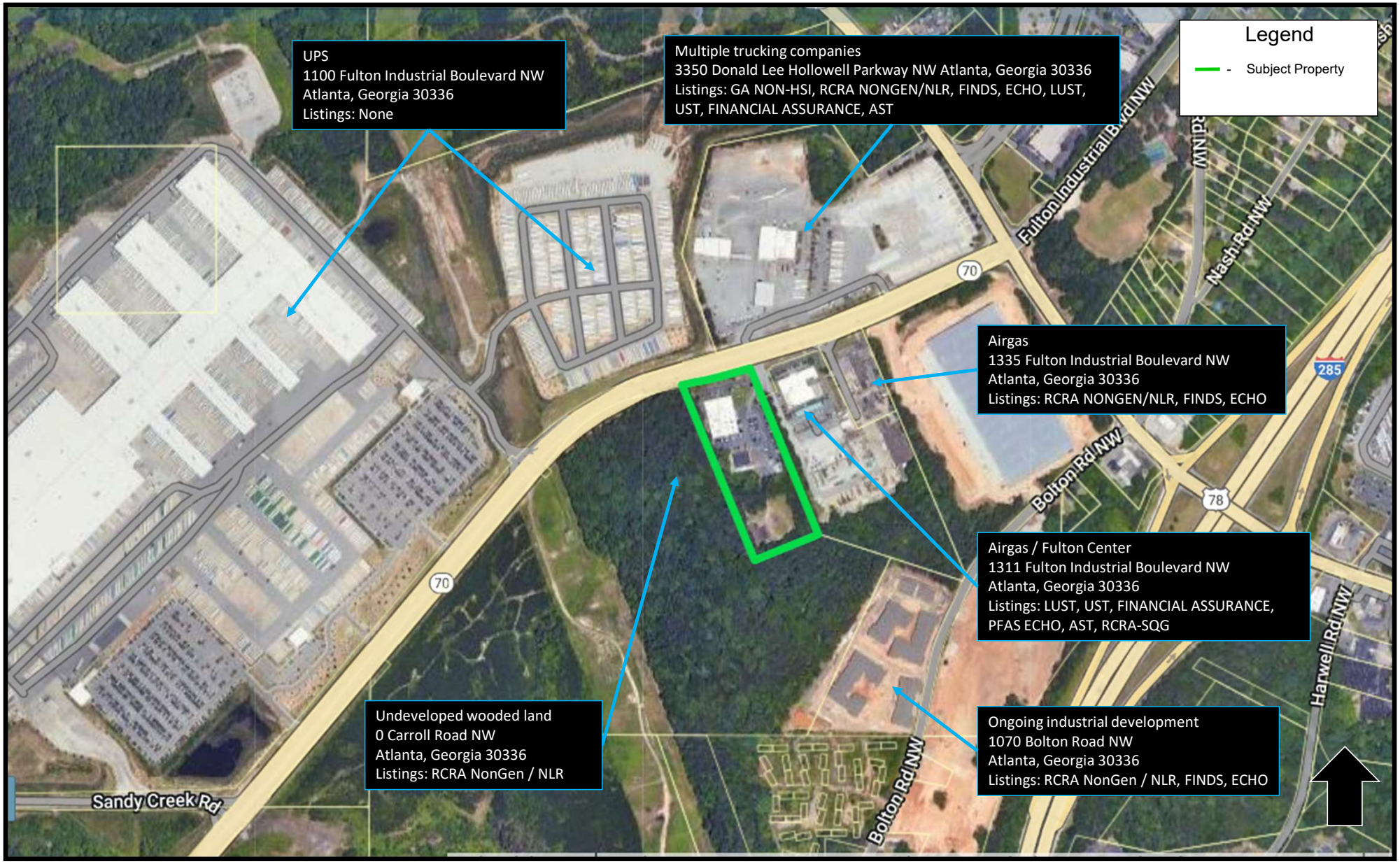


ATLAS
2450 Commerce Avenue,
Suite 100
Duluth, Georgia 30096
(770) 263-5945

SOURCE: EDR LIGHTBOX 2023 AERIAL		
PROJECT NO. 23-FULT-ESABS	SCALE: 1:100	DATE:03/2023
DRAWN BY: IKH	REVIEWED BY: CRJ	

SITE PLAN

PROPOSED FULTON COUNTY GOVERNMENT SITE
1281 FULTON INDUSTRIAL BOULEVARD NW
ATLANTA, GEORGIA 30318



ATLAS
2450 Commerce Avenue,
Suite 100
Duluth, Georgia 30096
(770) 263-5945

SOURCE: EDR LIGHTBOX 2023 AERIAL		
PROJECT NO. 23-FULT-ESABS	SCALE: 1:500	DATE:03/2023
DRAWN BY: IKH	REVIEWED BY: CRJ	

SURROUNDING AREA MAP

PROPOSED FULTON COUNTY GOVERNMENT SITE
1281 FULTON INDUSTRIAL BOULEVARD NW
ATLANTA, GEORGIA 30318

Site Photographs

1 : Representative view of the Subject Property facing west.

2 : View of Subject Property occupant sign.

3 : View of the office building facing north.

4 : View of office building facing east.

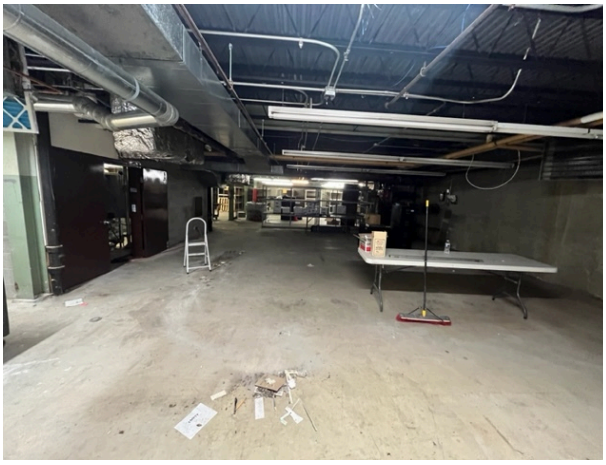
5 : View of the office building facing south.

6 : View of the office building facing west.

7 : View of lobby of the office building.

8 : Representative view of office building hallway.

9 : Office building breakroom.

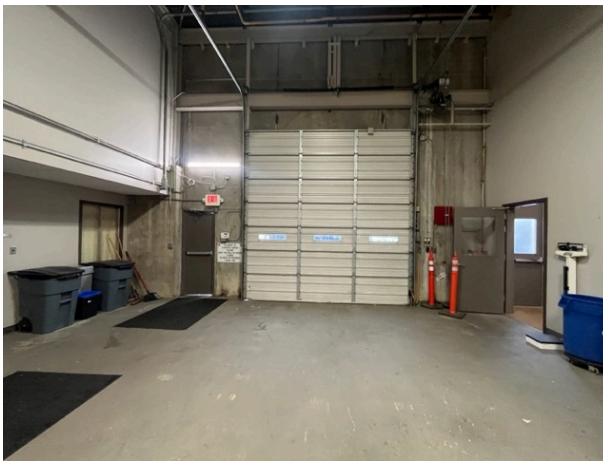


10 : View of office building storage and mechanical room.

11 : View of accounting department lobby.

12 : View of office space containing cubicles.

13 : View of office building warehouse facing west.

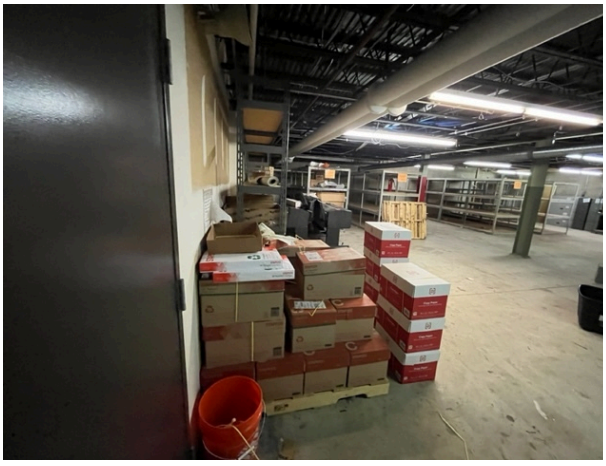


14 : View of the office building warehouse bay door.

15 : View of main level sink and bathroom.

16 : View of office building womens bathroom.

17 : View of janitorial supplies located in office building closet.



18 : View of office building storage and mechanical room.

19 : View of stored office supplies.

20 : View of office building maintenance supplies.

21 : View of stored computer parts located within the warehouse.

22 : View of new batteries stored within the warehouse.

23 : Disposed light ballast located in the office building breakroom.

24 : Exterior view of office building bay door.

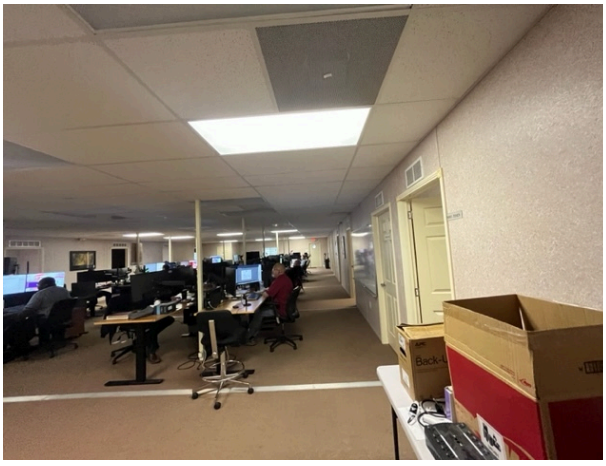
25 : View of solid waste roll off located adjacent to office building bay door.

26 : View of the office trailer facing northwest.

27 : View of the office trailer facing east.

28 : View of the office trailer facing south.

29 : View of the office trailer facing west.



30 : Interior view of office trailer.

31 : Water damaged ceiling tiles located within the office trailer.

32 : View of breakroom area located within the office-trailer.

33 : View of maintenance supplies located within the office trailer.

34 : View of aboveground septic tanks located in the rear of the office trailer.

35 : View of vacant warehouse facing north.

36 : View of the vacant warehouse facing east southeast.

37 : View of the vacant warehouse facing south.

38 : View of vacant warehouse facing west.

39 : Interior view of the vacant warehouse.

40 : View of stored conex box.

41 : View of Subject Property parking lot facing south.

42 : View of groundwater monitoring well located in the parking lot.

43 : View of the gated cell tower facing southeast.

44 : View of cell tower within gated fence.

45 : View of emergency generator.

46 : View of approximately 250-gallon propane tank.

47 : Representative view of pad mounted transformer located north of the office building.

48 : Representative view of one pole mounted transformer located on the eastern portion of the Subject Property.

49 : View of solid waste dumpsters located in the southern portion of the parking lot.

50 : View of air conditioners and emergency generator located in the rear of the office building.

51 : Interior view of emergency generator.

52 : View of retail sized propane tanks stored in the rear of the office building.

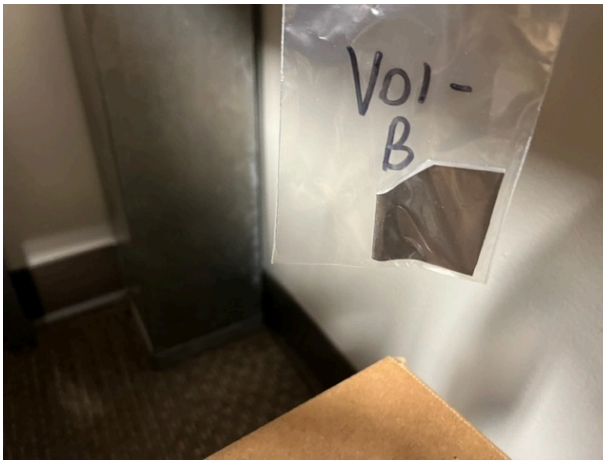
53 : View of runoff into unnamed tributary on the southern portion of the Subject Property.

54 : View of unnamed tributary of Sandy Creek.

55 : View of nonhazardous refuse.

56 : View of empty 50-gallon drum located in the southern portion of the Subject Property.

57 : View of Sample V01-A.



58 : View of Sample V01-B.

59 : View of Sample V01-C.

60 : View of Sample CT01-A.

61 : View of positive ACM located under hallway sink within the office building.

62 : View of Sample FA01-B.

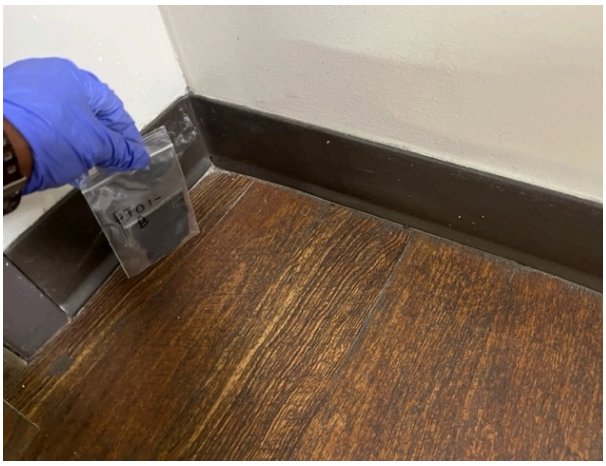
63 : View of Sample FA01-C.

64 : View of Sample DW01-A.

65 : View of Sample DW01-B.

66 : View of Sample DW01-C.

67 : View of Sample FT01-A.



68 : View of Sample FT01-B.

69 : View of Sample FT01-C.

70 : View of Sample INS01-A.

71 : View of Sample INS01-B.

72 : View of Sample INS01-C.

73 : View of Sample CT02-A.

74 : View of northwest adjoining property.

75 : View of north adjoining property.

76 : View of east adjoining property.

77 : View of the air gas facility located east adjacent to the Subject Property.

78 : View of south adjoining property.

79 : View of west adjoining property.

User Provided Documentation

Exhibit A
PSTC Preliminary Site Plans

Test Site and Buildings

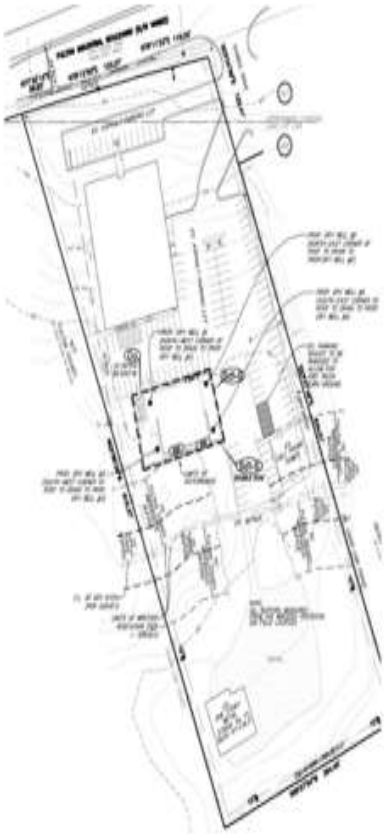


Exhibit B

1281 Fulton Industrial Boulevard, Atlanta, GA

Affidavit of Ownership

CARMEN S. MILLS, P.C.
2100 RiverEdge Parkway
Suite 700
Atlanta, Georgia 30328

AFFIDAVIT OF OWNER

STATE OF GEORGIA

COUNTY OF FULTON

Personally appeared before me, the undersigned who being duly sworn, deposes and says on oath that he/she is the President of **CLEVELAND GROUP, INC.,** the owner (hereinafter referred to as "Owner") of the following described property (hereinafter "Property"), to wit:

See Exhibit "A" and "B" Attached Hereto And
By This Reference Incorporated Herein

That the Property is also fully described in a Right of Way Deed this day duly authorized, executed and delivered to the **DEPARTMENT OF TRANSPORTATION of the State of Georgia (the "DOT").**

That there is no outstanding indebtedness for equipment, appliances, or other fixtures attached to the Property.

That insofar as Owner is aware, all improvements on the Property are within the boundary lines of the Property and do not encroach on any other land.

That the lines and corners of the Property are clearly marked, and that there are no disputes concerning the location of the lines and corners.

That there are no pending suits, proceedings, judgments, bankruptcies, liens, or executions against Owner either in the aforesaid County or any other County in the State of Georgia.

That Owner has been in open and peaceful possession of the Property, that Owner knows of no adverse claims to Owner's claim of title, and that Owner has a perfect right to convey good, fee simple, marketable title to the Property free and clear of any liens or encumbrances.

That no improvements or repairs have been made on the Property during the ninety-five (95) days immediately preceding this date or, if there were any such improvements or repairs made, that the agreed price or reasonable value of all labor, services and materials has been paid to all contractors, subcontractors, suppliers, laborers, materialmen or other person providing such labor, services or materials; that the improvements or repairs have been fully completed in

accordance with the terms of the contracts; that there are no contracts pending and not yet completed; and that there are no outstanding debts incurred for labor or materials used in making such improvements or repairs or for services of architects, surveyors, engineers or other person incurred in connection therewith. Owner acknowledges that these representations regarding such improvements or repairs are made pursuant to the provisions of the Official Code of Georgia Annotated Section 44-14-361.2.

That there are no unpaid bills or liens against the Property for sewerage, water main, sidewalk or street improvements.

That there are no leases or tenancies on the Property.

That there are no retention of title contracts, bills of sale or other encumbrances of record affecting title to any personal property installed on the Property.

That, except for Owner's discussion with **DOT**, Owner has received no notice of, nor is Owner aware of, any pending, threatened or contemplated action by any governmental authority or agency having the power of eminent domain, which might result in any part of the Property being taken by condemnation or conveyed in lieu thereof.

That Owner has not entered into, nor are there, any agreements or contracts relating to any development, sale or leasing of the Property except to **DOT**.

That, to the best of his knowledge, Owner has received no notice (oral or written) that any municipality or other governmental or quasi-governmental authority has determined that there are any violations of zoning, health, environmental, or other statutes, ordinances or regulation affecting the Property, and Owner has no knowledge of any such violation. In the event Owner has knowledge of any such violations prior to the closing of the sale of the Property to **DOT**, Owner shall promptly notify **DOT** thereof.

That, to the best of his knowledge, Owner has no knowledge of the Property having been previously used as a landfill, dump, or storage facility for garbage or refuse.

That, to the best of his knowledge, Owner has received no notice (oral or written) of the existence of any areas on the Property where "hazardous substances or waste" (as hereinafter defined) have been disposed of, released, or found, and Owner has no knowledge of the existence of any such areas or of the storage or disposal of any hazardous substances or waste on the Property. For purposes of this Affidavit, the term "hazardous substances or waste" shall mean petroleum (including crude oil or any fraction thereof), petroleum products, asbestos or asbestos products and any substance identified in CERCLA, or any other federal, state or county legislation or ordinances regarding use, storage or disposal of substances which may be termed "hazardous" or "waste".

That Owner is not classed as non-resident alien for purposes of income taxation by the United States of America.

That Owner is authorized to make this Affidavit and is personally familiar with the matters set forth herein.

The Owner and Affiant acknowledge that the legal services performed by the closing attorney were on behalf of the Department of Transportation, and not on behalf of the Owner. Owner is aware that it might obtain counsel to represent Owner in the closing. Owner/Affiant further acknowledges that this statement is a defense to any action or proceeding against the closing attorney for the Department of Transportation.

Affiant hereby certifies that Owner has not filed any bankruptcy proceedings in this jurisdiction which would affect title to the Property.

Owner is aware that this Affidavit is an inducement to and will be relied upon by the **DOT** and attorneys certifying title to the Property. Owner acknowledges that the matters set forth herein pertain to such state of facts as exists on the date this Affidavit is given and prior to the disbursement of any funds on the closing of the sale of the Property to **DOT**.

Sworn to and subscribed
before me this 27 day
of December, 2006.

Notary Public

[Notarial Seal]

By: _____

Title: President

CLEVELAND GROUP, INC. CORPORATE SEAL GEORGIA

Parcel 90A

EXHIBIT "A"

PROJECT NO.:	MLP-70(25)	Fulton County
P. I. NO.:	751710	
PARCEL NO.:	90A	
REQ'D R/W:	0.019 acres	
REQ'D EASEMENT:	2416.43 SF	
DATE OF R/W PLANS:	October 12, 1993	
REVISION DATE:	October 03, 2006	

Required Right of Way

All that tract or parcel of land lying and being in Land Lot 267 & 268 of the 17 Land District of Fulton County, Georgia, being more particularly described as follows:

Beginning at a point 50 feet right of and opposite Station 199+17.5056 on the construction centerline of Fulton Industrial Boulevard on Georgia Highway Project No. MLP-70(25) ; running thence N 74°10'50.8" E a distance of 60.66 feet to a point 50.12 feet right of and opposite station 199+78.1692 on said construction centerline laid out for FIB; thence N 77°39'43.2" E a distance of 125.00 feet to a point 57.95 feet right of and opposite station 201+02.9243 on said construction centerline laid out for FIB; thence S 12°35'13.4" E a distance of 5.00 feet to a point 62.94 feet right of and opposite station 201+02.6326 on said construction centerline laid out for FIB; thence S 77°24'50.7" W a distance of 125.00 feet to a point 55.65 feet right of and opposite station 199+77.8463 on said construction centerline laid out for FIB; thence S 79°25'08.9" W a distance of 60.60 feet back to the point of beginning. Containing 0.019 acres more or less.

Permanent Construction Easement

ALSO, granted is the right to construct and maintain any required slopes within the easement area shown colored orange on the attached plat.

All that tract or parcel of land lying and being in Land Lot 267 & 268 of the 17 Land District of Fulton County, Georgia, being more particularly described as follows:

Beginning at a point 60.27 feet right of and opposite Station 199+18.7923 on the construction centerline of Fulton Industrial Boulevard on Georgia Highway Project No. MLP-70(25) ; running thence N 73°45'16.9" E a distance of 126.16 feet to a point 59.58 feet right of and opposite station 200+44.9527 on said construction centerline laid out for FIB; thence N 77°24'20.9" E a distance of 57.78 feet to a point 62.94 feet right of and opposite station 201+02.6326 on said construction centerline laid out for FIB; thence N 12°35'13.4" W a distance of 5.00 feet to a point 57.95 feet right of and opposite station 201+02.9243 on said construction centerline laid out for FIB; thence N 77°24'51.9" E a distance of 20.36 feet to a point 59.14 feet right of and opposite station 201+23.2479 on said construction centerline laid out for FIB; thence N 77°08'41.9" E a distance of 93.13 feet to a point 64.14 feet right of and opposite station 202+16.2469 on said construction centerline laid out for FIB; thence S 23°19'01.1" E a distance of 8.32 feet to a point 72.38 feet right of and opposite station 202+17.3160 on said construction centerline laid out for FIB; thence S 74°23'37.3" W a distance of 138.67 feet to a point 71.60 feet right of and opposite station 200+78.6524 on said construction centerline laid out for FIB; thence S 78°07'17.8" W a distance of 160.26 feet back to the point of beginning. Containing 2416.43 square feet more or less.

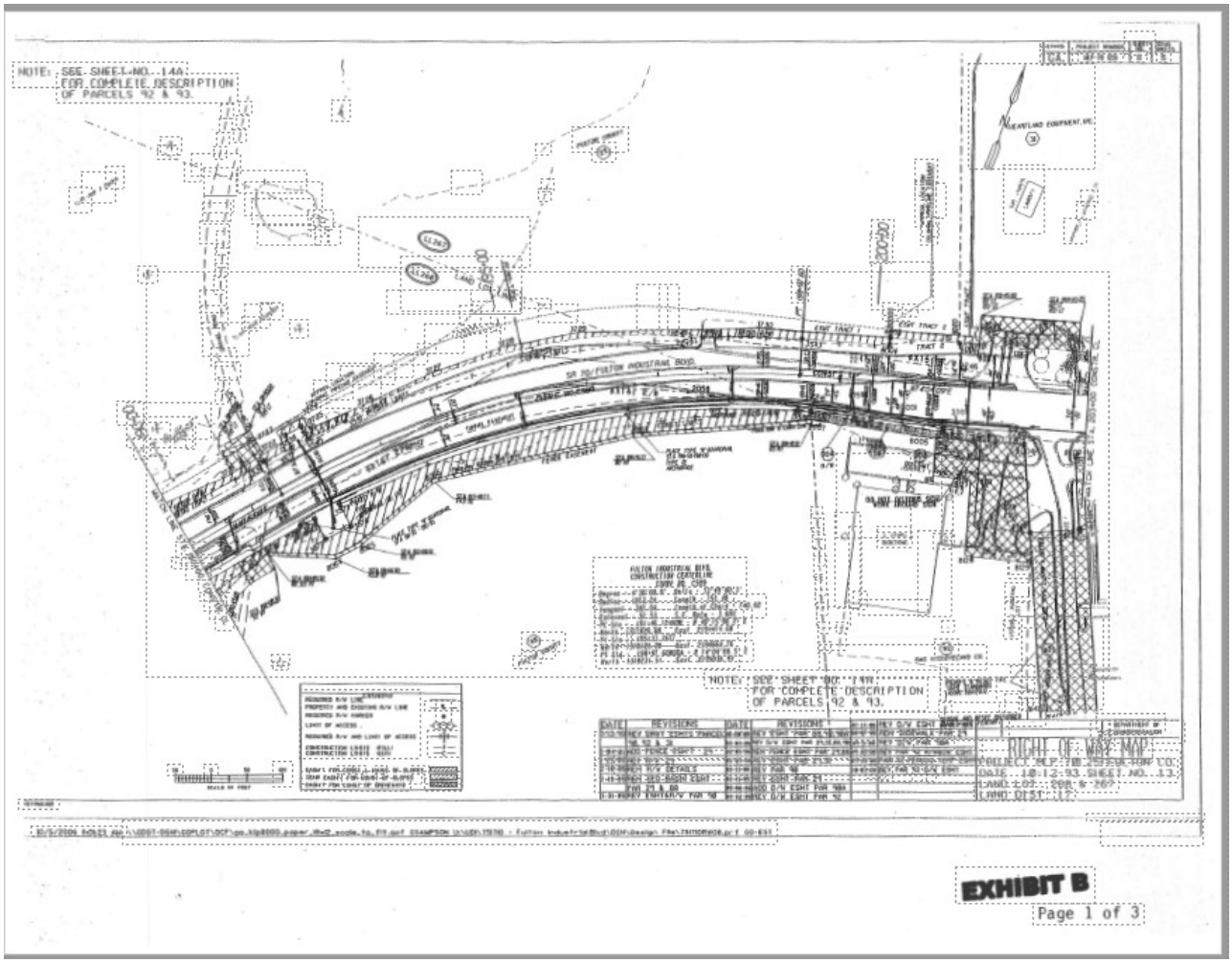
Parcel No. 90A

Temporary Driveway Easement

Also, granted is the right to construct a driveway within the easement area shown colored pink on the attached plant. This driveway easement becomes effective at the beginning of construction of the above numbered project and will expire upon completion and final acceptance of said property by the Department of Transportation.

All that tract or parcel of land lying and being in Land Lot 267 & 268 of the 17 Land District of Fulton County, Georgia, being more particularly described as follows:

Beginning at a point 72.03 feet right of and opposite Station 201+55.4421 on the construction centerline of Fulton Industrial Boulevard on Georgia Highway Project No. MLP-70(25) ; running thence S 15°55'27.1" E a distance of 43.12 feet to a point 115.16 feet right of and opposite station 201+55.4370 on said construction centerline laid out for FIB; thence S 15°55'24.2" E a distance of 75.80 feet to a point 190.96 feet right of and opposite station 201+55.4270 on said construction centerline laid out for FIB; thence N 76°36'43.7" E a distance of 77.78 feet to a point 194.41 feet right of and opposite station 202+33.1281 on said construction centerline laid out for FIB; thence S 23°18'49.1" E a distance of 41.64 feet to a point 235.70 feet right of and opposite station 202+38.4785 on said construction centerline laid out for FIB; thence S 76°36'43.5" W a distance of 93.15 feet to a point 231.57 feet right of and opposite station 201+45.4217 on said construction centerline laid out for FIB; thence N 15°55'25.3" W a distance of 105.02 feet to a point 126.55 feet right of and opposite station 201+45.4350 on said construction centerline laid out for FIB; thence S 76°36'42.9" W a distance of 52.05 feet to a point 124.24 feet right of and opposite station 200+93.4350 on said construction centerline laid out for FIB; thence N 15°55'23.7" W a distance of 52.56 feet to a point 71.68 feet right of and opposite station 200+93.4421 on said construction centerline laid out for FIB; thence N 74°23'38.0" E a distance of 62.00 feet back to the point of beginning. Containing 7683.55 square feet more or less.



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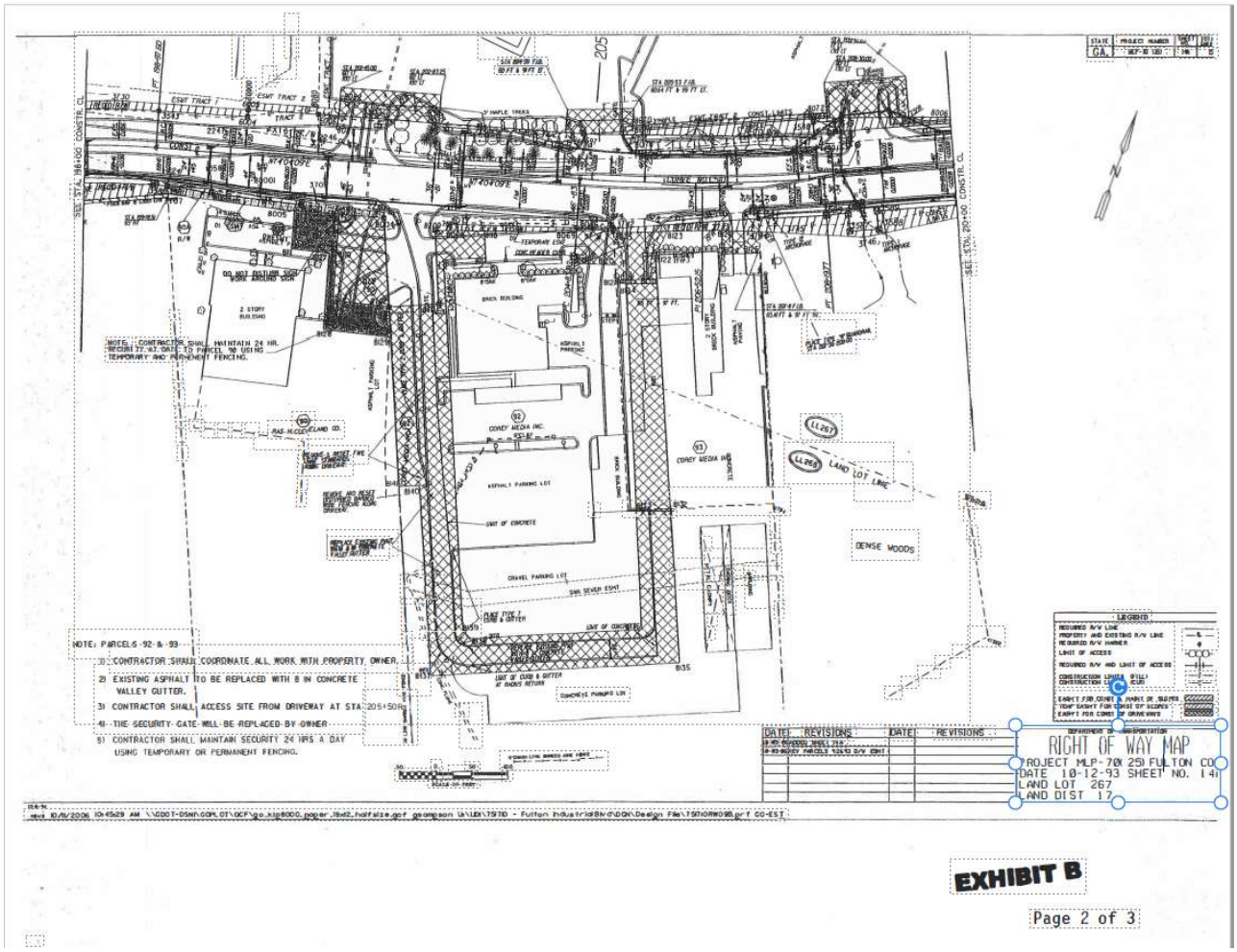


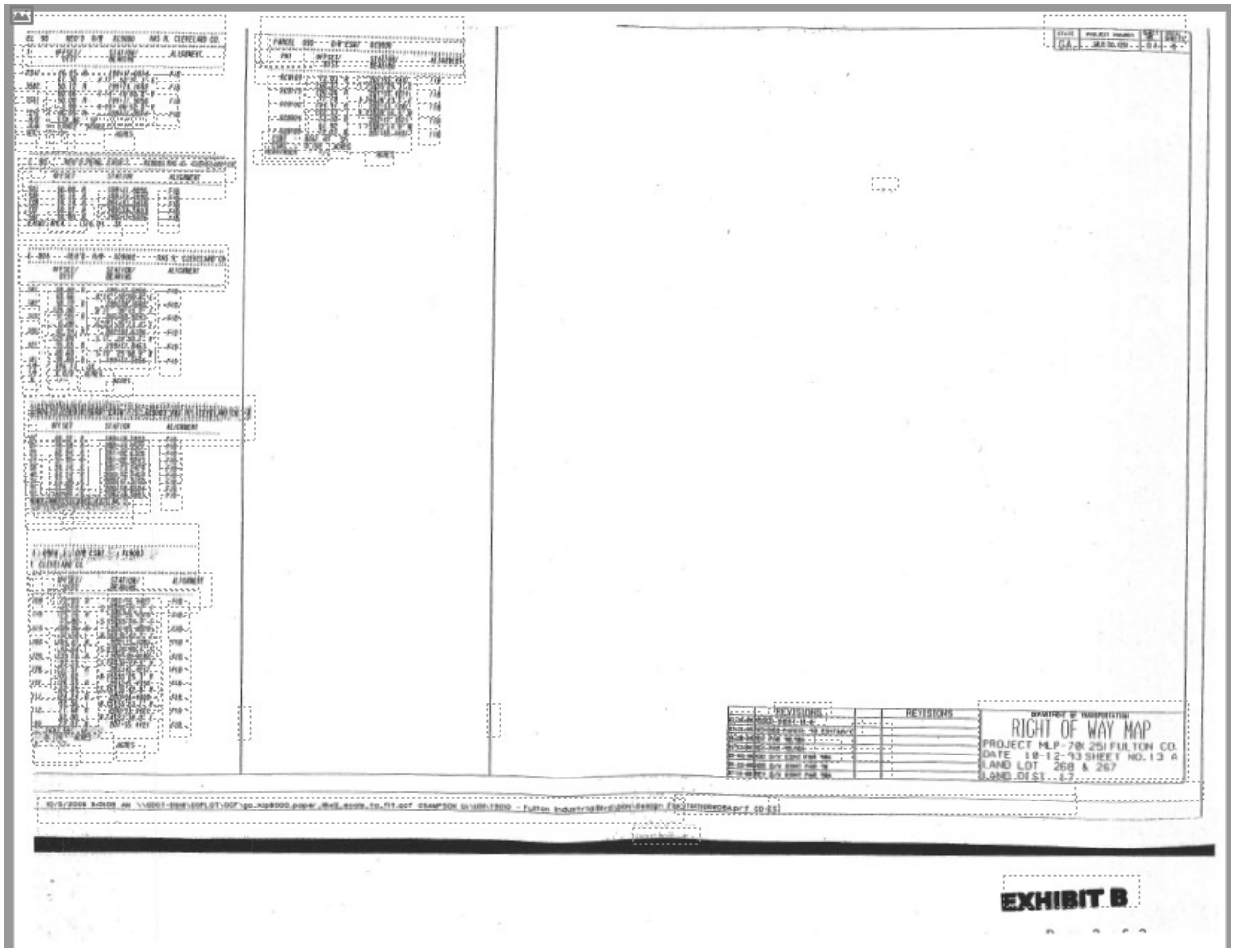


EXHIBIT B

Exhibit C

1281 Fulton Industrial Boulevard, Atlanta, GA

No Further Corrective Action Required (NFCAR)

Georgia Department of Natural Resources
Environmental Protection Division
Land Protection Branch
Underground Storage Tank Management Program
4244 International Parkway, Suite 100
Atlanta, Georgia 30354
Phone (404) 362-2687
FAX (404) 362-2654

June 8, 1994

MEMORANDUM

TO: Marlin R. Gottschalk

FROM: Tracy L. Heard

SUBJECT: Review Information Leading to Determination of "No Further Corrective Action Required" (NFCAR)
Cleveland Group, Inc.
1281 Fulton Industrial Blvd.
Atlanta, GA; Fulton County
Facility ID: 0600296

Kiber Environmental was retained by Cleveland Group to conduct closure activities for an 8,000 gallon gasoline tank. Two soil samples were taken below each end of the tank. The highest concentrations were 520 ppm TPH and 1,399 ppm BTEX. The pit was overexcavated and confirmatory samples were taken from the sidewalls at depths of 15-18 feet. The highest concentrations were 76 ppm TPH and 51 ppm BTEX. Another soil sample was taken from a trench dug topographically downgradient of the tank pit at a depth of 10 feet and was sampled for TPH. The concentration of TPH was 17 ppm and BTEX was .014 ppm. Monitoring wells were installed upgradient and downgradient of the tank pit. The groundwater was sampled for BTEX and PNA's. The samples were non-detect for BTEX but had detectable levels of Phenanthrene, 0.9 ppb and 1.3 ppb. An unnamed tributary to Sandy Creek borders the property on the southern side. A downgradient water sample was taken from the creek and was analyzed for BTEX and PNA's. The sample was non-detect for both.

Approximately 340 tons of contaminated soil was taken to Chambers Atlanta Landfill. A private well was identified within a half of a mile of the site, but the remaining contamination is below level A standards. I recommend no further corrective action for this site.

TH:thclclev1281.34

File (CA): Fulton; Atlanta; Cleveland Electric; 1281 Fulton Industrial Blvd.

2450 Commerce Avenue, Suite 100
Duluth, Georgia 30096-8910

Current Site Owner/Occupant/Site Manager Questionnaire

Property Name/Use: _____

Date	3/20/2023
Name	KEN HARBOUR
Address	1291 FULTON INDUSTRIAL BLVD
E-mail	kenh@clevelandgrop.com
Title and Organization	CFO Cleveland Grovp. Inc.

1. **Do you know the past uses of the property? If yes, please describe.**
   Administrative office since 1968.
2. **How long has the current owner of the property owned the site?**
   Since 1968
3. **Do you know of specific chemicals that are present or once were present at the property?** None present
   Past - UST for fuel. Remediation complete.
4. **Do you know of spills or other chemical releases that have taken place at the property?**
   NO
5. **Do you know of any environmental cleanups that have taken place at the property?**
   YES. UST for fuel. was remediated and signed off as no further action required.
6. **Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?**
   NO

7. **Are you aware of any engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?** NO

8. **Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?** NO

Instructions for questionnaire:

Please check only one response for each question. For the purposes of this questionnaire, "Subject Property" includes all area, structures, facilities, and activities within the boundaries of the property. "Adjoining Properties" includes properties that border the subject property, including properties that are separated by a street, road, railroad, or other public thoroughfare. If you answer "Yes" to a question, please provide comments or additional information in the space provided below.

No.	Question	Response		
		YES	NO	UNK
1	Do you have knowledge of past or present industrial use of the subject property?		X	
2	Do you have knowledge of past or present industrial use of the any adjoining properties?		X	
3	Do you have knowledge of past or present use of the subject property as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, waste treatment, storage, disposal, processing, or recycling facility?	X		
4	Do you have knowledge of past or present use of any adjoining properties as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, waste treatment, storage, disposal, processing, or recycling facility?		X	
5	Do you have knowledge of past or present storage of damaged or discarded automotive or industrial batteries, pesticides, paints or chemicals in containers greater than 5-gallons in volume on the subject property?		X	
6	Do you have knowledge of past or present storage of damaged or discarded automotive or industrial batteries, pesticides, paints or chemicals in containers greater than 5-gallons in volume on any adjoining properties?		X	
7	Do you have knowledge of past or present storage of 55-gallon drums or other bulk chemical containers subject property?		X	
8	Do you have knowledge of past or present storage of 55-gallon drums or other bulk chemical containers on any adjoining properties?		X	
9	Do you have knowledge of past or present placement of fill dirt that originated from a contaminated site on the subject property?		X	

No.	Question	Response YES	NO	UNK
10	Do you have knowledge of past or present placement of fill dirt that originated from a contaminated site on any adjoining properties?		X	
11	Do you have knowledge of past or present pits, ponds, or lagoons on the subject property?		X	
12	Do you have knowledge of past or present pits, ponds, or lagoons on any adjoining properties?		X	
13	Do you have knowledge of past or present spills or releases of hazardous substances or petroleum products on the subject property?		X	
14	Do you have knowledge of past or present spills or releases of hazardous substances or petroleum products on any adjoining properties?		X	
15	Do you have knowledge of past or present underground storage tanks at the subject property?	X		
16	Do you have knowledge of past or present underground storage tanks at any adjoining properties?		X	
17	Do you have knowledge of past or present floor drains located on the subject property?	X		
18	Do you have knowledge of past or present contamination of private water wells located on the subject property?		X	
19	Do you have knowledge of past or present contamination of private water wells located on any adjoining properties?		X	
20	Do you have knowledge of past, present, or pending environmental liens, violations, administrative orders, or consent orders with respect to the subject property?		X	
21	Do you have knowledge of past, present, or pending environmental liens, violations, administrative orders, or consent orders with respect to any adjoining properties?		X	
22	Do you have knowledge of any previous environmental assessments, testing, or investigations at the subject property? **Please Provide to Atlas**	X		
23	Do you have knowledge of any previous environmental assessments, testing, or investigations at any adjoining properties?		X	
24	Do you have knowledge of any past or present discharges of wastewater, other than storm water, into storm water, sanitary sewer, or septic systems located at the subject property?		X	
25	Do you have knowledge of past or present disposal of hazardous substances, petroleum products, tires, batteries, or other waste materials at the subject property?		X	
26	Do you have knowledge of past or present electrical transformers, capacitors, or hydraulic equipment for which there are records indicating the presence of polychlorinated biphenyls (PCBs)?		X	

Comments:

3. We used to have underground fuel storage tanks.
15. See #3 response
17. Downstairs restrooms have floor drains
27. Documents provided to purchaser

2450 Commerce Avenue, Suite 100
Duluth, Georgia 30096-8910

User/Client Questionnaire

In order to qualify for one of the *Landowner Liability Protections* (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (The "*Brownfields Amendments*"), the *user* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by users that are receiving an EPA Brownfield Assessment and Characterization grantees. The *user* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

PROPERTY NAME: 1281 Fulton Industrial Blvd, Atlanta, GA

Date	3-20-23
Name	Bill Mason
Title	DREAM FCURA Facilities Program Manager
Organization	Fulton County Government

Fill out the following questions to the best of your knowledge:

1. What is the current use of the property? Describe,

- ☐ Residential:_____
- X Commercial: Business Office_____
- ☐ Light Industrial:_____
- ☐ Industrial:_____
- ☐ Retail:_____
- ☐ Other:_____

_____

_____

_____

_____

_____

2. What is the purpose for conducting the Phase I Environmental Site Assessment? (Example, loan, purchase, etc.) Property purchase considerations

3. **Have you engaged a title company or professional to review recorded land title records and lien records?**
   X Yes
   ☐ No
   If Yes, please provide results to PGC.

4. **Who is the key site contact (owner, site manager, etc.) for the property and how can they be reached?**
   Name: Paul Hanna

   Relation to Property: Realtor
   Company: JLL
   Address: 3344 Peachtree Road, Ste 1100, Atlanta, GA 30236
   Number: 770-698-9339
   Email: paul.hanna@JLL.com

5. **Other than yourself, what other parties will rely on the Phase I ESA report?**
   Name: Fulton County Government
   Address: 141 Pryor Street, Atlanta, GA 30303

   Phone:
   Fax:

   Email:

6. **Do any of the parties related to the property transaction have a required standards scope of services for the Phase I ESA?**
   X Yes
   ☐ No
   If Yes, describe: Describe in Request for Proposal SOW

7. **Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional (for example, copies of any available prior ESA's, documents, correspondence, etc.)?**
   X Yes
   ☐ No
   If Yes, describe: Requested from Owner, No Further Action Letter

8. Are you aware of any environmental cleanup liens that are filed or recorded against the property under federal, tribal, state or local law?

☐ Yes
X No
If Yes, define: Requested from Owner

9. Are you aware of any Activity and Land Use Limitations (AULs) such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

X Yes
☐ No
If Yes, define: Requested from Owner, Cell Tower Easement & Right of Way Deeds

10. As the user of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☐ Yes
X No
If Yes, define:

11. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

X Yes
☐ No

12. If you concluded that there is a difference in response to Item 11, have you considered whether the lower purchase price is because contamination is known or believed to be present of the subject property?

☐ Yes
X No
If Yes, define:

Comments:

Regulatory Database Report

Fulton County Government Site
1281 Fulton Industrial Boulevard NW
Atlanta, GA 30336

Inquiry Number: 7268027.2s
March 02, 2023

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1281 FULTON INDUSTRIAL BOULEVARD NW
ATLANTA, GA 30336

COORDINATES

Latitude (North):	33.7874010 - 33ˆ 47' 14.64''
Longitude (West):	84.4998090 - 84ˆ 29' 59.31''
Universal Tranverse Mercator:	Zone 16
UTM X (Meters):	731494.2
UTM Y (Meters):	3741200.0
Elevation:	822 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	15919557 NORTHWEST ATLANTA, GA
Version Date:	2020
Northwest Map:	15919537 MABLETON, GA
Version Date:	2020

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150731
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
1281 FULTON INDUSTRIAL BOULEVARD NW
ATLANTA, GA 30336

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	CLEVELAND ELECTRIC C	1281 FULTON IND BLVD	RGA LUST		TP
A2	CLEVELAND ELECTRIC C	1281 FULTON IND BLVD	LUST, UST, FINDS, Financial Assurance		TP
A3	CLEVELAND ELECTRIC C	1281 FULTON IND BLVD	RGA LUST		TP
A4	CLEVELAND ELECTRIC	1281 FULTON INDUSTRI	PRP		TP
B5	GA POWER/WEST FULTON	1311 FULTON IND BLVD	LUST, UST, Financial Assurance	Higher	141, 0.027, NNE
B6	AIRGAS SOUTH - ATLAN	33.78872/-84.49938	PFAS ECHO	Higher	155, 0.029, NNE
B7	GEORGIA POWER COMPAN	1311 FULTON INDUSTRI	AST	Higher	194, 0.037, NNE
B8	AIRGAS ATLANTA PLANT	1311 FULTON INDUSTRI	RCRA-SQG	Higher	194, 0.037, NNE
9	GA POWER CO WEST FUL	1335 FULTON INDUSTRI	RCRA NonGen / NLR, FINDS, ECHO	Higher	411, 0.078, NE
10	U.S. FOUNDRY & MANUF	1105 BOLTON RD NW	RCRA NonGen / NLR, ECHO	Higher	923, 0.175, ESE
C11	3346 BANKHEAD HIGHWA	3346 BANKHEAD HIGHWA	GA NON-HSI, LUST	Higher	1213, 0.230, NE
C12	VACANT LOT/FORMER SH	3346 BANKHEAD HWY	UST, Financial Assurance	Higher	1213, 0.230, NE
C13	PENSKE TRUCK LEASING	3350 BANKHEAD HWY	RCRA NonGen / NLR, FINDS, ECHO	Higher	1220, 0.231, NE
C14	HEARTLAND EXPRESS	3350 HOLLOWELL PKWY	LUST, UST, Financial Assurance	Higher	1250, 0.237, NE
C15	TOMMY OIL COMPANY	3351 BANKHEAD HIGHWA	AST	Higher	1290, 0.244, NNE
D16	CONOCO #10061/JET ST	3275 BANKHEAD HWY NW	LUST, UST, FINDS, Financial Assurance	Higher	1414, 0.268, East
D17	JIFFY MART/TEXACO	3200 BANKHEAD HWY @	LUST, UST, Financial Assurance	Higher	1476, 0.280, East
18	EXXON RETAIL STORE #	BANKHEAD HWY & I-285	LUST, UST, Financial Assurance	Higher	1584, 0.300, East
19	AMOCO STATION #824	3195 DONALD LEE HOWE	LUST, UST, Financial Assurance	Higher	1868, 0.354, East
20	BANKHEAD COURTS	3400 MAYNARD COURT	LUST, UST, Financial Assurance	Higher	1992, 0.377, NNE
E21	PETRO STOPPING CENTE	3181 BANKHEAD HWY	LUST, UST, FINDS, Financial Assurance	Higher	2346, 0.444, East
E22	PETRO TRUCK STOP	3181 BANKHEAD HWY	SEMS-ARCHIVE	Higher	2346, 0.444, East
E23	ECONO FLASH FOOD STO	3170 BANKHEAD HWY	LUST, UST, RCRA NonGen / NLR, FINDS, ECHO,...	Higher	2421, 0.459, ESE
24	BFI - WATTS LANDFILL	BANKHEAD HWY.	GA NON-HSI	Higher	3783, 0.716, ESE
25	FIELD ROAD PROPERTY	FIELD ROAD	GA NON-HSI	Higher	4915, 0.931, East
26	2880 DONALD LEE HOLL	2880 DONALD LEE HOLL	GA NON-HSI, BROWNFIELDS	Higher	4921, 0.932, ESE
27	3M ATLANTA	3700 ATLANTA INDUSTR	GA NON-HSI, RCRA NonGen / NLR	Lower	5029, 0.952, NNE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
CLEVELAND ELECTRIC C 1281 FULTON IND BLVD ATLANTA, GA	RGA LUST Facility ID: 0-600296	N/A
CLEVELAND ELECTRIC C 1281 FULTON IND BLVD ATLANTA, GA 30336	LUST Cleanup Status: NFA - No Further Action Facility Id: 00600296 UST Facility Id: 600296 Status: Removed from Ground FINDS Registry ID:: 110013660528 Financial Assurance Database: Financial Assurance 1, Date of Government Version: 09/01/2022 Facility Id: 600296	N/A
CLEVELAND ELECTRIC C 1281 FULTON IND BLVD ATLANTA, GA	RGA LUST Facility ID: 600296 Facility ID: 600296.0 Facility ID: 0-600296	N/A
CLEVELAND ELECTRIC 1281 FULTON INDUSTRI ATLANTA, GA 30336	PRP	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---------- National Priority List

EXECUTIVE SUMMARY

Proposed NPL ..... Proposed National Priority List Sites
NPL LIENS ..... Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ..... Federal Facility Site Information listing
SEMS ..... Superfund Enterprise Management System

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ..... Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ..... RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ..... RCRA - Large Quantity Generators
RCRA-VSQG ..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ..... Land Use Control Information System
US ENG CONTROLS ..... Engineering Controls Sites List
US INST CONTROLS ..... Institutional Controls Sites List

Federal ERNS list

ERNS ..... Emergency Response Notification System

Lists of state- and tribal hazardous waste facilities

SHWS ..... Hazardous Site Inventory

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF ..... Solid Waste Disposal Facilities

Lists of state and tribal leaking storage tanks

INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST ..... Underground Storage Tank Listing
INDIAN UST ..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

INST CONTROL ..... Public Record List

EXECUTIVE SUMMARY

AUL ---------- Uniform Environmental Covenants

Lists of state and tribal voluntary cleanup sites

VCP ---------- Voluntary Cleanup Program site
INDIAN VCP ---------- Voluntary Cleanup Priority Listing

Lists of state and tribal brownfield sites

BROWNFIELDS ---------- Brownfields Public Record List

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

HIST LF ---------- Historical Landfills
SWRCY ---------- Recycling Center Listing
INDIAN ODI ---------- Report on the Status of Open Dumps on Indian Lands
ODI ---------- Open Dump Inventory
DEBRIS REGION 9 ---------- Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS ---------- Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---------- Delisted National Clandestine Laboratory Register
CDL ---------- Clandestine Drug Labs
DEL SHWS ---------- Delisted Hazardous Site Inventory Listing
US CDL ---------- National Clandestine Laboratory Register

Local Land Records

LIENS 2 ---------- CERCLA Lien Information

Records of Emergency Release Reports

HMIRS ---------- Hazardous Materials Information Reporting System
SPILLS ---------- Spills Information
SPILLS 90 ---------- SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS ---------- Formerly Used Defense Sites
DOD ---------- Department of Defense Sites
SCRD DRYCLEANERS ---------- State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ---------- Financial Assurance Information
EPA WATCH LIST ---------- EPA WATCH LIST
2020 COR ACTION ---------- 2020 Corrective Action Program List
TSCA ---------- Toxic Substances Control Act
TRIS ---------- Toxic Chemical Release Inventory System
SSTS ---------- Section 7 Tracking Systems

EXECUTIVE SUMMARY

ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
ECHO	Enforcement & Compliance History Information
DOCKET HWC	Hazardous Waste Compliance Docket Listing
UXO	Unexploded Ordnance Sites
FUELS PROGRAM	EPA Fuels Program Registered Listing
PFAS NPL	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES	Federal Sites PFAS Information
PFAS TSCA	PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR	PFAS Contamination Site Location Listing
PFAS WQP	Ambient Environmental Sampling for PFAS
PFAS NPDES	Clean Water Act Discharge Monitoring Information
PFAS ECHO FIRE TRAINING	Facilities in Industries that May Be Handling PFAS Listing
PFAS PART 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing
AIRS	Permitted Facility and Emissions Listing
COAL ASH	Coal Ash Disposal Site Listing
DRYCLEANERS	Drycleaner Database
NPDES	NPDES Wastewater Permit List
TIER 2	Tier 2 Data Listing
UIC	Underground Injection Control
MINES MRDS	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS	Recovered Government Archive State Hazardous Waste Facilities List

EXECUTIVE SUMMARY

RGA LF ---------- Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 01/25/2023 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PETRO TRUCK STOP Site ID: 0406529 EPA Id: GA0001409481	3181 BANKHEAD HWY	E 1/4 - 1/2 (0.444 mi.)	E22	56

Lists of Federal RCRA generators

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 11/21/2022 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
AIRGAS ATLANTA PLANT EPA ID:: GAR000082602	1311 FULTON INDUSTRI	NNE 0 - 1/8 (0.037 mi.)	B8	15

Lists of state- and tribal hazardous waste facilities

GA NON-HSI: Georgia Non Hazardous Site Inventory Sites.

A review of the GA NON-HSI list, as provided by EDR, and dated 02/07/2023 has revealed that there are 5 GA NON-HSI sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
3346 BANKHEAD HIGHWA	***3346 BANKHEAD HIGHWA***	***NE 1/8 - 1/4 (0.230 mi.)***	***C11***	***24***
BFI - WATTS LANDFILL	BANKHEAD HWY.	ESE 1/2 - 1 (0.716 mi.)	24	64
FIELD ROAD PROPERTY	FIELD ROAD	E 1/2 - 1 (0.931 mi.)	25	65
2880 DONALD LEE HOLL	***2880 DONALD LEE HOLL***	***ESE 1/2 - 1 (0.932 mi.)***	***26***	***65***

Lower Elevation	Address	Direction / Distance	Map ID	Page
3M ATLANTA	***3700 ATLANTA INDUSTR***	***NNE 1/2 - 1 (0.952 mi.)***	***27***	***66***

Lists of state and tribal leaking storage tanks

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Natural Resources' Confirmed Release List.

A review of the LUST list, as provided by EDR, and dated 01/06/2022 has revealed that there are 10 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GA POWER/WEST FULTON Cleanup Status: NFA - No Further Action Facility Id: 00600738	***1311 FULTON IND BLVD***	***NNE 0 - 1/8 (0.027 mi.)***	***B5***	***10***
3346 BANKHEAD HIGHWA Cleanup Status: NFA - No Further Action Facility Id: 09060049	***3346 BANKHEAD HIGHWA***	***NE 1/8 - 1/4 (0.230 mi.)***	***C11***	***24***
HEARTLAND EXPRESS Cleanup Status: NFA - No Further Action Facility Id: 09060133	***3350 HOLLOWELL PKWY***	***NE 1/8 - 1/4 (0.237 mi.)***	***C14***	***30***
CONOCO #10061/JET ST Cleanup Status: NFA - No Further Action Facility Id: 00601175	***3275 BANKHEAD HWY NW***	***E 1/4 - 1/2 (0.268 mi.)***	***D16***	***35***
JIFFY MART/TEXACO Cleanup Status: NFA - No Further Action Facility Id: 00600944	***3200 BANKHEAD HWY @***	***E 1/4 - 1/2 (0.280 mi.)***	***D17***	***37***
EXXON RETAIL STORE #	***BANKHEAD HWY & I-285***	***E 1/4 - 1/2 (0.300 mi.)***	***18***	***39***

Cleanup Status: NFA - No Further Action
Facility Id: 09060004

AMOCO STATION #824 — ***3195 DONALD LEE HOWE*** — ***E 1/4 - 1/2 (0.354 mi.)*** — ***19*** — ***41***
Cleanup Status: NFA - No Further Action
Facility Id: 00601067

BANKHEAD COURTS — ***3400 MAYNARD COURT*** — ***NNE 1/4 - 1/2 (0.377 mi.)*** — ***20*** — ***46***
Cleanup Status: NFA - No Further Action
Facility Id: 09060688

PETRO STOPPING CENTE — ***3181 BANKHEAD HWY*** — ***E 1/4 - 1/2 (0.444 mi.)*** — ***E21*** — ***47***
Cleanup Status: NFA - Remediation
Facility Id: 00601120

ECONO FLASH FOOD STO — ***3170 BANKHEAD HWY*** — ***ESE 1/4 - 1/2 (0.459 mi.)*** — ***E23*** — ***58***
Cleanup Status: NFA - Suspected Release
Cleanup Status: In Remediation - Active System
Facility Id: 00601351

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Natural Resources' Underground Storage Tank Database.

A review of the UST list, as provided by EDR, and dated 08/18/2022 has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GA POWER/WEST FULTON Facility Id: 600738 Status: Closed in Ground Status: Removed from Ground	***1311 FULTON IND BLVD***	***NNE 0 - 1/8 (0.027 mi.)***	***B5***	***10***
VACANT LOT/FORMER SH Facility Id: 9060049 Status: Removed from Ground	***3346 BANKHEAD HWY***	***NE 1/8 - 1/4 (0.230 mi.)***	***C12***	***24***
HEARTLAND EXPRESS Facility Id: 9060133 Status: Currently in Use Status: Removed from Ground	***3350 HOLLOWELL PKWY***	***NE 1/8 - 1/4 (0.237 mi.)***	***C14***	***30***

AST: A listing of LP gas tank site locations.

A review of the AST list, as provided by EDR, and dated 11/29/2022 has revealed that there are 2 AST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GEORGIA POWER COMPAN Tank Capacity: 0 Number of Tanks: 1	1311 FULTON INDUSTRI	NNE 0 - 1/8 (0.037 mi.)	B7	14
TOMMY OIL COMPANY	3351 BANKHEAD HIGHWA	NNE 1/8 - 1/4 (0.244 mi.)	C15	34

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 11/21/2022 has revealed that there are 3 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GA POWER CO WEST FUL EPA ID:: GAD000612473	***1335 FULTON INDUSTRI***	***NE 0 - 1/8 (0.078 mi.)***	***9***	***17***
U.S. FOUNDRY & MANUF EPA ID:: GAR000076414	***1105 BOLTON RD NW***	***ESE 1/8 - 1/4 (0.175 mi.)***	***10***	***20***
PENSKE TRUCK LEASING EPA ID:: GAD984321158	***3350 BANKHEAD HWY***	***NE 1/8 - 1/4 (0.231 mi.)***	***C13***	***26***

PFAS ECHO: Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

A review of the PFAS ECHO list, as provided by EDR, and dated 01/03/2022 has revealed that there is 1 PFAS ECHO site within approximately 0.25 miles of the target property.

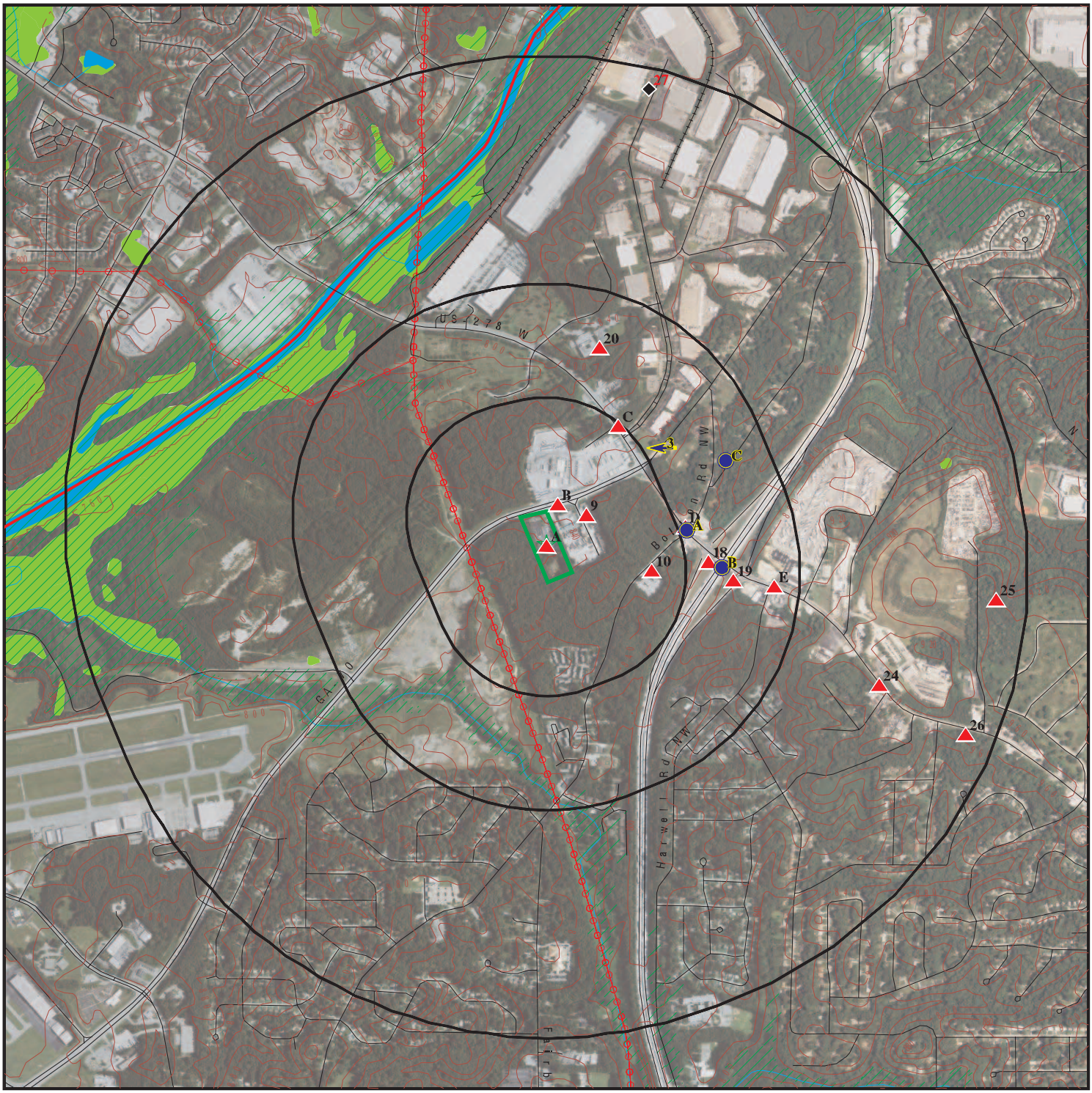
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
AIRGAS SOUTH - ATLAN	33.78872/-84.49938	NNE 0 - 1/8 (0.029 mi.)	B6	13

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 10 records.

Site Name	Database(s)
VRP - DLH DEVELOPMENT (INTRADA WES	VCP
FULTON INDUSTRIAL TANK ROLLOVER	SEMS
FULTON COUNTY CAMP CREEK WWTP	SPILLS
NORTH FULTON COUNTY WATER SYSTEM	SPILLS
FULTON COUNTY SCHOOL DISTRICT	SPILLS
NORTH FULTON COUNTY WATER RESOURCE	SPILLS
FULTON COUNTY	SPILLS
FULTON COUNTY	SPILLS
SERVPRO OF NORTH FULTON COUNTY	SPILLS
FULTON COUNTY JAIL	SPILLS

OVERVIEW MAP - 7268027.2S

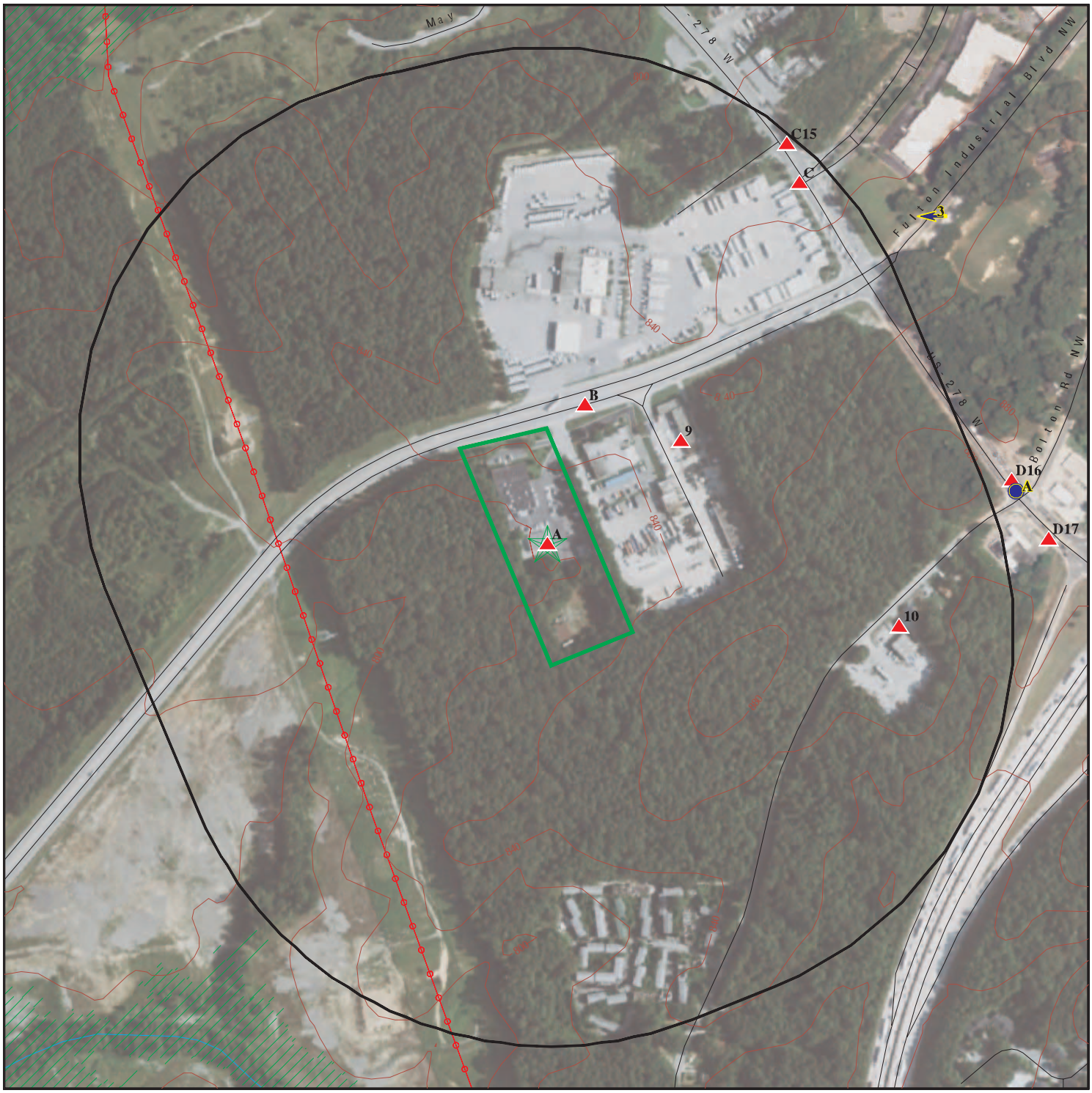


- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- County Boundary
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Fulton County Government Site	CLIENT:	Atlas
ADDRESS:	1281 Fulton Industrial Boulevard NW Atlanta GA 30336	CONTACT:	Isis Hamilton
LAT/LONG:	33.787401 / 84.499809	INQUIRY #:	7268027.2s
		DATE:	March 02, 2023 11:08 am

DETAIL MAP - 7268027.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

0 1/16 1/8 1/4 Miles

- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Fulton County Government Site	CLIENT:	Atlas
ADDRESS:	1281 Fulton Industrial Boulevard NW Atlanta GA 30336	CONTACT:	Isis Hamilton
LAT/LONG:	33.787401 / 84.499809	INQUIRY #:	7268027.2s
		DATE:	March 02, 2023 11:08 am

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	1	NR	NR	1
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		1	0	NR	NR	NR	1
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
SHWS	1.000		0	0	0	0	NR	0
GA NON-HSI	1.000		0	1	0	4	NR	5
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	0	NR	NR	0
Lists of state and tribal leaking storage tanks								
LUST	0.500	1	1	2	7	NR	NR	11

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250	1	1	2	NR	NR	NR	4
AST	0.250		1	1	NR	NR	NR	2
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
INST CONTROL	0.500		0	0	0	NR	NR	0
AUL	0.500		0	0	0	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
HIST LF	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
DEL SHWS	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		1	2	NR	NR	NR	3

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP	1	NR	NR	NR	NR	NR	1
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP	1	NR	NR	NR	NR	NR	1
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		1	0	NR	NR	NR	1
PFAS ECHO FIRE TRAINING	0.250		0	0	NR	NR	NR	0
PFAS PART 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	TP	1	NR	NR	NR	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPDES	TP		NR	NR	NR	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	TP		NR	NR	NR	NR	NR	0
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP	2	NR	NR	NR	NR	NR	2
- Totals --		7	6	8	8	4	0	33

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **CLEVELAND ELECTRIC CO** **RGA LUST** **S115534115**
Target **1281 FULTON IND BLVD** **N/A**
Property **ATLANTA, GA**

Site 1 of 4 in cluster A

Actual: **822 ft.**

RGA LUST:

1995	CLEVELAND ELECTRIC CO	1281 FULTON IND BLVD

A2 **CLEVELAND ELECTRIC CO OF GA INC** **LUST** **1006796557**
Target **1281 FULTON IND BLVD** **UST** **N/A**
Property **ATLANTA, GA 30336** **FINDS**
Financial Assurance

Site 2 of 4 in cluster A

Actual: **822 ft.**

LUST:

Name:	CLEVELAND ELECTRIC CO OF GA INC
Address:	1281 FULTON IND BLVD
City,State,Zip:	ATLANTA, GA 30336
Facility ID:	00600296
Leak ID:	Not reported
Description:	Not reported
Cleanup Status:	NFA - No Further Action
Date Received:	02/01/1994
Project Officer:	EPD Migration
Project Name:	UST - 1 - CLEVELAND ELECTRIC CO OF GA INC
Site Code Description:	Potential GUST trust fund reimbursement site
No Further Action Date:	06/09/1994

UST:

Name:	CLEVELAND ELECTRIC CO OF GA INC
Address:	1281 FULTON IND BLVD
City,State,Zip:	ATLANTA, GA

Tank Info:

Tank ID:	1
Name:	CLEVELAND ELECTRIC CO OF GA INC
Address:	1281 FULTON IND BLVD
Tank Status:	Removed from Ground
City:	ATLANTA
Tank Material:	Bare Steel
Pipe Type:	Not reported
Overfill Type:	Not reported
Install Date:	01/01/1993
Facility ID:	600296
Status Date:	Not reported
Product:	Gas (Historical Use)
Pipe Material:	Bare Steel
Overfill Protection:	Not reported
Overfill Installed:	Not reported
Tank Exempt From Spill:	Not reported
Date Spill Device Installed:	Not reported

FINDS:

Registry ID:	110013660528

CLEVELAND ELECTRIC CO OF GA INC (Continued) **1006796557**

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:

GEIMS (Geographic Environmental Information Management System) provides the EPA and Public a single point of access to core data for all facilities and sites regulated or monitored by the EPA and a single system for the reporting of all environmental data.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

GA Financial Assurance 1:

Name:	CLEVELAND ELECTRIC CO OF GA INC
Address:	1281 FULTON IND BLVD
City,State,Zip:	ATLANTA, GA 30336
Region:	1
Facility ID:	600296
Financial Responsiblity:	Not reported
Location Start Date:	02/27/1986
Location End Date:	Not reported
Location Status:	Close
Location Type:	Utilities
Facility Status:	INACTIVE

A3 Target Property **CLEVELAND ELECTRIC CO OF GA INC** **RGA LUST** **S115534114**
1281 FULTON IND BLVD **N/A**
ATLANTA, GA

Site 3 of 4 in cluster A

Actual: 822 ft.

RGA LUST:

2012	CLEVELAND ELECTRIC CO OF GA INC	1281 FULTON IND BLVD
2011	CLEVELAND ELECTRIC CO OF GA INC	1281 FULTON IND BLVD
2010	CLEVELAND ELECTRIC CO OF GA INC	1281 FULTON IND BLVD
2009	CLEVELAND ELECTRIC CO OF GA INC	1281 FULTON IND BLVD
2008	CLEVELAND ELECTRIC CO OF GA INC	1281 FULTON IND BLVD
2007	CLEVELAND ELECTRIC CO OF GA INC	1281 FULTON IND BLVD
2006	CLEVELAND ELECTRIC CO OF GA INC	1281 FULTON IND BLVD
2005	CLEVELAND ELECTRIC CO OF GA INC	1281 FULTON IND BLVD
2004	CLEVELAND ELECTRIC CO OF GA INC	1281 FULTON IND BLVD
2003	CLEVELAND ELECTRIC CO OF GA INC	1281 FULTON IND BLVD
2002	CLEVELAND ELECTRIC CO OF GA INC	1281 FULTON IND BLVD
2001	CLEVELAND ELECTRIC CO OF GA INC	1281 FULTON IND BLVD
2000	CLEVELAND ELECTRIC CO OF GA INC	1281 FULTON IND BLVD
1999	CLEVELAND ELECTRIC CO OF GA INC	1281 FULTON IND BLVD
1998	CLEVELAND ELECTRIC CO OF GA INC	1281 FULTON IND BLVD
1997	CLEVELAND ELECTRIC CO OF GA INC	1281 FULTON IND BLVD
1996	CLEVELAND ELECTRIC CO OF GA INC	1281 FULTON IND BLVD

A4 **CLEVELAND ELECTRIC** **PRP** **1026582226**
Target **1281 FULTON INDUSTRIAL BOULEVARD, NW** **N/A**
Property **ATLANTA, GA 30336**

Site 4 of 4 in cluster A

Actual: **822 ft.**

PRP:

Name:	CLEVELAND ELECTRIC
Address:	1281 FULTON INDUSTRIAL BOULEVARD, NW
City,State,Zip:	ATLANTA, GA 30336
Superfund EPAID:	NCD003202603
Superfund Name:	WARD TRANSFORMER
Superfund Address:	6852 MT. HERMAN ROAD
Superfund City,State,Zip:	RALEIGH, NC 27560
NPL Status:	Currently on the Final NPL
NPL Status Short Name:	Not reported
Data Type:	SPECIAL NOTICE
Action Date:	9/30/2008
Settlement Code:	SG-1
Settlement:	Spcl Not Ltrs
Latitude:	35.901944
Longitude:	-78.773611

B5 **GA POWER/WEST FULTON OPER HQ** **LUST** **U001478455**
NNE **1311 FULTON IND BLVD** **UST** **N/A**
< 1/8 **ATLANTA, GA** **Financial Assurance**
0.027 mi.
141 ft. **Site 1 of 4 in cluster B**

Relative: **Higher**

Actual: **843 ft.**

LUST:

Name:	GA POWER/WEST FULTON OPER HQ
Address:	1311 FULTON IND BLVD
City,State,Zip:	ATLANTA, GA 30336
Facility ID:	00600738
Leak ID:	Not reported
Description:	Not reported
Cleanup Status:	NFA - No Further Action
Date Received:	11/15/1991
Project Officer:	EPD Migration
Project Name:	UST - 1 - GA POWER/WEST FULTON OPER HQ
Site Code Description:	Owner/Operator funded site
No Further Action Date:	08/14/1996

Name:	GA POWER/WEST FULTON OPER HQ
Address:	1311 FULTON IND BLVD
City,State,Zip:	ATLANTA, GA 30336
Facility ID:	00600738
Leak ID:	Not reported
Description:	Not reported
Cleanup Status:	NFA - No Further Action
Date Received:	06/21/1995
Project Officer:	Ron Wallace
Project Name:	UST - 2 - GA POWER/WEST FULTON OPER HQ
Site Code Description:	Owner/Operator funded site
No Further Action Date:	02/19/2002

UST:

Name:	GA POWER/WEST FULTON OPER HQ
Address:	1311 FULTON IND BLVD

Prior Assessments

Built in 1968.

Exhibit C

1281 Fulton Industrial Boulevard, Atlanta, GA

No Further Corrective Action Required (NFCAR)

Georgia Department of Natural Resources
Environmental Protection Division
Land Protection Branch
Underground Storage Tank Management Program
4244 International Parkway, Suite 100
Atlanta, Georgia 30354
Phone (404) 362-2687
FAX (404) 362-2654

June 8, 1994

MEMORANDUM

TO: Marlin R. Gottschalk MRG

FROM: Tracy L. Heard TLH

* Cell tower - easement Agreement

SUBJECT: Review Information Leading to Determination of "No Further Corrective Action Required" (NFCAR)
Cleveland Group, Inc.
1281 Fulton Industrial Blvd.
Atlanta, GA; Fulton County
Facility ID: 0600296

Kiber Environmental was retained by Cleveland Group to conduct closure activities for an 8,000 gallon gasoline tank. Two soil samples were taken below each end of the tank. The highest concentrations were 520 ppm TPH and 1,399 ppm BTEX. The pit was overexcavated and confirmatory samples were taken from the sidewalls at depths of 15-18 feet. The highest concentrations were 76 ppm TPH and 51 ppm BTEX. Another soil sample was taken from a trench dug topographically downgradient of the tank pit at a depth of 10 feet and was sampled for TPH. The concentration of TPH was 17 ppm and BTEX was .014 ppm. Monitoring wells were installed upgradient and downgradient of the tank pit. The groundwater was sampled for BTEX and PNA's. The samples were non-detect for BTEX but had detectable levels of Phenanthrene, 0.9 ppb and 1.3 ppb. An unnamed tributary to Sandy Creek borders the property on the southern side. A downgradient water sample was taken from the creek and was analyzed for BTEX and PNA's. The sample was non-detect for both.

Approximately 340 tons of contaminated soil was taken to Chambers Atlanta Landfill. A private well was identified within a half of a mile of the site, but the remaining contamination is below level A standards. I recommend no further corrective action for this site.

TH:lhc\dev1281.34

File (CA): Fulton; Atlanta; Cleveland Electric; 1281 Fulton Industrial Blvd.

Georgia Department of Natural Resources

Environmental Protection Division
Land Protection Branch
Underground Storage Tank Management Program
4244 International Parkway, Suite 100
Atlanta, Georgia 30354
Phone (404) 362-2687
FAX (404) 362-2654

June 9, 1994

Mr. Jim Bailey
Cleveland Group
2690 Cumberland Parkway
Suite 200
Atlanta, Georgia 30339

SUBJECT: Underground Storage Tank (UST) Initial Site Characterization/Closure Report:
Cleveland Electric Company
1281 Fulton Industrial Boulevard
Atlanta, GA; Fulton County
Facility ID: 0600296

Dear Mr. Bailey:

This is in reply to your consultant's letter, dated April 11, 1994, that forwarded the subject initial site characterization/closure report, prepared by Kiber Environmental Services for our review.

Based on current requirements of the Georgia Underground Storage Tank Act and the Georgia Rules for Underground Storage Tank Management (GUST Rules) and the data contained in your report, dated April 1994, no further corrective action is required for the release referenced in the subject report, at this time.

However, further corrective action for this release may be required in the future if mandated through more stringent State or Federal statutory or regulatory changes, or if additional soil contamination or if free product on and/or additional dissolved contaminants in groundwater are identified as originating from this site.

If you have any questions, please contact Tracy L. Heard at (404)362-2687.

Sincerely,

Marlin R. Gottschalk

Marlin R. Gottschalk, Ph.D.
Unit Coordinator
Corrective Action Unit

MRG:TH:thc\clev1281.34

cc: Charles H. McPherson, Kiber Environmental Services, Inc.
Randolph D. Williams, GA EPD
Tracy L. Heard, GA EPD

File (CA) Fulton, Atlanta; Cleveland Electric Co.; 1281 Fulton Industrial Blvd.

THE INFORMATION CONTAINED IN THIS REPORT ENTITLED

"INITIAL SITE CHARACTERIZATION REPORT, 1281 FULTON INDUSTRIAL BOULEVARD ATLANTA, GEORGIA"

IS CONFIDENTIAL AND IS INTENDED FOR THE EXCLUSIVE USE OF CLEVELAND GROUP, INC. OR IT'S DESIGNEES

DOCUMENT PREPARED BY:

SUE BENES, PROJECT MANAGER

DOCUMENT REVIEWED BY:

CHARLES McPHERSON, SENIOR PROJECT MANAGER

APRIL 15, 1993

INITIAL SITE CHARACTERIZATION REPORT
CLEVELAND GROUP INC.
1281 FULTON INDUSTRIAL BLVD.

TABLE OF CONTENTS

FIGURES

TABLES

APPENDICES

1.0 EXECUTIVE SUMMARY

This Initial Site Characterization Report (ISC) has been prepared as a result of a letter submitted by the State of Georgia Environmental Protection Division (EPD), to the Cleveland Group, Inc. on February 22, 1994, concerning the facility located at 1281 Fulton Industrial Boulevard (hereinafter the Site). This document has been prepared in accordance with subparagraph 391-3-15-.13(2)(a)1. of the Georgia Underground Storage Tank (GUST) Rules for the facility identification above. The following brief summary highlights the findings of the ISC report. The reader is referred to the individual sections of this report for more detailed discussions.

1. An 8,000 gallon gasoline underground storage tank was removed at the facility. The tank was primarily used for fueling fleet vehicles. There was evidence (photoionization detector - PID) of a release when the tank was excavated and analytical testing confirmed a release had occurred.

2. One private well is located within one-half mile of the Site. The well is listed as a withdrawal well and the water use is domestic. Because of age of the well (1937) and the availability of city supplied water in the area, it is believed that this well is no longer in use.

3. A upgradient and a downgradient well was installed at the Site. Both wells were sampled and found to contain no free product. Additionally, samples show no detectable levels of benzene, toluene, ethylbenzene and total xylenes (BTEX) or Polynuclear Aromatic Hydrocarbons (PAHs) above state regulatory levels.

4. Soil samples taken after removal of a considerable volume of soil reveal that all petroleum contamination in the area of the tank pit has been removed to below the state regulatory limits.

5. Surface samples taken at an unnamed tributary to Sandy Creek on the south end of the property indicate that the released petroleum has not impacted the surface water in the area.

6. No further action is recommended for the Site.

2.0 BACKGROUND

Cleveland Group, Inc. (Cleveland) maintains a office and warehouse/maintenance facility at 1281 Fulton Industrial Boulevard. Based on a suspicion that an 8,000 gallon tank located on the facility was leaking, Cleveland contracted with Smith Equipment and Kiber Environmental Services, Inc. (Kiber) to have the tank removed. Upon excavation, it was discovered that the tank contained several holes all of which appeared to be the result of electrolysis of the tank walls. Electrolysis occurs when the static electricity in the ground reacts with an unprotected or an ungrounded tank.

As a result of the release, under Georgia's UST Rules, Chapter 391-3-15-0.9(1) an Initial Site Characterization Report is required for the Site. This report shall contain sufficient detail to document:

(1) Presence of any soil contamination;
(2) Determine if free product or dissolved contamination in the groundwater exists;
(3) Determine points of withdrawal for all public and non-public water sources within a 3.0 and 0.5-mile radius, respectively.
(4) Identify surface water bodies that could potentially be contaminated.

2.1 General Area Description

Cleveland's facility is located on Fulton Industrial Boulevard just south of Bankhead Highway within the city limits of Atlanta, Fulton County, Georgia. A Site location map is presented as Figure 1. Fueling and servicing of fleet vehicles were performed in the general area of the UST. Surrounding land use is primarily industrial as a result of zoning restrictions and subsequent development of Fulton County Industrial Park.

2.1.1 Surrounding Population and Land Use

Diane Martin with the Planning and Development Department for the City of Atlanta was interviewed in order to characterize the area surrounding the Site. Based on the interview, the large majority of property around the Site area is zoned either industrial or commercial. This is due in large part to Fulton Industrial Park, located southwest of the Site.

Adjacent to the Site, to the northeast is a Georgia Power office/warehouse facility. Across Fulton Industrial Boulevard is Consolidated Freight, a transportation company. Adjacent land to the south of the Site is both undeveloped (forested) and partially developed (graded). Directly south of the Site, along Bolton Road, lies an area of residential property. Figure 2 is a Site diagram depicting the layout of the Site.

The approximate population for Fulton County is 648,951 individuals (Fulton County Planning and Economic Development). The City of Atlanta accounts for approximately 55% of Fulton County's population, or 360,478 people. People living outside of any incorporated areas account for 23% of Fulton County's population, or 154,972 people.

2.1.2 Climatological Conditions

This portion of Georgia experiences rainfall of approximately 48 inches per year with the majority of the rain coming in April through September. This information was compiled for the period of 1951-1974 in Atlanta by the National Climatic Center, Asheville, North Carolina. From January 1, 1994 to date, this area of Georgia has experienced approximately 5.81 inches of rainfall (National Weather Service). Average temperatures range from typical lows of 36°F to 38°F in January and February to highs of 93°F to 95°F in August and September. The median temperature range is 68°F to 70°F.

2.1.3 Water Quality and Well Locations/Use

Information concerning the drinking water system for the area was obtained from a telephone interview with Mr. Mac Mattox of the Hempell Water Treatment Plant, City of Atlanta. This water system services all of the city of Atlanta, which is approximately 360,500 customers. The City of Atlanta water source is the Chattahoochee River, with the water intake located near 2630 Ridgewood Road. This intake is outside the three mile radius to the north of the facility. This intake draws approximately 110-120 million gallons of water from the Chattahoochee River each day.

Surface water located in the vicinity of the facility is an unnamed tributary to Sandy Creek, which ultimately flows to the Chattahoochee River. This small unnamed tributary runs adjacent to the southern portion of the Site property.

2.1.3.1 Methodology

A well survey for the Site was conducted on February 3, 1994 as part of the ISC report. Information was gathered from the United States Geological Survey (USGS), in Atlanta, Georgia, in conducting this research. The USGS provides topographic maps illustrating the location of all known wells, and any pertinent information on each individual well. Kiber also utilized the Inventory of Public Water Systems maintained by the Georgia Environmental Protection Division for examining public water systems in the area of the Site. In addition, a visual survey of residences within one half mile of the facility was conducted by Kiber personnel.

Information regarding surface water features was obtained from a review of four USGS 7.5 minute topographic quadrangle maps: 1) NW Atlanta, 2) SW Atlanta, 3) Ben Hill and 4) Mableton. Locations of surface water intakes were also investigated by contacting the various water authorities in the respective counties.

2.1.3.2 Results

Based on USGS information, Kiber located one private well within a one-half mile radius of the Site. Figure 3 is a 0.5 and 3 Mile Radius Map illustrating the location of the well in relation to the Site.

File No.	10-EE-01
Ownership:	Mrs. E.H. Nix.
Depth:	84 feet deep
Construction:	1937
Use:	withdrawal/listed as domestic

An attempt to contact the owners of the property was unsuccessful in determining if the well is currently in use.

The results of the visual well survey conducted by Kiber personnel showed no visible evidence of wells or well covers within one-half mile radius of the Site. Kiber searched for well houses or structures of the type used to protect well heads, and none were found. Although it is possible other private wells exist within one-half mile, no records or visible evidence were discovered by Kiber to indicate their presence. The area is served by the local water authority and all residences have potential access to the system.

No public wells were found within the three mile radius. No public surface water intakes were found within the three mile radius. There were no non-public surface water intakes found within one-half mile of the facility.

2.2 Facility History

The facility was constructed in 1968 and is primarily used as an office and warehouse storage space. The property has been developed by grading and clearing prior to construction of an 14,000 square foot building. The 8,000 gallon underground storage tank was installed in 1968 and was primarily used to fuel fleet vehicles which operated from this location.

2.2.1 Surface and Subsurface Soil Conditions

Cleveland's office/warehouse building on the Site faces Fulton Industrial Boulevard to the northwest, and an unnamed stream runs along the eastern and southern portions of the property. This small stream flows toward the south. The former tank pit lies along the north side of the mid point of the building. The area around the tank pit has both asphalt and concrete over burden as it is part of the parking lot for the office/warehouse.

Cleveland's facility lies on a hill which slopes downward to the south. The top of hill lies at approximately 850 feet above sea level and slopes towards the unnamed stream to the south at approximately 770 feet above sea level. The tank pit is located about halfway between these two elevations.

The Site is located in the Piedmont Physiographic Province of Northern Georgia which is characterized by igneous or metamorphic bedrock overlain by saprolite. Saprolite is unconsolidated material (soil) overlying rock that is produced by in-place chemical weathering of rock (the interaction of air and water with rock). Saprolite is recognized by relict rock fabric (e.g. layering and orientation of minerals) and an increase in grain size. This fabric was visible on the sides of the tank pit and also in the trench dug for additional soil sampling (see Section 3.1.4). The top two to four feet of soil is fill dirt used to level the parking lot.

2.2.2 Location of Utilities

This area of the county is currently served by the following underground utilities;

1) natural gas,
2) water and sewer.

These services are provided as overhead utilities;

1) electrical power,
2) telephone,
3) cable television.

3.0 SITE INVESTIGATION

Kiber's focus for the Site Investigation was to determine if soil and groundwater in the area had been contaminated with petroleum products from the leaking underground storage tank (UST) at the Site. Kiber's approach was to take soil samples, after the UST removal, to determine if the area of over excavation was free of petroleum products. In order to monitor possible groundwater contamination, monitoring wells were installed and sampled.

3.1 Underground Storage Tank Closure

As stated previously, an 8,000 gallon UST was removed due to suspected leakage in the area. Smith Equipment Company, Inc., under contract to Cleveland, excavated and disposed of the UST on February 2, 1994. Upon excavation of the tank, it was discovered that one end of the tank contained several holes. These holes were likely the result of electrolysis of the steel walls.

Two soil samples (FI-A and FI-B) were collected and shown to contain detectable amounts of both Benzene, Toluene, Ethylbenzene and Total Xylenes (BTEX) compounds and Total Petroleum Hydrocarbons (TPH). Both groups of compounds were above the State's limits for UST closures. A summary of these samples and the detectable levels found are presented in Table 1. Complete analytical results are included in Appendix B. The tank closure report and the tank disposal certificate are presented as Appendix C .

3.1.1 Remediation of the Tank Pit Soils

Over excavation of the original tank pit was performed to remove any petroleum contaminated soils. The excavation was approximately 20 feet in width by 30 feet in length. A total of 340.36 tons of soil were removed from the tank pit. All excavation activities were performed by Smith

Equipment Company. All soils from the tank pit were removed from the Site and transported to and disposed in Chambers Industrial Landfill on Bolton Road in Atlanta, Georgia.

3.1.2 Soil Sample Locations

Five soil samples were collected and analyzed in order to determine the presence, if any, of petroleum product in the former tank pit area after over excavation. A total of four samples were collected (one from each wall) from the tank pit walls at an approximate depth of 15 to 18 feet. Additionally, a soil sample was taken from a trench dug topographically downgradient to the southwest of the tank pit at approximately 10 feet in depth. The tank pit samples were taken in order to characterize soil conditions of the excavated pit area. The trench soil sample was taken to characterize downgradient soil conditions based on surface contours of the Site area.

3.1.3 Soil Sampling Methodology

All soil samples were collected in accordance with U.S. EPA methodologies for sample collection, containerization and preservation with respect to the methods of analyses. The soil samples were collected as individual grab samples. All sampling equipment, such as stainless steel spoons, were decontaminated before each sampling event. Each sample upon collection was placed into a pre-cleaned glass jar. Upon sample collection, the samples were labeled and stored in an iced cooler. At the end of the day, the samples were transported to Kiber's analytical laboratory in Atlanta, Georgia, where chain-of-custody was secured.

3.1.4 Findings During Soil Sampling

Most of the soil samples consisted of sands and silts typical of the Piedmont area. The top 2 to 3 feet of soil appeared to be fill dirt or topsoil. The lower depths showed grey, silty clay-like solids. Strong petroleum and gasoline odors were noted during the excavation of the tank pit and the UST. Soil from each sampling depth was screened with an HNU Model 101 Photoionization

detector (PID). This instrument is used to detect the presence of volatile organic compounds (VOCs). Readings from the excavated tank pit soils showed levels greater than 100 parts per millon (ppm) in most of the readings taken on the excavated soil stockpile. Readings from each of the excavated side walls of the excavated tank pits measured less than 10 parts ppm.

3.1.5 Discussion of Analytical Results

Analytical results from soil samples collected prior to excavation (ends of the tanks closest to the building and furthest away) showed BTEX levels at 1,399 mg/Kg (ppm) and 113 ppm respectively. TPH levels were at 520 ppm and 210 ppm respectively. These levels indicated the tank had leaked into the surrounding soils.

Upon our excavation of the tank pit area, four composite soil samples were taken of the tank walls. The results showed the following: The highest level of BTEX was 51.1 ppm on the excavation wall closest to the building (approximately six feet from the building foundation). The lowest level was 0.007 ppm BTEX on the excavation wall opposite the building. TPH levels showed the highest to be the wall adjacent to the concrete driveway at 76 ppm and the lowest being the wall downgradient at less than the detection limit of 15 ppm. A summary of the analytical results is provided in Table 1. Copies of the laboratory data sheets are included in Appendix B. Please refer to Figure 2, the Site Diagram, to correlate data and sample sites.

3.2 Groundwater Monitoring Wells

The objective in installing groundwater monitoring wells was to establish the groundwater quality upgradient and downgradient of the tank. The background well was to be used to establish the groundwater quality not influenced by the tank. Site selection for installation of monitoring wells was conducted by first selecting a location for background samples to be collected. Areas to be sampled followed a "least" suspected area of contamination to a "highest" area of suspected

contamination. Surface contours, and their possible relationship to groundwater flow direction, were used to facilitate this selection.

3.2.1 Installation of Wells

A drill rig was utilized to drill the wells on-site. Killman Brothers Drilling Company of Atlanta, Georgia installed both wells. This was accomplished using a three and three quarter inch ID hollow stem auger. Upon auguring to the desired depth, a two inch polyvinylchloride (PVC) well was installed (set). A ten foot section of screen and plug was set at the bottom of the hole and riser sections extended to just above ground surface. The annulus of the well (the volume of space between the outside of the well material and the sides of the boring) was filled following EPD procedures (Georgia Monitoring Well Guidelines, April, 1988). The annulus surrounding and extending at least two feet above the screen was filled with sand to provide a filter pack around the screen and ensure proper contact with the water-bearing zone. A one foot layer of bentonite pellets were then added in the annulus above the sand and allowed to set for one hour. This isolated the monitored zone and limits the potential of infiltration by the overlying grout or surface water. The remainder of the annulus was filled with a cement slurry. The well riser casing was then cut just at ground surface, a locking well cap placed on the casing and a manhole cover, with sloping concrete sides, installed over the casing.

After installing each well, the drilling company developed the well by hand bailing three times the volume of water in each well. Developing the wells allowed for removal and purging of all the fine materials that had entered the well during the drilling and installation. Well construction diagrams are presented in Appendix C.

Upon arrival on-site, between each well and upon leaving the site, the drill rig and drilling materials were decontaminated by pressure washing with tap water followed by an Alconox™ decontamination solution and then followed by pressure washing again with tap water.

3.2.2 Sample Collection

Groundwater was sampled from two monitor wells following U.S. EPA protocol. Before sampling, the water level within the wells was measured and the well volume calculated. Water levels in both wells were approximately 8.75 feet below land surface. Water standing within the wells was purged by bailing with a polyethylene bailer (dedicated to that well). The bailer holds approximately 1 quart of liquid. Generally, three well volumes were purged; one well volume is the volume of water that is standing in the well before purging begins. Aliquots from each well were tested for pH, specific conductivity, and temperature. The well was not sampled until these parameters stabilized (readings within 10% of the previous reading). A groundwater sample was obtained using a different polyethylene bailer than what was used for the purging process. The sample was then stored in appropriate containers, labeled and placed in an iced cooler. The samples intended for BTEX analysis were preserved with HCl. At the end of the day the samples were transported to Kiber's analytical laboratory in Atlanta, Georgia where chain-of-custody was secured. Groundwater samples were analyzed by Methods 8260 for BTEX and 8270 for PAHs.

3.2.3 Analytical Results

One representative groundwater sample was obtained from each of the two monitoring wells. Copies of the analytical results are included in Appendix B.

Results from these groundwater samples indicate that detectable levels of BTEX were found in samples from both monitoring wells. However, the total levels (sum of BTEX) did not exceed 5 µg/l for any of the analytes. Both wells contained detectable levels of Phenanthrene (a PAH compound) but not in excess of 2 µg/l.

3.3 Surface Water Sampling

3.3.1 Sample Collection Location

The surface water sample was taken along the unnamed tributary to Sandy Creek. This tributary runs along the Cleveland property line directly south. A location downgradient from the tank pit was chosen. This water sample was taken in order to give an indication of the possible impact on surface water conditions in the area of the Site.

3.3.2 Sampling Methodology

The surface water sample was collected in accordance with U.S. EPA methodologies for sample collection, containerization and preservation with respect to the methods of analyses. The water sample was collected as a grab sample. There was no sampling equipment required for this sampling event. As a result, no sampling equipment decontamination was required. The surface water sample was collected by placing a glass, precleaned jar along the surface of the tributary at a downgradient location from the tank pit area. The water was allowed to enter the jar until all headspace was evacuated from the container. Upon sample collection, the samples were labeled and stored in an iced cooler. At the end of the day, the samples were transported to Kiber's in-house analytical laboratory in Atlanta, Georgia, where chain-of-custody was secured. The sample was submitted for BTEX analysis under SW-846 Method 8260 and PAH analysis using SW-846 Method 8270.

3.3.3 Discussion of Analytical Results

Results from the surface water sample indicate no detectable levels of BTEX or PAHs. Copies of all analytical results are presented in Appendix C.

4.0 CONCLUSIONS

This report details information documenting soil contamination, the existence of free product or dissolved contamination in groundwater, points of withdrawal for all public and non-public water sources, and surface water bodies as required under Georgia's UST Rules, Chapter 391-3-15-0.9(1). Data gathered for this report includes analytical data from soil and water samples taken from the Site, well survey data, and other pertinent research. The following conclusions are based on the data collected and observations made by Kiber personnel.

1. Two preliminary soil samples were collected during tank excavation to demonstrate the levels of TPH contamination in the tank pit. The levels of BTEX and TPH found in the preliminary soil samples (FI-A and FI-B) show levels of both compound groups above the maximum concentration limits (MCLs) allowable by the state of Georgia. It is Kiber's opinion that these levels are a direct result of the leaking UST and not from leaking supply and fill lines or a surface release.

2. Records from the USGS indicate the existence of one private well within one-half mile of the Site. Attempts to contact the listed property owner of the well were unsuccessful. It is our opinion that due to the date of construction and the availability of a public water supply in the area that the well is no longer in use. As a result, 500 ppm TPH and 100 ppm BTEX were used as clean-up levels for the Site.

3. Data collected from the tank pit walls after excavation, show levels of both BTEX and TPH below the levels of 500 ppm TPH and 100 ppm BTEX in two of the four side walls. The remaining two walls were excavated to the limits of the building foundation and concrete retaining wall.

4. Data from the sample collected along the tributary to Sandy Creek indicates the leaking tank has not impacted on the tributary and thus Sandy Creek.

5. Groundwater samples collected from the monitoring wells located hydraulically downgradient and upgradient of the tanks we found to have no detectable levels of BTEX of PAH compounds above the state regulatory levels.

6. Free product was not discovered in either of the monitoring wells.

7. Kiber recommends no further action be taken at this Site.

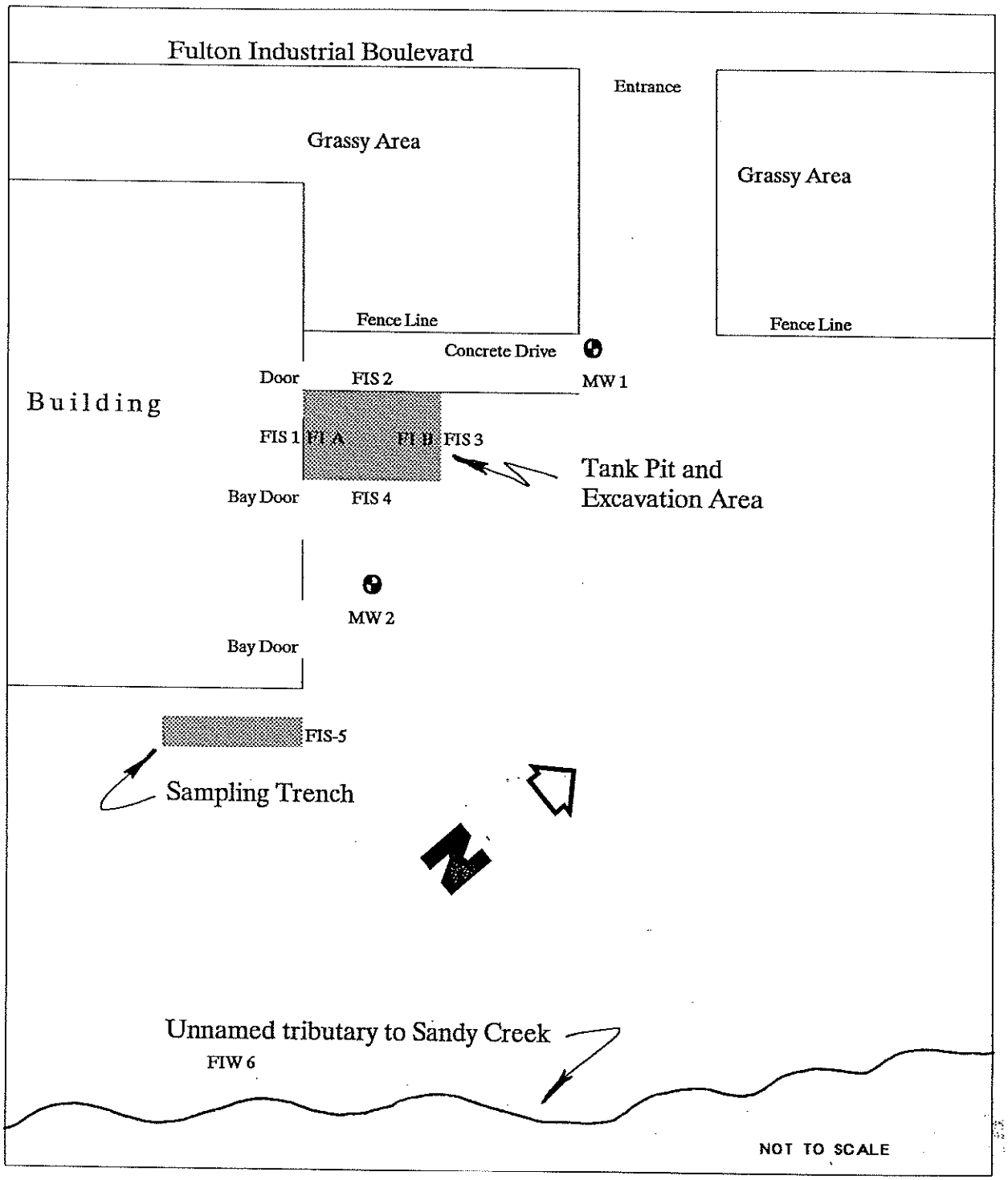


FIGURE 2
Site Diagram
Cleveland Group, Inc.
1281 Fulton Ind. Blvd.

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ENVIRONMENTAL
SERVICES, INC.
Prepared by:
KIBER ENVIRONMENTAL
SERVICES, INC.

TABLE 1
SUMMARY OF ANALYTICAL DATA
1281 FULTON INDUSTRIAL BOULEVARD SITE
CLEVELAND ELECTRIC GROUP

Kiber Sample Number	*Sample Description*	*Matrix*	*Analytical Results -TOTALS (in ppm)*		
			BTEX	*TPH*	*PAH*
FI-A	Tank wall nearest building before excavation	soil	1,399	520	NA
FI-B	Tank wall furthest from building before excavation	soil	113	210	NA
FIS - 1	Tank wall closest to bulding after overexcavation	soil	51.1	37	NA
FIS - 2	Tank wall upgradient of the tank pit after excavation	soil	34.6	76	NA
FIS - 3	Tank wall furthest from the building after excavation	soil	0.007	16	NA
FIS - 4	Tank wall downgradient from the tank pit after excavation	soil	0.009	<15	NA
FIS - 5	Trench downgradient from tank	soil	0.014	17	NA
FIW - 6	Surface water from Sandy Creek tributary	water	<0.010	NA	<0.026
MW-1	Monitoring well upgradient of tank pit	water	<0.005	NA	<0.005
MW-2	Monitoring well downgradient of tank pit	water	<0.005	NA	<0.005

NA = Not Analyzed

Prepared by Kiber Environmental Services, Inc.

Kiber Environmental Services | GC/MS VOA RESULTS | LAB SAMPLE # 40210-7

CLEVELAND ELECTRIC 1281
SAMPLE # FIS-1

SAMPLED (Date/Time/Init): 2/2/94, 15:50, JD
ANALYSIS (Date/Time/Init): 2/08/94, 20:48, ALH

DATE REPORTED: 2/ 9/94

Dilution Factor: 533.3
%Solids: 89

Sample Matrix SOLID
Analysis Method: 8260

TARGET COMPOUND LIST	CAS Number	MDL	PQL	Dry-weight Basis ug/Kg Concentration	Apparent ug/Kg Blank Conc.
Benzene	71-43-2	165.30	639.90	200 E	ND
Ethylbenzene	100-41-4	522.60	2079.70	6100	ND
Toluene	108-88-3	463.90	1866.40	8800	<MDL
Xylene (total)	10061-01-5	378.60	1493.10	36000	ND
1,2-Dichloroethane-d4 (surrogate std)	%Recovery	[OK=70-121]		101	94
Toluene-d8 (surrogate std)	%Recovery	[OK=84-138]		97	90
Bromofluorobenzene (surrogate std)	%Recovery	[OK=59-113]		85	85

E: Estimated, ND: Not detected
MDL: Method Detection Limit
PQL: Practical Quantitation Limit

Kiber Environmental Services | GC/MS VOA RESULTS | LAB SAMPLE # 40210-6

CLEVELAND ELECTRIC 1281
SAMPLE # FIS-2

SAMPLED (Date/Time/Init): 2/2/94, 15:40, JD
ANALYSIS (Date/Time/Init): 2/08/94, 20:20, ALH

DATE REPORTED: 2/ 9/94

Dilution Factor: 545.1
%Solids: 91

Sample Matrix SOLID
Analysis Method: 8260

TARGET COMPOUND LIST	CAS Number	MDL	PQL	Dry-weight Basis ug/Kg Concentration	Apparent ug/Kg Blank Conc.
Benzene	71-43-2	169.00	654.10	200 E	ND
Ethylbenzene	100-41-4	534.20	2125.90	4200	ND
Toluene	108-88-3	474.20	1907.80	7200	<MDL
Xylene (total)	10061-01-5	387.00	1526.30	23000	ND
1,2-Dichloroethane-d4 (surrogate std)	%Recovery	[OK=70-121]		95	94
Toluene-d8 (surrogate std)	%Recovery	[OK=84-138]		94	90
Bromofluorobenzene (surrogate std)	%Recovery	[OK=59-113]		89	85

E: Estimated, ND: Not detected
MDL: Method Detection Limit
PQL: Practical Quantitation Limit

KIBER ENVIRONMENTAL SERVICES PROJECT # 839-40210

TOTAL PETROLEUM HYDROCARBONS

PROJECT NAME: Cleveland Electric
MATRIX : Soil
SAMPLED (Date/Time/Init) : 2/2/94, JD
PARAMETER: Total Petroleum Hydrocarbons (TPH)
EPA METHOD: 418.1 (IR)
ANALYSIS (Date/Init): 2/4/94, MCB

DATE REPORTED: 2/8/94

KES SAMPLE #	ASD #	DL	Result	Units
FIS-3	40210-2	15	16	mg/Kg
FIS-5	40210-3	15	17	mg/Kg
FIS-4	40210-5	15	<DL	mg/Kg
FIS-2	40210-6	15	76	mg/Kg
FIS-1	40210-7	15	37	mg/Kg

DL : Detection Limit

Kiber Environmental Services | GC/MS VOA RESULTS | LAB SAMPLE # 40210-2

CLEVELAND ELECTRIC 1281
SAMPLE # FIS-3

SAMPLED (Date/Time/Init): 2/2/94, 13:20, JD
ANALYSIS (Date/Time/Init): 2/09/94, 10:26, ALH

DATE REPORTED: 2/ 9/94

Dilution Factor: 1.197
%Solids: 82

Sample Matrix SOLID
Analysis Method: 8260

TARGET COMPOUND LIST	CAS Number	MDL	PQL	Dry-weight Basis ug/Kg Concentration	Apparent ug/Kg Blank Conc.
Benzene	71-43-2	0.40	1.40	0.5 E	ND
Ethylbenzene	100-41-4	1.20	4.70	<MDL	ND
Toluene	108-88-3	1.00	4.20	2.5 E	<MDL
Xylene (total)	10061-01-5	0.80	3.40	4.2	ND
1,2-Dichloroethane-d4 (surrogate std)	%Recovery	[OK=70-121]		94	94
Toluene-d8 (surrogate std)	%Recovery	[OK=84-138]		111	103
Bromofluorobenzene (surrogate std)	%Recovery	[OK=59-113]		110	102

E: Estimated, ND: Not detected
MDL: Method Detection Limit
PQL: Practical Quantitation Limit

Kiber Environmental Services | GC/MS VOA RESULTS | LAB SAMPLE # 40210-5

CLEVELAND ELECTRIC 1281
SAMPLE # FIS-4

SAMPLED (Date/Time/Init): 2/2/94, 15:30, JD
ANALYSIS (Date/Time/Init): 2/08/94, 18:31, ALH

DATE REPORTED: 2/ 9/94

Dilution Factor: 1.115
%Solids: 89

Sample Matrix SOLID
Analysis Method: 8260

TARGET COMPOUND LIST	CAS Number	MDL	PQL	Dry-weight Basis ug/Kg Concentration	Apparent ug/Kg Blank Conc.
Benzene	71-43-2	0.30	1.30	1.8	ND
Ethylbenzene	100-41-4	1.10	4.30	<MDL	ND
Toluene	108-88-3	1.00	3.90	4.7	<MDL
Xylene (total)	10061-01-5	0.80	3.10	2.8 E	ND
1,2-Dichloroethane-d4 (surrogate std)	%Recovery	[OK=70-121]		94	94
Toluene-d8 (surrogate std)	%Recovery	[OK=84-138]		100	90
Bromofluorobenzene (surrogate std)	%Recovery	[OK=59-113]		92	85

E: Estimated, ND: Not detected
MDL: Method Detection Limit
PQL: Practical Quantitation Limit

Kiber Environmental Services

GC/MS VOA RESULTS

LAB SAMPLE # 40210-3

CLEVELAND ELECTRIC 1281
SAMPLE # FIS-5

SAMPLED (Date/Time/Init): 2/2/94, 15:30, JD
ANALYSIS (Date/Time/Init): 2/08/94, 18:04, ALH

DATE REPORTED: 2/ 9/94

Dilution Factor: 1.167
%Solids: 86

Sample Matrix SOLID
Analysis Method: 8260

TARGET COMPOUND LIST	CAS Number	MDL	PQL	Dry-weight Basis ug/Kg Concentration	Apparent ug/Kg Blank Conc.
Benzene	71-43-2	0.40	1.40	1.0 E	ND
Ethylbenzene	100-41-4	1.10	4.60	<MDL	ND
Toluene	108-88-3	1.00	4.10	8.6	<MDL
Xylene (total)	10061-01-5	0.80	3.30	4.5	ND
1,2-Dichloroethane-d4 (surrogate std)	%Recovery	[OK=70-121]		87	94
Toluene-d8 (surrogate std)	%Recovery	[OK=84-138]		104	90
Bromofluorobenzene (surrogate std)	%Recovery	[OK=59-113]		81	85

E: Estimated, ND: Not detected
MDL: Method Detection Limit
PQL: Practical Quantitation Limit

KIBER ENVIRONMENTAL SERVICES

PROJECT # 839-40210

TOTAL PETROLEUM HYDROCARBONS

PROJECT NAME: Cleveland Electric
MATRIX : Soil
SAMPLED (Date/Time/Init) : 2/2/94, JD
PARAMETER: Total Petroleum Hydrocarbons (TPH)
EPA METHOD: 418.1 (IR)
ANALYSIS (Date/Init): 2/4/94, MCB

DATE REPORTED: 2/8/94

KES SAMPLE #	ASD #	DL	Result	Units
FIS-3	40210-2	15	16	mg/Kg
FIS-5	40210-3	15	17	mg/Kg
FIS-4	40210-5	15	<DL	mg/Kg
FIS-2	40210-6	15	76	mg/Kg
FIS-1	40210-7	15	37	mg/Kg

DL : Detection Limit

Kiber Environmental Services | GC/MS VOA RESULTS | LAB SAMPLE # 40210-1

CLEVELAND ELECTRIC 1281
SAMPLE # FIW-6

SAMPLED (Date/Time/Init): 2/2/94, 10:30, JD
ANALYSIS (Date/Time/Init): 2/08/94, 12:02, ALH

DATE REPORTED: 2/ 9/94

Dilution Factor: 1.000

Sample Matrix LIQUID
Analysis Method: 8260

BTEX COMPOUND LIST	CAS Number	MDL	PQL	Concentration ug/L	Blank Conc. ug/L
Benzene	71-43-2	0.3	1.2	<MDL	ND
Ethylbenzene	100-41-4	1.0	3.9	ND	ND
Toluene	108-88-3	0.9	3.5	<MDL	<MDL
Xylene (total)	10061-01-5	0.2	1.5	ND	ND
1,2-Dichloroethane-d4 (surrogate std	%Recovery	[OK=76-114]		103	94
Toluene-d8 (surrogate std)	%Recovery	[OK=88-110]		100	99
Bromofluorobenzene (surrogate std)	%Recovery	[OK=86-115]		98	94

E: Estimated, ND: Not detected
MDL: Method Detection Limit
PQL: Practical Quantitation Limit

Kiber Environmental Services | GC/MS PAH RESULTS | LAB SAMPLE # 40210-1

CLEVELAND ELECTRIC 1281
SAMPLE # FIW-6

SAMPLED (Date/Time/Init): 2/2/94, 10:30, JD
ANALYSIS (Date/Time/Init): 2/09/94, 18:34 , TAG
EXTRACTION (Date/Init): 2/4/94, JG,EC,KK

DATE REPORTED: 2/11/94

Dilution Factor: 1.042
Extract Method: 3510

Sample Matrix: LIQUID
Analysis Method: 8270

TARGET COMPOUND LIST	CAS Number	MDL	PQL	Concentration ug/L	Blank Conc. ug/L
Acenaphthene	83-32-9	0.40	2.10	ND	ND
Acenaphthylene	208-96-8	0.50	2.20	ND	ND
Anthracene	120-12-7	0.30	1.40	ND	ND
Benzo(a)anthracene	56-55-3	0.20	1.00	ND	ND
Benzo(b)fluoranthene	205-99-2	0.30	1.30	ND	ND
Benzo(k)fluoranthene	207-08-9	0.20	0.80	ND	ND
Benzo(g,h,i)perylene	191-24-3	0.20	0.90	ND	ND
Benzo(a)pyrene	193-39-5	0.20	1.00	ND	ND
Chrysene	218-01-9	0.40	2.00	ND	ND
Dibenz(a,h)anthracene	53-70-3	0.20	0.90	ND	ND
Dibenzofuran	132-64-9	0.50	2.60	ND	ND
Fluoranthene	206-44-0	0.20	0.80	ND	ND
Fluorene	7782-41-4	0.50	2.60	ND	ND
Indeno(1,2,3-cd)pyrene	193-39-5	0.30	1.40	ND	ND
2-Methylnaphthalene	91-57-6	0.20	1.00	ND	ND
Naphthalene	91-57-6	0.20	0.60	ND	ND
Phenanthrene	85-01-8	0.20	0.80	ND	ND
Pyrene	129-00-0	0.50	2.50	ND	ND
Nitrobenzene-d5 (surrogate std)	%Recovery	[OK=35-114]		52	62
2-Fluorobiphenyl (surrogate std)	%Recovery	[OK=43-116]		67	74
Terphenyl-d14 (surrogate std)	%Recovery	[OK=33-141]		61	75

E: Estimated, ND: Not detected
MDL: Method Detection Limit
PQL: Practical Quantitation Limit
*as Diphenylamine

CI:Coeluting Interference
DO:Diluted Out

Kiber Environmental Services | GC/MS VOA RESULTS | LAB SAMPLE # 40359-1

CLEVELAND ELECTRIC 1281
SAMPLE # MW1

SAMPLED (Date/Time/Init): 3/18/94, 10:55, SB
ANALYSIS (Date/Time/Init): 3/23/94, 13:42, ALH

DATE REPORTED: 3/ 24/94

Dilution Factor: 1.000

Sample Matrix LIQUID
Analysis Method: 8260

BTEX COMPOUND LIST	CAS Number	MDL	PQL	Concentration ug/L	Blank Conc. ug/L
Benzene	71-43-2	0.3	1.2	<MDL	<MDL
Ethylbenzene	100-41-4	1.0	3.9	ND	ND
Toluene	108-88-3	0.9	3.5	ND	<MDL
Xylene (total)	10061-01-5	0.7	2.8	1.5 E	0.3 E
1,2-Dichloroethane-d4 (surrogate std	%Recovery	[OK=76-114]		97	100
Toluene-d8 (surrogate std)	%Recovery	[OK=88-110]		92	98
Bromofluorobenzene (surrogate std)	%Recovery	[OK=86-115]		94	101

E: Estimated, ND: Not detected
MDL: Method Detection Limit
PQL: Practical Quantitation Limit

Kiber Environmental Services | GC/MS VOA RESULTS | LAB SAMPLE # 40359-2

CLEVELAND ELECTRIC 1281
SAMPLE # MW2

SAMPLED (Date/Time/Init): 3/18/94, 11:15, SB
ANALYSIS (Date/Time/Init): 3/23/94, 14:10, ALH

DATE REPORTED: 3/ 24/94

Dilution Factor: 1.000

Sample Matrix LIQUID
Analysis Method: 8260

BTEX COMPOUND LIST	CAS Number	MDL	PQL	Concentration ug/L	Blank Conc. ug/L
Benzene	71-43-2	0.3	1.2	0.4 E	<MDL
Ethylbenzene	100-41-4	1.0	3.9	<MDL	ND
Toluene	108-88-3	0.9	3.5	ND	<MDL
Xylene (total)	10061-01-5	0.7	2.8	2.7 E	0.3 E
1,2-Dichloroethane-d4 (surrogate std	%Recovery	[OK=76-114]		100	100
Toluene-d8 (surrogate std)	%Recovery	[OK=88-110]		104	98
Bromofluorobenzene (surrogate std)	%Recovery	[OK=86-115]		108	101

E: Estimated, ND: Not detected
MDL: Method Detection Limit
PQL: Practical Quantitation Limit

Kiber Environmental Services | GC/MS PAH RESULTS | LAB SAMPLE # 40359-1

CLEVELAND ELECTRIC 1281
SAMPLE # MW1

SAMPLED (Date/Time/Init): 3/18/94, 10:55, SB
ANALYSIS (Date/Time/Init): 3/23/94, 21:59 , TAG
EXTRACTION (Date/Init): 3/22/94, JG

DATE REPORTED: 3/24/94

Dilution Factor: 1.116
Extract Method: 3510

Sample Matrix: LIQUID
Analysis Method: 8270

TARGET COMPOUND LIST	CAS Number	MDL	PQL	Concentration ug/L	Blank Conc. ug/L
Acenaphthene	83-32-9	0.90	3.60	ND	ND
Acenaphthylene	208-96-8	0.90	3.50	ND	ND
Anthracene	120-12-7	0.60	2.30	ND	ND
Benzo(a)anthracene	56-55-3	0.70	2.60	ND	ND
Benzo(b)fluoranthene	205-99-2	1.00	3.90	ND	ND
Benzo(k)fluoranthene	207-08-9	1.00	4.10	ND	ND
Benzo(g,h,i)perylene	191-24-3	0.60	2.30	ND	ND
Benzo(a)pyrene	193-39-5	0.60	2.20	ND	ND
Chrysene	218-01-9	0.60	2.10	ND	ND
Dibenz(a,h)anthracene	53-70-3	0.70	2.60	ND	ND
Dibenzofuran	132-64-9	0.90	3.30	ND	ND
Fluoranthene	206-44-0	0.80	3.00	ND	ND
Fluorene	7782-41-4	0.80	3.30	ND	ND
Indeno(1,2,3-cd)pyrene	193-39-5	0.70	2.60	ND	ND
2-Methylnaphthalene	91-57-6	1.10	4.20	ND	ND
Naphthalene	91-57-6	1.00	4.00	ND	ND
Phenanthrene	85-01-8	0.80	2.90	0.9 E	ND
Pyrene	129-00-0	0.80	3.20	ND	ND
Nitrobenzene-d5 (surrogate std)	%Recovery	[OK=35-114]		68	63
2-Fluorobiphenyl (surrogate std)	%Recovery	[OK=43-116]		67	64
Terphenyl-d14 (surrogate std)	%Recovery	[OK=33-141]		73	79

E: Estimated, ND: Not detected
MDL: Method Detection Limit
PQL: Practical Quantitation Limit
*as Diphenylamine

CI:Coeluting Interference
DO:Diluted Out

Kiber Environmental Services | GC/MS PAH RESULTS | LAB SAMPLE # 40359-2

CLEVELAND ELECTRIC 1281
SAMPLE # MW2

SAMPLED (Date/Time/Init): 3/18/94, 11:15, SB
ANALYSIS (Date/Time/Init): 3/23/94, 22:40 , TAG
EXTRACTION (Date/Init): 3/22/94, JG

DATE REPORTED: 3/24/94

Dilution Factor: 1.133
Extract Method: 3510

Sample Matrix: LIQUID
Analysis Method: 8270

TARGET COMPOUND LIST	CAS Number	MDL	PQL	Concentration ug/L	Blank Conc. ug/L
Acenaphthene	83-32-9	0.90	3.60	ND	ND
Acenaphthylene	208-96-8	0.90	3.50	ND	ND
Anthracene	120-12-7	0.60	2.40	ND	ND
Benzo(a)anthracene	56-55-3	0.70	2.60	ND	ND
Benzo(b)fluoranthene	205-99-2	1.00	4.00	ND	ND
Benzo(k)fluoranthene	207-08-9	1.00	4.20	ND	ND
Benzo(g,h,i)perylene	191-24-3	0.60	2.40	ND	ND
Benzo(a)pyrene	193-39-5	0.60	2.30	ND	ND
Chrysene	218-01-9	0.60	2.20	ND	ND
Dibenz(a,h)anthracene	53-70-3	0.70	2.60	ND	ND
Dibenzofuran	132-64-9	0.90	3.40	ND	ND
Fluoranthene	206-44-0	0.80	3.10	ND	ND
Fluorene	7782-41-4	0.80	3.40	ND	ND
Indeno(1,2,3-cd)pyrene	193-39-5	0.70	2.60	ND	ND
2-Methylnaphthalene	91-57-6	1.10	4.30	ND	ND
Naphthalene	91-57-6	1.00	4.10	ND	ND
Phenanthrene	85-01-8	0.80	2.90	1.3 E	ND
Pyrene	129-00-0	0.80	3.30	ND	ND
Nitrobenzene-d5 (surrogate std)	%Recovery	[OK=35-114]		72	63
2-Fluorobiphenyl (surrogate std)	%Recovery	[OK=43-116]		70	64
Terphenyl-d14 (surrogate std)	%Recovery	[OK=33-141]		74	79

E: Estimated, ND: Not detected
MDL: Method Detection Limit
PQL: Practical Quantitation Limit
*as Diphenylamine

CI:Coeluting Interference
DO:Diluted Out

KIBER ENVIRONMENTAL SERVICES, INC.

ANALYTICAL CASE NARRATIVE
FOR:

Cleveland Electric 1281

Project No. 839-40210

- Two water and five soil samples were submitted for analysis on 2/3/94 at 0940 hours by Joe Dye of Kiber. The samples arrived at room temperature and in good condition.

- The requested analyses and corresponding methods are as follows:

Analysis	*Method*	*Instrument*
Total PAH	SW-846 Methods 3510 and 8270	Hewlett Packard 5890 GC/MSD
Total Volatiles	SW-846 Methods 8260	Hewlett Packard 5890 GC/MSD
TPH	EPA 418.1	Infrared Spectrophotometer

TPH

There were no reported difficulties during analysis.

Total Volatiles

The QA recoveries were all within the method recommended limits. There were no difficulties during analysis.

Total PAH

The QA recoveries were all within the method recommended limits. There were no difficulties during analysis.

K.M. Clemens
QA Authorization

2/14/94
Date

The above referenced data has been reviewed for compliance with all applicable portions of Kiber Environmental Services, Inc. QA/QC Program and all methodologies. Any anomalies encountered during analyses are noted by the analyst above.

KIBER Environmental Services | GC/MS VOA RESULTS | LAB SAMPLE # 40210-BS

ANALYSIS (Date/Time/Init): 2/08/94, 11:35, ALH

DATE REPORTED: 2/ 9/94 Analysis Method: 8260 (LIQUID)

BLANK SPIKE	CAS Number	QC LIMITS % Recovery	Actual BS % Recovery
1,1-Dichloroethene	75-35-4	61-145	108
Trichloroethene	79-01-6	71-120	96
Benzene	71-43-2	76-127	104
Toluene	108-88-3	76-125	100
Chlorobenzene	108-90-7	75-130	99
1,2-Dichloroethane-d4 (surrogate)	% Recovery	[OK=76-114]	103
Toluene-d8 (surrogate)	% Recovery	[OK=88-110]	107
Bromofluorobenzene (surrogate)	% Recovery	[OK=86-115]	101

KIBER Environmental Services | GC/MS VOA RESULTS | LAB SAMPLE # 40210-BS

ANALYSIS (Date/Time/Init): 2/08/94, 17:10, ALH

DATE REPORTED: 2/ 9/94

Analysis Method: 8260 (SOLID)

BLANK SPIKE	CAS Number	QC LIMITS % Recovery	Actual BS % Recovery
1,1-Dichloroethene	75-35-4	59-172	117
Trichloroethene	79-01-6	62-137	100
Benzene	71-43-2	66-142	102
Toluene	108-88-3	59-139	100
Chlorobenzene	108-90-7	60-133	104
1,2-Dichloroethane-d4 (surrogate)	% Recovery	[OK=70-121]	96
Toluene-d8 (surrogate)	% Recovery	[OK=84-138]	91
Bromofluorobenzene (surrogate)	% Recovery	[OK=59-113]	91

KIBER Environmental Services | GC/MS VOA RESULTS | LAB SAMPLE # 40210-BS

ANALYSIS (Date/Time/Init): 2/9/94, 09:59, ALH

DATE REPORTED: 2/9/94

Analysis Method: 8260 (SOLID)

BLANK SPIKE	CAS Number	QC LIMITS % Recovery	Actual BS % Recovery
1,1-Dichloroethene	75-35-4	59-172	106
Trichloroethene	79-01-6	62-137	91
Benzene	71-43-2	66-142	100
Toluene	108-88-3	59-139	94
Chlorobenzene	108-90-7	60-133	98
1,2-Dichloroethane-d4 (surrogate)	% Recovery	[OK=70-121]	95
Toluene-d8 (surrogate)	% Recovery	[OK=84-138]	104
Bromofluorobenzene (surrogate)	% Recovery	[OK=59-113]	101

KIBER Environmental Services | GC/MS VOA RESULTS | LAB SAMPLE # 40210-1MS

CLEVELAND ELECTRIC 1281
SAMPLE #: FIW-6

SAMPLED (Date/Time/Init): 2/2/94, 10:30, JD
ANALYSIS (Date/Time/Init): 2/8/94, 12:30, ALH

Sample Matrix: LIQUID
Analysis Method: 8260

DATE REPORTED: 2/2/94

MATRIX SPIKE	CAS Number	QC LIMITS % Recovery	Actual MS % Recovery
1,1-Dichloroethene	75-35-4	61-145	105
Trichloroethene	79-01-6	71-120	90
Benzene	71-43-2	76-127	100
Toluene	108-88-3	76-125	96
Chlorobenzene	108-90-7	75-130	95
1,2-Dichloroethane-d4 (surrogate)	% Recovery	[OK=76-114]	102
Toluene-d8 (surrogate)	% Recovery	[OK=88-110]	106
Bromofluorobenzene (surrogate)	% Recovery	[OK=86-115]	99

ANALYSIS (Date/Time/Init): 2/8/94, 12:57, ALH

MATRIX SPIKE DUPLICATE	CAS Number	QC LIMITS % Recovery	Actual MSD % Recovery	%RPD
1,1-Dichloroethene	75-35-4	61-145	108	3
Trichloroethene	79-01-6	71-120	95	5
Benzene	71-43-2	76-127	106	5
Toluene	108-88-3	76-125	101	5
Chlorobenzene	108-90-7	75-130	98	4
1,2-Dichloroethane-d4 (surrogate)	% Recovery	[OK=76-114]	105	
Toluene-d8 (surrogate)	% Recovery	[OK=88-110]	110	
Bromofluorobenzene (surrogate)	% Recovery	[OK=86-115]	107	

CI: Coeluting Interference

KIBER Environmental Services | GC/MS VOA RESULTS | LAB SAMPLE # 40210-5MS

CLEVELAND ELEC 1281
SAMPLE #: FIS-4

SAMPLED (Date/Time/Init): 2/2/94, 15:30, JD
ANALYSIS (Date/Time/Init): 2/08/94, 19:26, ALH

Sample Matrix: SOLID
Analysis Method: 8260 (SOIL)

DATE REPORTED: 2/ 9/94

MATRIX SPIKE	CAS Number	QC LIMITS % Recovery	Actual MS % Recovery
1,1-Dichloroethene	75-35-4	59-172	121
Trichloroethene	79-01-6	62-137	97
Benzene	71-43-2	66-142	103
Toluene	108-88-3	59-139	101
Chlorobenzene	108-90-7	60-133	101
1,2-Dichloroethane-d4 (surrogate)	% Recovery	[OK=70-121]	97
Toluene-d8 (surrogate)	% Recovery	[OK=84-138]	100
Bromofluorobenzene (surrogate)	% Recovery	[OK=59-113]	91

CI: COELUTING INTERFERENCE

KIBER Environmental Services | GC/MS PAH RESULTS | LAB SAMPLE # 40210-EBS

EXTRACTION (Date/Init): 2/4/94, JG , EC, KK
ANALYSIS (Date/Time/Init): 2/9/94, 02:40, TAG

DATE REPORTED: 2/11/94

Analysis Method: 8270

BLANK SPIKE	CAS Number	QC LIMITS % Recovery	Actual BS % Recovery
1,4-Dichlorobenzene	106-46-7	36-97	55
N-Nitroso-di-n-propylamine	621-64-7	41-116	58
1,2,4-Trichlorobenzene	120-82-1	39-98	58
Acenaphthene	83-32-9	46-118	66
2,4-Dinitrotoluene	121-14-2	24-96	88
Pyrene	129-00-0	26-127	67
Nitrobenzene-d5	% Recovery	[OK=35-114]	68
2-Fluorobiphenyl	% Recovery	[OK=43-116]	63
Terphenyl-d14	% Recovery	[OK=33-141]	69

** Out of Advisory Quality Control Limits

KIBER Environmental Services | GC/MS PAH RESULTS | LAB SAMPLE # 40212-1MS

SAMPLED (Date/Time/Init): 2/2/94, 15:00, PV
EXTRACTION (Date/Init): 2/4/94, JG, EC, KK
ANALYSIS (Date/Time/Init): 2/10/94, 19:43, TAG

Sample Matrix: WATER
DATE REPORTED: 2/11/94 Analysis Method: 8270

MATRIX SPIKE	CAS Number	QC LIMITS % Recovery	Actual MS % Recovery
1,4-Dichlorobenzene	106-46-7	36-97	68
N-Nitroso-di-n-propylamine	621-64-7	41-116	69
1,2,4-Trichlorobenzene	120-82-1	39-98	62
Acenaphthene	83-32-9	46-118	65
2,4-Dinitrotoluene	121-14-2	24-96	78
Pyrene	129-00-0	26-127	85
Nitrobenzene-d5	% Recovery	[OK=35-114]	72
2-Fluorobiphenyl	% Recovery	[OK=43-116]	71
Terphenyl-d14	% Recovery	[OK=33-141]	67

ANALYSIS (Date/Time/Init): 2/10/94, 20:24, TAG

MATRIX SPIKE DUPLICAT	CAS Number	QC LIMITS % Recovery	Actual MS % Recovery	%RPD
1,4-Dichlorobenzene	106-46-7	36-97	57	17
N-Nitroso-di-n-propylamine	621-64-7	41-116	63	8
1,2,4-Trichlorobenzene	120-82-1	39-98	54	13
Acenaphthene	83-32-9	46-118	62	6
2,4-Dinitrotoluene	121-14-2	24-96	82	5
Pyrene	129-00-0	26-127	68	22
Nitrobenzene-d5	% Recovery	[OK=35-114]	66	
2-Fluorobiphenyl	% Recovery	[OK=43-116]	64	
Terphenyl-d14	% Recovery	[OK=33-141]	54	

SAMPLE CHAIN-OF-CUSTODY RECORD

COC# 667

KIBER ENVIRONMENTAL SERVICES, INC.

3786 DEKALB TECHNOLOGY PARKWAY
ATLANTA, GEORGIA 30340
(404) 455-3944 FAX (404) 451-0155

PROJECT NAME: 1281 CLEVELAND ELECTRIC
PROJECT NUMBER: 0294 / 839
RECEIVING LAB: KIBER
PO #
KES CONTACT: CHUCK
KES PROJECT MANAGER: CHUCK MCPHERSON
TURNAROUND TIME: 7-DAY 2-9-94
DUE DATE:
SAMPLER SIGNATURE:

SAMPLE NUMBER	SAMPLE DATE	SAMPLE TIME	SAMPLE MATRIX	SAMPLE DESCRIPTION	# / SIZE OF CONTAINERS	ANALYTICAL PARAMETERS (indicate target list) BTEX	PAH	TPH			CHECK IF PROJECT QA REQUESTED ON THIS SAMPLE	40210 KES Sample ID	
FIW-6	2-2-94	10:30	H_2O		1-Liter 2-40ml	X	X					No presrv.	-1
FIS-3	2-2-94	13:20	Soil		2-4oz	X		X					-2
FIS-5	2-2-94	15:30	Soil		2-4oz.	X		X					-3
FIW-4	2-2-94	15:20	H_2O		1-Liter 2-40ml	X	X					No presrv.	-4
FIS-4	2-2-94	15:30	Soil		2-4oz	X		X					-5
FIS-2	2-2-94	15:40	Soil		2-4oz.	X		X					-6
FIS-1	2-2-94	15:50	Soil		2-4oz.	X		X					-7

TRANSFER #	TRANSFERS RELINQUISHED BY:	TRANSFERS ACCEPTED BY:	DATE	TIME	COMMENTS:
001			2-2-94	17:35	
		Schrock	2/3/94	0940	

KIBER ENVIRONMENTAL SERVICES, INC.

ANALYTICAL CASE NARRATIVE FOR:

Cleveland Electric

Project No. 839-40359

- Two water samples were submitted for analysis on 3/18/94 at 1415. The samples arrived at 9°C and in good condition.

- The requested analyses and corresponding methods are as follows:

Analysis	*Method*	*Instrument*
Polyaromatic Hydrocarbons (PAHs)	SW-846 Methods: 3510 and 8270	Hewlett Packard GC/MSD 5890
Total Benzene, Toluene, Ethylbenzene, and Xylene (BTEX)	SW-846 Method 8260	Hewlett Packard GC/MSD 5890

PAHs

The Batch QC were within the method specified limits. There were no reported difficulties during the analyses.

BTEX

The Batch QC recoveries were within the method recommended limits except for the Toluene-d8 surrogate recovery. The sample selected for Batch QC may not indicate the character of the Cleveland Electric samples. There were no reported difficulties during the analyses.

QA Authorization

3/25/94
Date

The above referenced data has been reviewed for compliance with all applicable portions of Kiber Environmental Services, Inc. QA/QC Program and all methodologies. Any anomalies encountered during analyses are noted by the analyst above.

KIBER Environmental Services | GC/MS PAH RESULTS | LAB SAMPLE # 40359-EBS

EXTRACTION (Date/Init): 3/22/94, JG
ANALYSIS (Date/Time/Init): 3/23/94, 19:59, TAG

DATE REPORTED: 3/24/94

Analysis Method: 8270

BLANK SPIKE	CAS Number	QC LIMITS % Recovery	Actual BS % Recovery
1,4-Dichlorobenzene	106-46-7	36-97	59
N-Nitroso-di-n-propylamine	621-64-7	41-116	80
1,2,4-Trichlorobenzene	120-82-1	39-98	65
Acenaphthene	83-32-9	46-118	74
2,4-Dinitrotoluene	121-14-2	24-96	103**
Pyrene	129-00-0	26-127	79
Nitrobenzene-d5	% Recovery	[OK=35-114]	70
2-Fluorobiphenyl	% Recovery	[OK=43-116]	66
Terphenyl-d14	% Recovery	[OK=33-141]	79

ANALYSIS (Date/Time/Init): 3/23/94, 20:41, TAG

BLANK SPIKE DUPLCIATE	CAS Number	QC LIMITS % Recovery	Actual BS % Recovery	%RPD
1,4-Dichlorobenzene	106-46-7	36-97	63	7
N-Nitroso-di-n-propylamine	621-64-7	41-116	87	8
1,2,4-Trichlorobenzene	120-82-1	39-98	70	8
Acenaphthene	83-32-9	46-118	76	3
2,4-Dinitrotoluene	121-14-2	24-96	110**	7
Pyrene	129-00-0	26-127	85	7
Nitrobenzene-d5	% Recovery	[OK=35-114]	73	
2-Fluorobiphenyl	% Recovery	[OK=43-116]	70	
Terphenyl-d14	% Recovery	[OK=33-141]	88	

** Out of Advisory Quality Control Limits

KIBER Environmental Services | GC/MS VOA RESULTS | LAB SAMPLE # 40359-BS

ANALYSIS (Date/Time/Init): 3/23/94, 12:46, ALH

DATE REPORTED: 3/ 24/94

Analysis Method: 8260 (LIQUID)

BLANK SPIKE	CAS Number	QC LIMITS % Recovery	Actual BS % Recovery
1,1-Dichloroethene	75-35-4	61-145	115
Trichloroethene	79-01-6	71-120	100
Benzene	71-43-2	76-127	107
Toluene	108-88-3	76-125	110
Chlorobenzene	108-90-7	75-130	104
1,2-Dichloroethane-d4 (surrogate)	% Recovery	[OK=76-114]	97
Toluene-d8 (surrogate)	% Recovery	[OK=88-110]	107
Bromofluorobenzene (surrogate)	% Recovery	[OK=86-115]	109

KIBER Environmental Services

BATCH
GC/MS VOA RESULTS

LAB SAMPLE # 40367-2MS

SAMPLED (Date/Time/Init): 3/18/94, 17:00, MM
ANALYSIS (Date/Time/Init): 3/23/94, 16:29, ALH
Sample Matrix: LIQUID
Analysis Method: 8260

DATE REPORTED: 3/ 24/94

MATRIX SPIKE	CAS Number	QC LIMITS % Recovery	Actual MS % Recovery
1,1-Dichloroethene	75-35-4	61-145	123
Trichloroethene	79-01-6	71-120	101
Benzene	71-43-2	76-127	105
Toluene	108-88-3	76-125	98
Chlorobenzene	108-90-7	75-130	107
1,2-Dichloroethane-d4 (surrogate)	% Recovery	[OK=76-114]	100
Toluene-d8 (surrogate)	% Recovery	[OK=88-110]	98
Bromofluorobenzene (surrogate)	% Recovery	[OK=86-115]	89

ANALYSIS (Date/Time/Init): 3/23/94, 16:57, ALH

MATRIX SPIKE DUPLICATE	CAS Number	QC LIMITS % Recovery	Actual MS % Recovery	RPD
1,1-Dichloroethene	75-35-4	61-145	102	19
Trichloroethene	79-01-6	71-120	94	7
Benzene	71-43-2	76-127	98	7
Toluene	108-88-3	76-125	90	9
Chlorobenzene	108-90-7	75-130	95	12
1,2-Dichloroethane-d4 (surrogate)	% Recovery	[OK=76-114]	100	
Toluene-d8 (surrogate)	% Recovery	[OK=88-110]	87**	
Bromofluorobenzene (surrogate)	% Recovery	[OK=86-115]	87	

SAMPLE CHAIN-OF-CUSTODY RECORD

COC# 712

KIBER ENVIRONMENTAL SERVICES, INC.

3786 DEKALB TECHNOLOGY PARKWAY
ATLANTA, GEORGIA 30340
(404) 455-3944 FAX (404) 451-0155

PROJECT NAME: 1281 Cleveland Electric | PROJECT NUMBER: 839 | RECEIVING LAB: | PO #

KES CONTACT: Sue | KES PROJECT MANAGER: Sue Beres

TURNAROUND TIME: | SAMPLER SIGNATURE:

DUE DATE: 1wk

SAMPLE NUMBER	SAMPLE DATE	SAMPLE TIME	SAMPLE MATRIX	SAMPLE DESCRIPTION	# / SIZE OF CONTAINERS	ANALYTICAL PARAMETERS (indicate target list) BTEX	PAH				CHECK IF PROJECT QA REQUESTED ON THIS SAMPLE	KES Sample ID 4 9359
MW1	3/18/94	1055	water	Monitor Well up	2-40ml 1-1L	X	X					-1
MW2	3/18/94	1115	water	Monitoring Well down	2-40ml 1-1L	X	X					-2

TRANSFER #	TRANSFERS RELINQUISHED BY:	TRANSFERS ACCEPTED BY:	DATE	TIME
			3/18/94	1415

COMMENTS:
leave sediment in bottom do not extract
pres. on ice

Reactivate bucket 9C DX

Resumes

ISIS HAMILTON

ENVIRONMENTAL SPECIALIST

EXPERIENCE & RESPONSIBILITIES

Ms. Hamilton has over four years of experience within the environmental consulting field including industrial hygiene activities, building forensics, contamination assessments, remediation oversight, hydrogeologic subsurface exploration, environmental site assessments, spill prevention plans, Tier II contingency reports, storm water pollution prevention plans, technical presentations, proposals, and environmental field activities in regulation with EPA guidelines. In addition to field activities, Ms. Hamilton is also bilingual, has technical experience completing environmental technical reports and proposals, and is well versed with computer software programs such as AutoCAD, Groundwater Modeling Systems, and Microsoft Office Suite. Ms. Hamilton currently utilizes her skills to assist with environmental projects under the regulation of state Underground Storage Tank (UST) management programs. Other responsibilities include project planning and coordination, data interpretation, communication with contractors and clients, and preparing project scopes of work related to site remediation.

Education
B.S., Geology, Georgia State University

Professional Training
OSHA Hazardous Waste Site Operations Training 29 CFR 1910.120 (40 hours)
OSHA Hazardous Waste Site Operations Training Annual Refresher 29 CFR 1910.120 (8 hours)

Professional Certifications
National Institute for Occupational Safety and Health (NIOSH) 582 certified
EPA/AHERA/ASHARA Certified Asbestos Inspector/ Supervisor

Years of Experience
4

Years with Firm
<1 (Hire Date: 12/07/2021)

RELEVANT PROJECT EXPERIENCE

Environmental Site Assessments

Ms. Hamilton has composed Phase I and Phase II Environmental Site Assessments (ESAs) throughout the country and within several industries including real estate, gas/oil companies, and banks. Professional tasks included conducting a site reconnaissance, financial oversight of each individual project, soil and groundwater sampling (if requested/required), risk evaluation, and technical reporting. Phase I and Phase II ESAs are conducted in accordance with ASTM standards. Ms. Hamilton also has expertise in composing spill prevention plans, stormwater pollution prevention plans, and tier II contingency reports for commercial clientele.

Soil, Groundwater, and Vapor Investigations

Ms. Hamilton has over four years of experience with soil, groundwater, and vapor investigations including groundwater and soil sampling, hydrogeologic subsurface explorations, monitoring well installations, water quality monitoring, UST removals, subsurface methane gas monitoring, and sediment core and borehole analysis. Ms. Hamilton has supervised contractors while performing Phase II ESAs as well as installing/abandoning groundwater monitoring wells and landfill assessments for various clients. Ms. Hamilton has also supervised removal of UST systems, installation of multi-phase Soil Vapor Extraction/Air Sparge remediation systems, and subsequent soil/groundwater monitoring. Ms. Hamilton has utilized various modeling software including AutoCAD in which site maps, potentiometric maps, and isobenzene concentration maps are developed. Data interpretation from each investigation is used to create a technical report in compliance with state and/or local regulations as well as providing clientele with recommendations regarding remediation services.

Industrial Hygiene Activities

Project and client management for remediation activities such as mold, radon, lead, and asbestos. Current EPA/AHERA/ASHARA certified asbestos inspector/supervisor. Previously assisted with emergency hurricane response work in which ambient sampling and analysis was conducted in order to determine possible contamination of government buildings as well as HUD housing units. Ms. Hamilton is NIOSH 582 certified, which provided fundamental knowledge towards properly executing asbestos assessments for commercial and residential properties. Ms. Hamilton has exposure with several state and local remediation regulations and has assisted with a county lead in water investigation regarding possible contamination of county school sewer and water lines. Ms. Hamilton has completed interior vapor studies including the identification of mercury within gymnasium flooring material. In addition to an extensive knowledge of industrial hygiene activities, Ms. Hamilton also spent two years conducting noise assessments, building material assessments, and created Health and Safety Plans in regulation with OSHA requirements for contractors.

Environmental Experience Summary

- Planned, organized, and managed environmental remediation projects for various industrial facilities throughout the United States. As a project manager, Ms. Hamilton was responsible for creating a scope of work for remediation, Health and Safety Plans, preparation of contractor/subcontractor documents, bidding, negotiations, and scheduling.
- Ms. Hamilton has been involved with the installation of numerous monitoring wells throughout the United States including the installation of 73 wells in southern California following an emergency response oil spill cleanup.
- Groundwater and soil sampling expertise throughout the United States and coordination/correspondence with Environmental Protection Division representatives locally and throughout the States.
- Supervised monitoring well installation and soil/groundwater sampling at several Georgia Hazardous Site Response Act (HSRA) sites. Assisted in budgeting, client interaction, and preparation of reports.
- Supervised the removal of underground storage tanks in the southeastern region of the United States along with supervision of soil, lead, and vapor remediation projects.
- Preparation of soil and/or groundwater Corrective Action Plans (CAPs) in accordance with state and federal regulations.

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SENIOR MANAGER / ENVIRONMENTAL PROFESSIONAL

EXPERIENCE & RESPONSIBILITIES

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Scope of Work

ATTACHMENTS
PHASE I ESA SCOPE OF SERVICES

The proposed Phase I ESA will be conducted in general accordance with the ASTM Standard Practice E1527-21, consistent with a level of care and skill ordinarily practiced by the environmental consulting profession currently providing similar services under similar circumstances. The purpose of the ESA will be to identify *recognized environmental conditions* in connection with the Subject Property at the time of the site reconnaissance. The scope of ESA will include an evaluation of the following:

- The User's responsibilities will be described as they relate to the "*all appropriate inquiries"* Final Rule (40 CFR Part 312).
- Physical setting characteristics of the Subject Property through a review of referenced sources such as the most recent 7.5-Minute Topographic Map (or equivalent) showing contour lines, geologic, soils, and hydrologic reports.
- Information in ASTM-specified environmental agency databases and local environmental records within the ASTM-specified approximate minimum search distance from the Subject Property.
- Regulatory Agency File and Records Review, consisting of conducting a file review (i.e., via Freedom of Information Act (FOIA) request or alternative method/source) of pertinent regulatory files and/or records associated with the standard government environmental record sources for the Subject Property and adjoining properties, as warranted by the findings of the ESA. If additional fees are required to complete the Regulatory Agency File and Records Reviews, Atlas will advise Client and seek written authorization for the additional services and fees.
- Interviews with past and present owners, operators, and occupants of the Subject Property, and state and/or local government officials to obtain information indicating *recognized environmental conditions* in connection with the Subject Property.
- Usage of the Subject Property, adjoining properties, and surrounding area through a review of the standard historical sources, aerial photographs, fire insurance maps, city directories, topographic maps, and additional reasonably ascertainable records, including building department records, interviews, property tax files, zoning/land use records, and other historical sources (e.g., miscellaneous maps, news articles, books about the history of the area being researched, imagery, land title records, prior reports).
- Observations and interviews regarding current Subject Property usage and conditions, including the use, treatment, storage, disposal, or generation of hazardous substances, petroleum products, hazardous wastes, non-hazardous solid wastes, and wastewater.
- Observations and interviews regarding usage of adjoining and surrounding area properties and the likely impact of known or suspected releases of hazardous substances or petroleum products from those properties on the Subject Property.
- Preparation of a written report that includes findings, opinions, conclusions, and supporting documentation.

Client has directed the following significant additions, deletions, or deviations to ASTM Standard Practice E1527-21 for the proposed ESA. Client acceptance of this proposal confirms its awareness that such changes may result in a data gap being identified in the report and may impact their ability to use the report to help qualify for Landowner Liability Protections (LLPs) under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA). Unless otherwise indicated below, Client will provide Atlas with the results of Client's review of reasonably ascertainable land title and judicial records for Environmental Liens or Activity and Use Limitations (AULs) per E1527-21, Section 6.2.

CLIENT DIRECTED ADDITIONS, DELETIONS, OR DEVIATIONS TO ASTM STANDARD PRACTICE E1527-21 (ONLY CHECKED ITEMS APPLY)
☒ Atlas will review reasonably ascertainable records for Environmental Liens or AULs (back to 1980)
☐ Atlas will not review of land title or judicial records for Environmental Liens or AULs
☐ Include Client or other scope of work guidance document entitled:
☒ Atlas will perform this ESA in general accordance with both the ASTM E1527-21 and -13 standards
☐ Other: ADD

ADDITIONAL ENVIRONMENTAL SERVICES
(ASTM NON-SCOPE CONSIDERATIONS)

The scope of the proposed ESA will include consideration of the following environmental issues or conditions that are beyond the scope of ASTM Standard Practice E1527-21 only when specifically referenced in the proposal:

- Limited Mold Screen to report the findings of a baseline survey of readily observable mold and conditions conducive to mold on the Subject Property identified by limited interview, document review, and physical observation and to provide an opinion on whether an identified condition warrants further action. The interview is limited to at least one knowledgeable person from property management or engineering staff. The document review is limited to only those relevant documents made readily available to Atlas in a timely manner. The physical observations will be limited to certain Heating, Ventilation, and Air Conditioning (HVAC) system areas and other readily accessible building areas likely to become subject to water damage, plumbing leaks, and flooding. Unless noted otherwise herein, Atlas will observe a representative number of HVAC equipment room(s) and readily accessible mechanical rooms. Also, unless noted otherwise, Atlas will observe readily accessible areas of the basement (or lowest level), the top floor, the roof (including any penthouse areas) and at least one mid-level floor (if applicable). For multi-story buildings, the total number of floors observed (inclusive of those already mentioned) is intended to be up to 10% of the total number of floors (if readily accessible). For hotel and multi-family buildings, Atlas will target the lowest and highest levels and roof as described above and up to 10% of units, including one per floor if readily accessible. The Limited Mold Screen will not include destructive methods of observation. No sampling or laboratory analyses will be conducted. The Limited Mold Screen service as described herein will be limited in scope and by the time and cost considerations typically associated with performing a Phase I ESA. No method can guarantee that a hazard will be discovered if evidence of the hazard is not encountered within the performance of the Limited Mold Screen as authorized and that opinions and conclusions must, out of necessity, be extrapolated from limited information and discrete, non-continuous data points.

- Limited Asbestos Screen (LAS) survey consisting of a limited baseline survey to evaluate the presence of asbestos-containing materials (ACMs) in major building systems within the interior of Subject Property buildings. The LAS includes an interview of a designated knowledgeable person and review of ACM reports and operations and maintenance plans made available to Atlas during the ESA. Atlas will conduct a limited walk-through of the building(s) to observe representative major building systems for suspect materials to the extent they are readily accessible and easily observable. Atlas will collect a limited number of samples of observed suspect ACM using non-destructive sampling methods. Bulk samples will be submitted to a qualified laboratory for analysis using polarized light microscopy (PLM) methodology. The report will include a list of the types of observed suspect ACMs and assumed ACMs. The report will include a table that lists each bulk sample and the sample number, description, location, friability and laboratory result. Based on the results of the survey, the report will include a recommendation as to the need for a more thorough survey and/or an Operations and Maintenance (O&M) program. PLM sample test results reported to contain less than or equal to 1% asbestos will be considered non-asbestos containing. PLM results for non-friable organically bound (NOB) materials such as floor tile reported as non-detect for asbestos should be considered inconclusive unless alternative analytical methods such as point-counting or transmission electron microscopy (TEM) that are beyond the scope of the LAS are used. Suspect interior materials not sampled or analyzed such as asbestos cement products

or flexible duct connectors will be considered assumed ACM. Common exterior suspect materials, such as stucco, sealants, or roofing products are beyond the scope of the LAS and should be considered assumed ACM. Because of the limitations of the survey, estimating quantities or the cost for removal or replacing ACMs are beyond the scope of the LAS. If requested, the LAS may include estimated quantities or costs based on confirmed and assumed ACMs in the areas observed, but any estimates should not be considered an accurate assessment and are not adequate, and should not be used, for pre-demolition or pre-renovation purposes. The LAS is intended to reduce the risk of the presence of ACM within a building, it is not designed to eliminate that risk. It is not a comprehensive asbestos building survey designed for pre-demolition or pre-renovation purposes.

- Visual Observation of Suspect Asbestos-Containing Material (ACM), consisting of providing an opinion on the condition of suspect ACM on the Subject Property based upon visual observation during the site reconnaissance without collection of any bulk samples.

- Radon Screen survey consisting of the placement of short-term testing devices in the lowest occupied level of representative areas. The devices will be placed at breathing air level under normal occupancy conditions. This screening survey is intended to evaluate the potential for elevated levels of radon gas during routine occupancy and the prudence of further action.

- Radon Document Review, consisting of the review of published radon data with regard to the potential for elevated levels of radon gas in the surrounding area of the Subject Property, without the collection of any samples.

- Lead in Drinking Water Screen survey consisting of the collection of initial (first draw) samples from representative cold drinking water faucets in occupied areas. This screening survey is intended to evaluate the potential of elevated levels of lead in drinking water and the prudence of further action.

- Lead in Drinking Water Data Review, consisting of contacting the water supplier for information regarding whether or not the potable water provided to the Subject Property meets or exceeds drinking water standards for lead, without the collection of any samples.

- Lead-based Paint (LBP) Screen survey consisting of a visual assessment of suspect painted surfaces in accessible areas, and x-ray fluorescence (XRF) analysis of representative painted surfaces. Confirmation paint chip samples may be collected for inconclusive XRF readings. The survey will be performed to identify the presence of readily accessible LBP and to develop recommendations as to the need for a more thorough survey and/or an O&M program. The survey will not attempt to sample or fully characterize each painted surface in the areas assessed. Untested painted surfaces will be considered suspect until tested and proven otherwise. This screening survey is not a comprehensive (i.e., United States Department of Housing and Urban Development (HUD)-style) LBP survey, but is intended to identify the presence and condition of accessible LBP in representative areas.

- Visual Observation of Suspect Lead-based Paint (LBP), consisting of providing an opinion on the potential for LBP based on the construction date of buildings on the Subject Property and visual observation of the condition of suspect LBP, without the collection of any samples.

- Wetlands Document Review, consisting of a review of a current National Wetlands Inventory map of the surrounding area to note if the Subject Property is identified as having a wetland. Field identification or delineation of wetlands will not be conducted.

- Flood Plain Document Review, consisting of a review of a reasonably ascertainable flood plain map of the surrounding area to note if the Subject Property is identified as being located within a flood plain. Field identification or delineation of flood plains will not be conducted.

- Tier 1 Vapor Encroachment Screen (VES), consisting of an evaluation of information researched as part of the Phase I ESA process to determine whether a vapor encroachment condition (VEC) exists at the Subject Property. The screening process will be consistent with ASTM E2600-15: Standard Guide for Vapor Encroachment Screening of Property Involved in Real Estate Transactions and includes consideration of: existing/planned use of the target property; type of structures existing or planned for the target property; surrounding area description; federal, state, local, and tribal government records on the target property and for the Area of Concern (AOC) to identify known or suspect potentially contaminated property sources with chemicals of concern on the target property or within the AOC; review of historical records related to prior use of the target property and surrounding properties within the AOC; general physical setting information; identification of significant natural or man-made conduits that can serve as preferential pathways; User-specialized knowledge, experience, and commonly known or reasonably ascertainable information related to the target property and the area within the AOC; and review of other information as gathered as part of the Phase I ESA that is relevant to the VEC determination. The conclusions of the Tier 1 VES will be limited to: 1) a VEC exists; 2) a VEC does not exist.

- Contaminants of Emerging Concern, consisting of reviewing available online information related to the spillage or disposal of PFAS-containing substances at the Subject Property or the adjacent properties (i.e., Environmental Working Group PFAS [Per- and Polyfluoroalkyl Substances] Contamination database or the most recent local water quality report).

- Visual Observation of Suspect PCB-Containing Building Materials, consisting of providing an opinion on the condition of suspect PCB-containing building materials on the Subject Property based upon visual observation during the site reconnaissance without collection of any bulk samples.

- Endangered/Threatened Species review, consisting of a review of reasonably ascertainable information pertaining to threatened and endangered species in the Subject Property vicinity available from local, state, and or the U.S. Fish and Wildlife Service Critical Habitat portal online. Copies of information obtained from the U.S. Fish and Wildlife will be included in the report as an appendix.

OTHER SUPPLEMENTAL ENVIRONMENTAL SERVICES
☐ N/A

Laboratory Reports

AES | Analytical Environmental Services, Inc.

Analytical Environmental Services, Inc.
3080 Presidential Drive, Atlanta, GA 30340-3704
Phone: (770) 457-8177 / Toll-Free: (800) 972-4889 / Fax: (770) 457-8188
www.aesatlanta.com

Work Order: 2303701

CHAIN OF CUSTODY
BULK ASBESTOS ANALYSIS

Client Name:	~~Fulton County Government~~ Atlas	Project Name:	Proposed Fulton Co. Government Site
Address:	1281 Fulton Industrial Boulevard NW	Project Number:	23-FULT-ESABS, ~~BG ESA~~
City, State, Zip:	Atlanta, Georgia 30336	Sampling Date:	03/03/2023
Contact:	Isis Hamilton	Phone #:	678-358-5840
Sampler's Name:	Isis Hamilton	Invoice To Name(s):	Isis Hamilton
Report To:	Isis Hamilton	Invoice To Email(s):	Isis.Hamilton@oneatlas.com
Report to Email:	Isis.Hamilton@oneatlas.com	PO #:	Atlas

	Sample ID	Sample Location/Description	Analysis Requested	Turnaround Time (TAT)	Comments
1	V01-A-C	Brown 6" wall cove base	PLM	5 day	
2	CT01-A-C	White 2'x2' pindot ceiling tile			
3	S01-A-B	Yellow sink caulk			
4	FA01-A-C	Green floor glue associated with carpet			
5	DW01-A-E	White drywall			
6	FT01-A-C	Brown vinyl floor tile			
7	INS01-A-C	Duct Insulation associated with HVAC unit			
8	CT02-A-C	White 2'x4' speckled ceiling tile			
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

Relinquished by:	Isis Hamilton	Date/Time:	03/03/23, 1450
Received by:		Date/Time:	
Relinquished by:		Date/Time:	
Received by:		Date/Time:	

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.

Asbestos COC7.15.19

FOR LAB USE ONLY

Lab Recipient: [signature] Date/Time: 3/3/23 1450 Method of Shipment: C

AES
3080 Presidential Drive
Atlanta,GA 30340
Tel :(770) 457-8177
Fax:(770) 457-8188

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report

NVLAP TESTING
NVLAP LAB CODE 102082-0

Report Date: 9-Mar-23

Client Name:	**Atlas Technical Consultants**	AES Job Number:	**2303701**
Project Name:	**Proposed Fulton Co. Government Site**	Project Number:	**23-FULT-ESABS**

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
V01-A Layer: 1	2303701-001A	SEE COC	ND	ND	ND	ND	ND	ND	
V01-A Layer: 2	2303701-001A	SEE COC	ND	ND	ND	ND	ND	ND	
V01-B Layer: 1	2303701-002A	SEE COC	ND	ND	ND	ND	ND	ND	
V01-B Layer: 2	2303701-002A	SEE COC	ND	ND	ND	ND	ND	ND	
V01-C Layer: 1	2303701-003A	SEE COC	ND	ND	ND	ND	ND	ND	
V01-C Layer: 2	2303701-003A	SEE COC	ND	ND	ND	ND	ND	ND	

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophylite

For comments on the samples, see the individual analysis sheets.

ND = None Detected

AES,Inc. is accredited by NIST's National Voluntary Laboratory Accreditation Program (NVLAP) for Polarized Light Microscopy (PLM) analysis, Lab Code 102082-0. All analyses performed in accordance with EPA "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA 600/M4-82-020), 1982 as found in 40 CFR, Part 763, Appendix E to Subpart E and "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116), 1993.

These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume.

PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials, quantitative TEM is currently the only method that can be used to determine conclusive asbestos content.

Microanalyst: Penka Topuzova

QC Analyst: Yelena Khanina

AES
3080 Presidential Drive
Atlanta,GA 30340
Tel :(770) 457-8177
Fax:(770) 457-8188

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report

NVLAP TESTING
NVLAP LAB CODE 102082-0

Report Date: 9-Mar-23

Client Name: **Atlas Technical Consultants**
AES Job Number: **2303701**
Project Name: **Proposed Fulton Co. Government Site**
Project Number: **23-FULT-ESABS**

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
CT01-A Layer: 1	2303701-004A	SEE COC	ND	ND	ND	ND	ND	ND	Paint included as binder
CT01-B Layer: 1	2303701-005A	SEE COC	ND	ND	ND	ND	ND	ND	Paint included as binder
CT01-C Layer: 1	2303701-006A	SEE COC	ND	ND	ND	ND	ND	ND	Paint included as binder
S01-A Layer: 1	2303701-007A	SEE COC	2	ND	ND	ND	ND	ND	Glaze
S01-B Layer: 1	2303701-008A	SEE COC	2	ND	ND	ND	ND	ND	Glaze
FA01-A Layer: 1	2303701-009A	SEE COC	ND	ND	ND	ND	ND	ND	

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophylite
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ND = None Detected

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QC Analyst: Yelena Khanina

AES

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

3080 Presidential Drive
Atlanta,GA 30340
Tel :(770) 457-8177
Fax:(770) 457-8188

Bulk Sample Summary Report

NVLAP TESTING NVLAP LAB CODE 102082-0

Report Date: 9-Mar-23

Client Name: **Atlas Technical Consultants** AES Job Number: **2303701**

Project Name: **Proposed Fulton Co. Government Site** Project Number: **23-FULT-ESABS**

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
FA01-A Layer: 2	2303701-009A	SEE COC	ND	ND	ND	ND	ND	ND	
FA01-A Layer: 3	2303701-009A	SEE COC	ND	ND	ND	ND	ND	ND	
FA01-B Layer: 1	2303701-010A	SEE COC	ND	ND	ND	ND	ND	ND	
FA01-B Layer: 2	2303701-010A	SEE COC	ND	ND	ND	ND	ND	ND	
FA01-C Layer: 1	2303701-011A	SEE COC	ND	ND	ND	ND	ND	ND	
DW01-A Layer: 1	2303701-012A	SEE COC	ND	ND	ND	ND	ND	ND	Drywall tape. Paint included as binder

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophylite

For comments on the samples, see the individual analysis sheets.

ND = None Detected

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Atlanta,GA 30340
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Fax:(770) 457-8188

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report

NVLAP TESTING
NVLAP LAB CODE 102082-0

Report Date: 9-Mar-23

Client Name: **Atlas Technical Consultants**
AES Job Number: **2303701**
Project Name: **Proposed Fulton Co. Government Site**
Project Number: **23-FULT-ESABS**

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
DW01-A Layer: 2	2303701-012A	SEE COC	ND	ND	ND	ND	ND	ND	Wallboard
DW01-B Layer: 1	2303701-013A	SEE COC	ND	ND	ND	ND	ND	ND	Drywall tape
DW01-B Layer: 2	2303701-013A	SEE COC	ND	ND	ND	ND	ND	ND	Wallboard
DW01-C Layer: 1	2303701-014A	SEE COC	ND	ND	ND	ND	ND	ND	Drywall tape. Paint included as binder
DW01-C Layer: 2	2303701-014A	SEE COC	ND	ND	ND	ND	ND	ND	Wallboard
DW01-D Layer: 1	2303701-015A	SEE COC	ND	ND	ND	ND	ND	ND	Drywall tape

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophylite
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ND = None Detected

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ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report

NVLAP TESTING
NVLAP LAB CODE 102082-0

Report Date: 9-Mar-23

Client Name: **Atlas Technical Consultants**
AES Job Number: **2303701**
Project Name: **Proposed Fulton Co. Government Site**
Project Number: **23-FULT-ESABS**

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
DW01-D Layer: 2	2303701-015A	SEE COC	ND	ND	ND	ND	ND	ND	Wallboard
DW01-E Layer: 1	2303701-016A	SEE COC	ND	ND	ND	ND	ND	ND	Drywall tape
DW01-E Layer: 2	2303701-016A	SEE COC	ND	ND	ND	ND	ND	ND	Wallboard
FT01-A Layer: 1	2303701-017A	SEE COC	ND	ND	ND	ND	ND	ND	Vinyl
FT01-B Layer: 1	2303701-018A	SEE COC	ND	ND	ND	ND	ND	ND	Vinyl
FT01-C Layer: 1	2303701-019A	SEE COC	ND	ND	ND	ND	ND	ND	Vinyl

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QC Analyst: Yelena Khanina

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Fax:(770) 457-8188

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report

NVLAP TESTING
NVLAP LAB CODE 102082-0

Report Date: 9-Mar-23

Client Name: **Atlas Technical Consultants**
AES Job Number: **2303701**
Project Name: **Proposed Fulton Co. Government Site**
Project Number: **23-FULT-ESABS**

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
INS01-A Layer: 1	2303701-020A	SEE COC	ND	ND	ND	ND	ND	ND	
INS01-B Layer: 1	2303701-021A	SEE COC	ND	ND	ND	ND	ND	ND	
INS01-C Layer: 1	2303701-022A	SEE COC	ND	ND	ND	ND	ND	ND	
CT02-A Layer: 1	2303701-023A	SEE COC	ND	ND	ND	ND	ND	ND	Paint included as binder
CT02-B Layer: 1	2303701-024A	SEE COC	ND	ND	ND	ND	ND	ND	Paint included as binder
CT02-C Layer: 1	2303701-025A	SEE COC	ND	ND	ND	ND	ND	ND	Paint included as binder

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For comments on the samples, see the individual analysis sheets.
ND = None Detected

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These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume.
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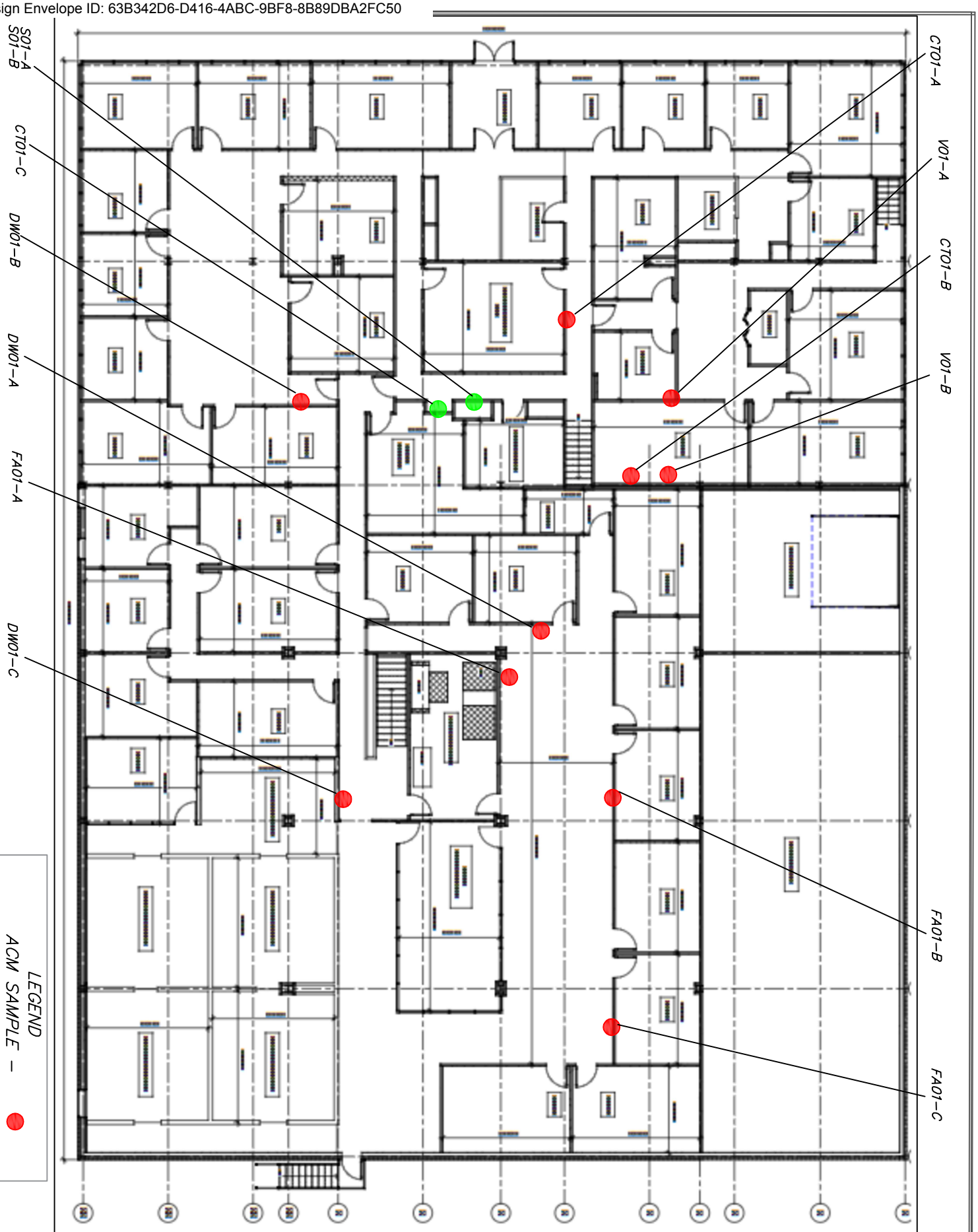
Microanalyst: Penka Topuzova

QC Analyst: Yelena Khanina

End of Report

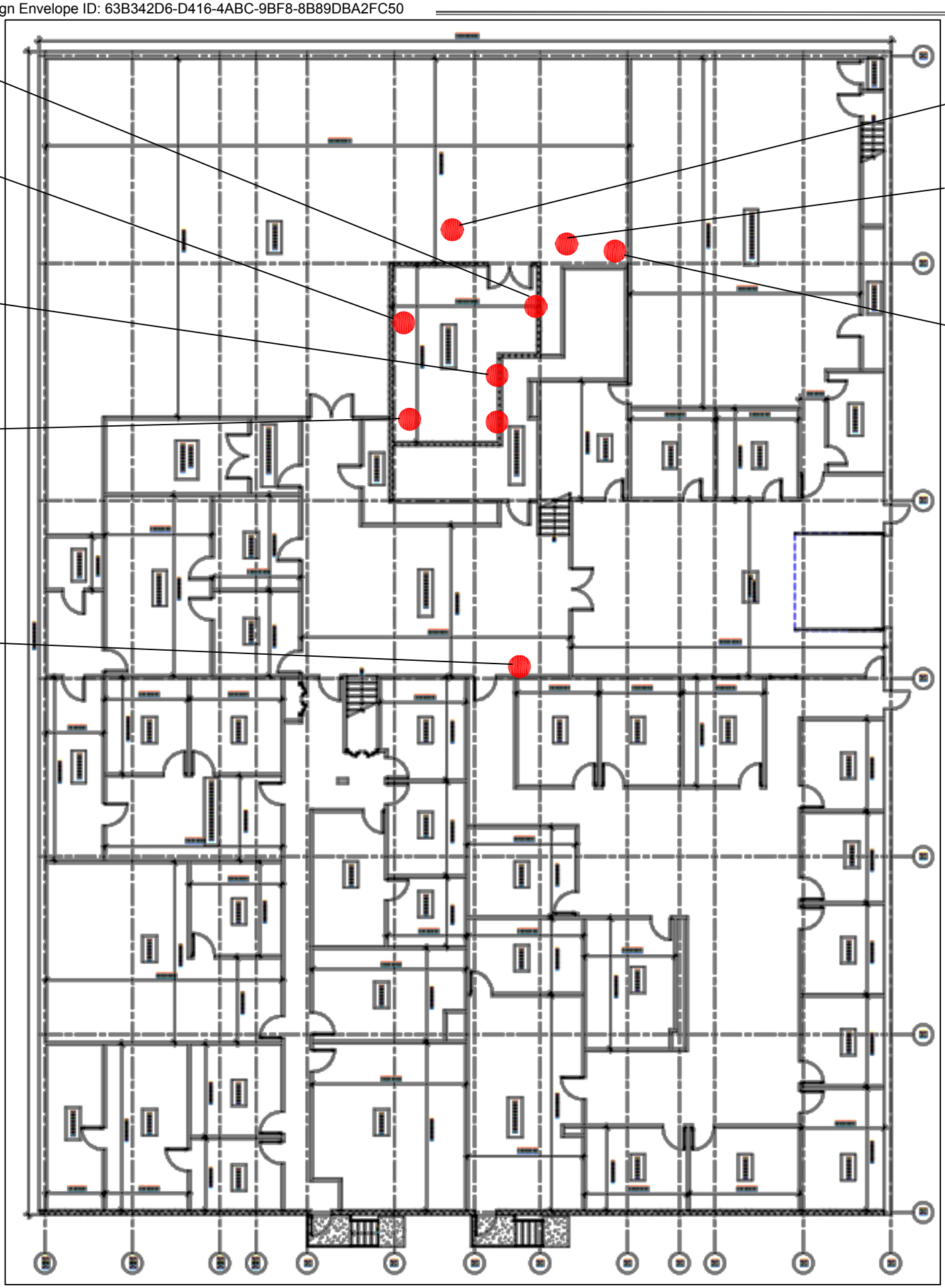


MAIN LEVEL

ACM SAMPLE LOCATION MAP
PROPOSED FULTON COUNTY GOVERNMENT SITE
1281 FULTON INDUSTRIAL BOULEVARD NW,
Atlanta, Fulton County, Georgia

VERTICAL SCALE: N/A
HORIZONTAL SCALE: 1" = 30'
DATE: 03/03/2023
DRAWN BY: HKH
CHECKED BY: CRJ
JOB NO.: 23-FULT-ESABS

ATLAS
2450 Commerce Avenue, Suite 100
Duluth, GA 30096-8910
Tel.: (770) 263-5945
oneatlas.com

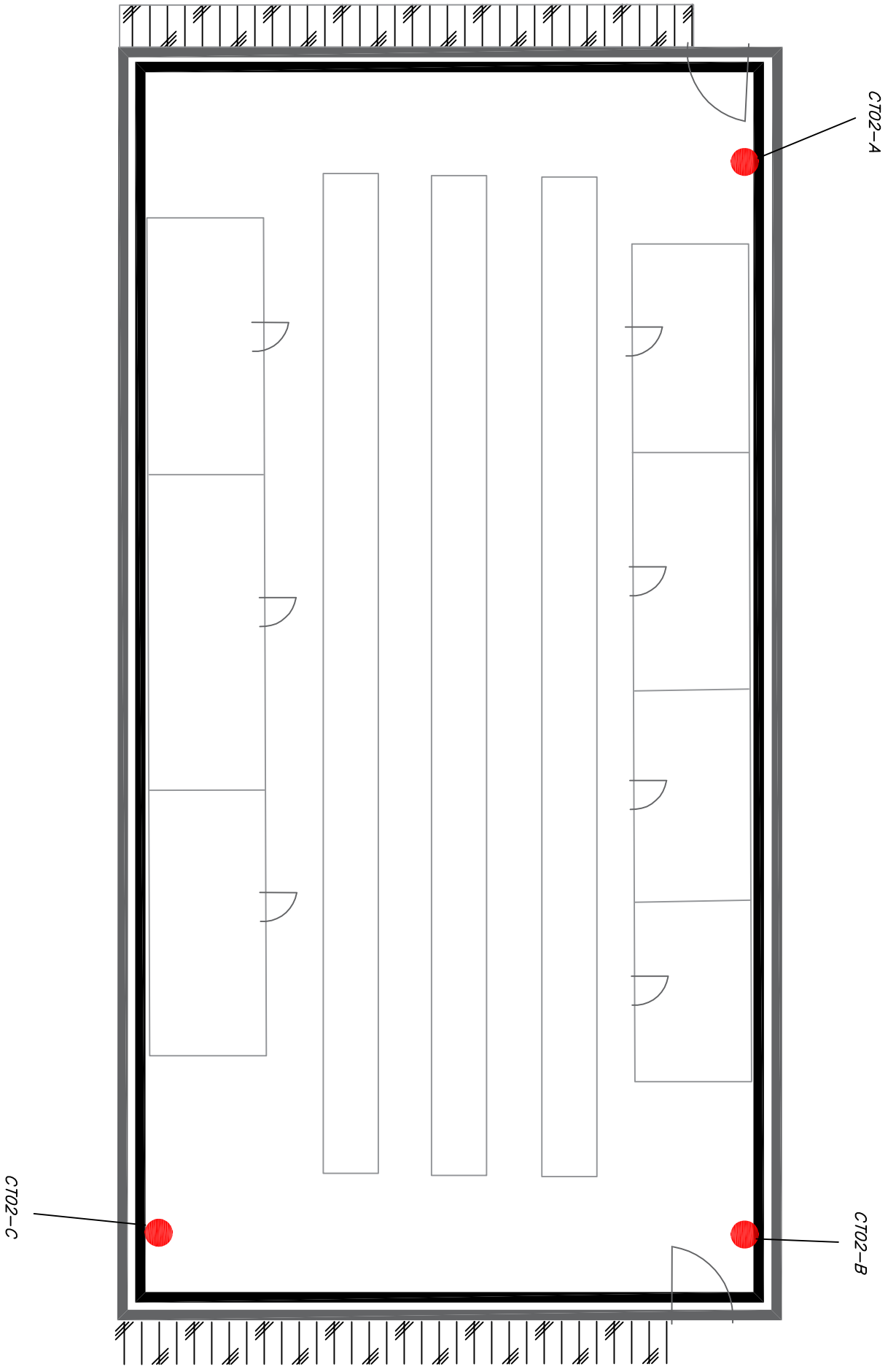


LOWER LEVEL

VERTICAL SCALE: N/A
HORIZONTAL SCALE: 1" = 30'
DATE: 03/03/2023
DRAWN BY: IKH
CHECKED BY: CRJ
JOB NO.: 23-FULT-ESABS

ACM SAMPLE LOCATION MAP
PROPOSED FULTON COUNTY GOVERNMENT SITE
1281 FULTON INDUSTRIAL BOULEVARD NW,
Atlanta, Fulton County, Georgia

ATLAS
2450 Commerce Avenue, Suite 100
Duluth, GA 30096-8910
Tel.: (770) 263-5945
oneatlas.com



OFFICE TRAILER

VERTICAL SCALE: N/A
HORIZONTAL SCALE: 1" = 30'
DATE: 03/03/2023
DRAWN BY: IKH
CHECKED BY: CRJ
JOB NO.: 23-FULT-ESABS

ACM SAMPLE LOCATION MAP
PROPOSED FULTON COUNTY GOVERNMENT SITE
1281 FULTON INDUSTRIAL BOULEVARD NW,
Atlanta, Fulton County, Georgia

ATLAS
2450 Commerce Avenue, Suite 100
Duluth, GA 30096-8910
Tel.: (770) 263-5945
oneatlas.com

The Environmental Institute

Isis Hamilton

Social Security Number - XXX-XX-1797

Atlas - 2450 Commerce Avenue, Suite 100, Duluth, GA 30096

Has completed 24 hours of coursework and satisfactorily passed an examination that meets all criteria required for EPA/AHERA/ASHARA (TSCA Title II) Approved Accreditation

Asbestos in Buildings: Inspection and Assessment

May 31 - June 2, 2022
Course Date

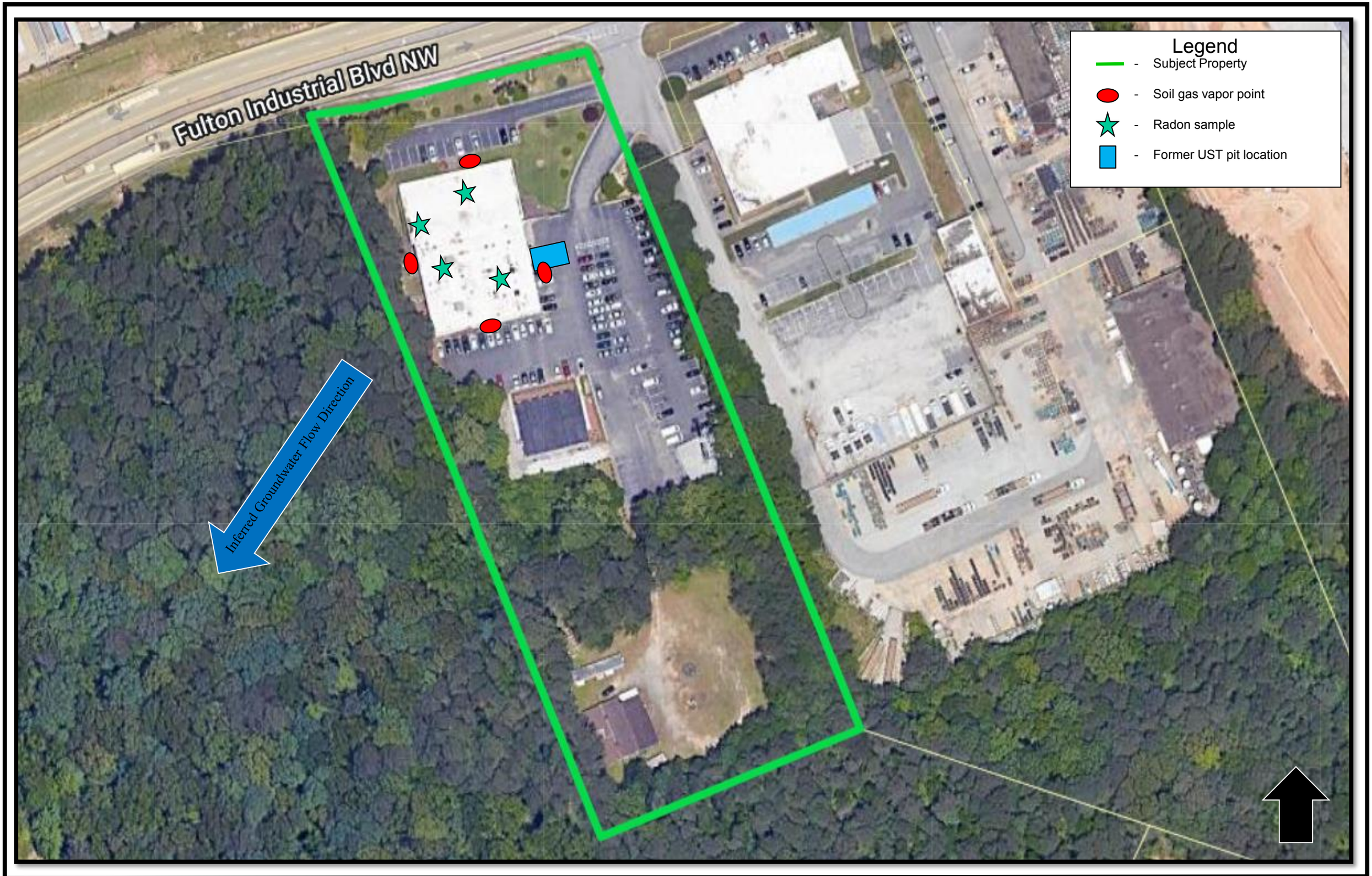
5526
Certificate Number

June 2, 2022
Examination Date

June 1, 2023
Expiration Date

Charles T. Moore
Charles T. Moore - Principal Instructor

(Approved by the ABIH Certification Maintenance Committee for 3 CM points - Approval #11-529)
(Florida Provider Registration Number FL49-0001342 - Course #FL49-0004700)
TEI - 1395 S. Marietta Parkway SE - Building 100, Suite 124 - Marietta, GA 30067
Phone: 770-427-3600 - Website: www.tei-atl.com



ATLAS
2450 Commerce Avenue,
Suite 100
Duluth, Georgia 30096
(770) 263-5945

SOURCE: EDR LIGHTBOX 2023 AERIAL		
PROJECT NO. 23-FULT-ESABS	SCALE: 1:100	DATE:04/2023
DRAWN BY: IKH	REVIEWED BY: CRJ	

PHASE II RADON AND SOIL VAPOR SAMPLING LOCATIONS

PROPOSED FULTON COUNTY GOVERNMENT SITE
1281 FULTON INDUSTRIAL BOULEVARD NW
ATLANTA, GEORGIA 30318

eurofins | Built Environment Testing

Report for:

Calvin Johnson
Atlas Technical Consultants
2450 Commerce Ave. suite 100
Duluth, GA 30096

Regarding: Eurofins Aerotech Built Environment Testing, Inc.
Project: FULT-ESABS; Office Bldg-1281 FIB Property
EML ID: 3225304

Approved by:

Certified Radon Analyst
Michael Williams

Dates of Analysis:
Radon in Air: 04-13-2023

Service SOPs: Radon in Air (EM-BC-S-1201)
NRPP Certified ID: RT-111351 & AL-102969

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 Aerotech Built Environment Testing, Inc. ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins Aerotech Built Environment Testing, Inc.
1501 West Knudsen Drive, Phoenix, AZ 85027
(800) 651-4802 www.eurofinsus.com/Built

Client: Atlas Technical Consultants
C/O: Calvin Johnson
Re: FULT-ESABS; Office Bldg-1281 FIB Property

Date of Receipt: 04-11-2023
Date of Report: 04-13-2023

RADON: S CHAMBER E-PERM® SYSTEM

Location:	01: Lobby	02: Office	03: Back Office
Comments (see below)	None	None	None
Lab ID-Version‡:	15624093-1	15624094-1	15624095-1
Analysis Date:	04/13/2023	04/13/2023	04/13/2023
Sample type	Radon Canister	Radon Canister	Radon Canister
Elevation	1000 ft	1000 ft	1000 ft
Electret Serial Number	SMU863	SKU971	SLM579
Electret Type	Short Term (SST)	Short Term (SST)	Short Term (SST)
Start Test	4/7/2023 12:15 PM	4/7/2023 12:18 PM	4/7/2023 12:20 PM
End Test	4/10/2023 04:10 PM	4/10/2023 04:11 PM	4/10/2023 04:12 PM
SPER-1 Electret Reader S/N	00702	00702	00702
Test State	Georgia	Georgia	Georgia
Background Gamma	7.0 µR/Hr	7.0 µR/Hr	7.0 µR/Hr
§ Radon Concentration	1.26 ± 0.19 pCi/L	1.05 ± 0.18 pCi/L	1.67 ± 0.21 pCi/L

pCi/L = Picocuries per Liter µR/Hr = Microroentgen per Hour

Comments:

§ Radon Concentration and measurement uncertainty has been rounded to the nearest 0.01 pCi/L to reflect analytical precision. Measurement uncertainty cannot be calculated when the Radon Concentration is below the detection limit. A measurement uncertainty value that is greater than the actual Radon Concentration can sometimes occur when the Radon Concentration is very low. The Limit of Detection is the lowest Radon Concentration that can be calculated relative to the unique parameters of each sample (i.e. short term vs. long term, difference in voltage, duration of sampling, elevation and background gamma). For more information on calculating Limit of Detection or Analytical Sensitivity please contact the laboratory Quality Assurance Department.

‡ 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".

For the United States Environmental Protection Agency recommendations regarding Radon Concentration, please refer to www.epa.gov/radon

Eurofins Aerotech Built Environment Testing, Inc.
1501 West Knudsen Drive, Phoenix, AZ 85027
(800) 651-4802 www.eurofinsus.com/Built

Client: Atlas Technical Consultants
C/O: Calvin Johnson
Re: FULT-ESABS; Office Bldg-1281 FIB Property

Date of Receipt: 04-11-2023
Date of Report: 04-13-2023

RADON: S CHAMBER E-PERM® SYSTEM

Location:	04: Near Conference Room	05: QA Duplicate Deployed Alongside ID# 04	06: QA BLANK Deployed Alongside ID# 04
Comments (see below)	None	None	None
Lab ID-Version‡:	15624096-1	15624097-1	15624098-1
Analysis Date:	04/13/2023	04/13/2023	04/13/2023
Sample type	Radon Canister	Radon Canister	Radon Canister
Elevation	1000 ft	1000 ft	1000 ft
Electret Serial Number	SMG200	SMG239	SLM608
Electret Type	Short Term (SST)	Short Term (SST)	Short Term (SST)
Start Test	4/7/2023 12:21 PM	4/7/2023 12:21 PM	4/7/2023 12:21 PM
End Test	4/10/2023 04:13 PM	4/10/2023 04:10 PM	4/10/2023 04:10 PM
SPER-1 Electret Reader S/N	00702	00702	00702
Test State	Georgia	Georgia	Georgia
Background Gamma	7.0 µR/Hr	7.0 µR/Hr	7.0 µR/Hr
§ Radon Concentration	1.40 ± 0.19 pCi/L	0.99 ± 0.18 pCi/L	< 0.03 pCi/L

pCi/L = Picocuries per Liter µR/Hr = Microroentgen per Hour

Comments:

The Average Radon Concentration of Lab ID 15624096 and its Duplicate Lab ID 15624097 = 1.19 pCi/L.

§ Radon Concentration and measurement uncertainty has been rounded to the nearest 0.01 pCi/L to reflect analytical precision. Measurement uncertainty cannot be calculated when the Radon Concentration is below the detection limit. A measurement uncertainty value that is greater than the actual Radon Concentration can sometimes occur when the Radon Concentration is very low. The Limit of Detection is the lowest Radon Concentration that can be calculated relative to the unique parameters of each sample (i.e. short term vs. long term, difference in voltage, duration of sampling, elevation and background gamma). For more information on calculating Limit of Detection or Analytical Sensitivity please contact the laboratory Quality Assurance Department.

‡ 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".

For the United States Environmental Protection Agency recommendations regarding Radon Concentration, please refer to www.epa.gov/radon

CHAIN OF CUSTODY

www.EMLabPK.com

eurofins | EMLab P&K

003225304

Eurofins EMLab P&K Phoenix
1501 West Knudsen Drive, Phoenix, AZ 85027
(800) 651-4802

CONTACT INFORMATION

Account #:		Company:	Atlas Technical Consultants
Contact:	Calvin Johnson	Address:	2450 Commerce Ave., Ste 100, Duluth, GA 30096
Phone:	678.485.6077	Email:	calvin.johnson@oneatlas.com

PROJECT INFORMATION

Project ID:	FULT-ESABS
Project Description:	Office Bldg - 1281 FIB Property
Project Zip Code:	30336
PO Number:	FULT-ESABS

Special Instructions

EPERM® Radon Test Information Below

Electret #	Sample ID #	Sample Description	Start Date & Time	Stop Date & Time
SMU863	01	Lobby	1215 4-7-23	1610 4-10-23
SKU971	02	Office	1218 4-7-23	1611 4-10-23
SLM579	03	Back office	1220 4-7-23	1612 4-10-23
SMG200	04	Near Conference Room	1221 4-7-23	1613 4-10-23
SMG239	05	**QA Duplicate** Deployed Alongside ID# **04**	*Same as above*	1610 *Same as above*
SLM608	06	**QA BLANK** Deployed Alongside ID# **04**	*Same as above (Unopened)*	*Same as above (Unopened)*

RADON

Please contact your Project Manager if you have questions. Canisters are to be returned to Eurofins EMLab P&K in Phoenix, AZ ONLY.

PAGE 1 OF 1

TURN AROUND TIME (TAT)* circle one

STD – Standard (DEFAULT)

ND – Next Business Day*

***Please verify availability for Next Day service.** Samples received after 2 p.m. or on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.

Required Information Below

State: Georgia

Elevation: 1000 ft.
(Estimate acceptable)

Sampled By: Calvin Johnson

Payment Information	RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
☐ On Account (must have pre-approved credit)		4-10-23 1730	FEDEX	4-10-23 1730
☐ Check Enclosed - Check Number: Amount: $			Dyanizamon	4/11/23

TABLE 1. Summary of Laboratory Analytical Results for Soil Gas (Vapor)

Compound / Parameter	CAS No.	SV-1 4/7/2023 Result (µg/m^3)	SV-2 4/7/2023 Result (µg/m^3)	SV-3 4/7/2023 Result (µg/m^3)	SV-4 4/7/2023 Result (µg/m^3)	USEPA VISL
1,2,4-Trimethylbenzene	95-63-6	**13**	**14**	**5.3**	**5.3**	876
4-Methyl-2-pentanone (MIBK)	108-67-8	ND	**8.8**	**28**	ND	876
Benzene	71-43-2	**6.7**	ND	**45**	ND	438
Carbon disulfide	75-15-0	ND	ND	**50**	ND	10,200
Chloromethane	74-87-3	**2.8**	ND	ND	ND	1,310
Chloroform	67-66-3	**29**	ND	**38**	ND	178
Ethylbenzene	100-41-4	ND	ND	**6.4**	ND	1,640
m,p-Xylene	106-42-3	**9.8**	**15**	**12**	ND	1,460
o-Xylene	95-47-6	**6.7**	**7.7**	**6.0**	ND	1,460
Styrene	100-42-5	**5.6**	**5.5**	**4.5**	ND	14,600
Tetrachloroethene	127-18-4	**16**	**9.0**	ND	**10**	584
Toluene	108-88-3	**8.7**	**11**	**35**	**8.6**	73,000

Prepared by: C. Johnson 4/19/23

Checked by: M. Mullins 4/19/23

Notes:

Bold results indicate detection of constituent above laboratory reporting limit and **boxed and shaded** cells indicate exceedance of applicable standard.

Compounds not summarized in this table were not detected in laboratory analysis of soil vapor samples (TO-15).

µg/m^3 = micrograms per cubic meter

VP = vapor (soil gas) point

CAS No. = chemical abstract system registry number

ND = not detected

NE = not established

USEPA = United States Environmental Protection Agency

VISL = USEPA Vapor Intrusion Screening Levels Calculator (data generated April 19, 2023)

FiB Site, 2023-04-07

Created	2023-04-07 11:42:09 EDT by Jim Fineis
Updated	2023-04-18 20:16:56 EDT by Jim Fineis
Location	33.7882621, -84.5011898
Total Vapor Solutions	

Project Information

Project Name	FiB Site
Client Name	Atlas
Client Onsite?	Yes
Onsite Representative	Cal Johnson
Job Site Photo	
Job Site Address	1281 Fulton Industrial Boulevard Northwest Atlanta, Georgia 30336
Site or Location Name	FIB
Project Invoiced	No
Project Start Date	2023-04-07
Project End Data	2023-04-07
General Weather Conditions	70° and partly cloudy
Total Vapor Responsible for Shipping Samples?	Yes

SV-1, SV-1

Sample Collected from Existing Implant	No
Photo of Implant	
	

Boring Number or ID	SV-1
Longitude	-84.49996
Latitude	33.78787

Sample ID / Location ID

Implant Location (Address or Lat/Long)	1281 Fulton Industrial Boulevard Northwest Atlanta, Georgia 30336

Soil Vapor Implant Construction

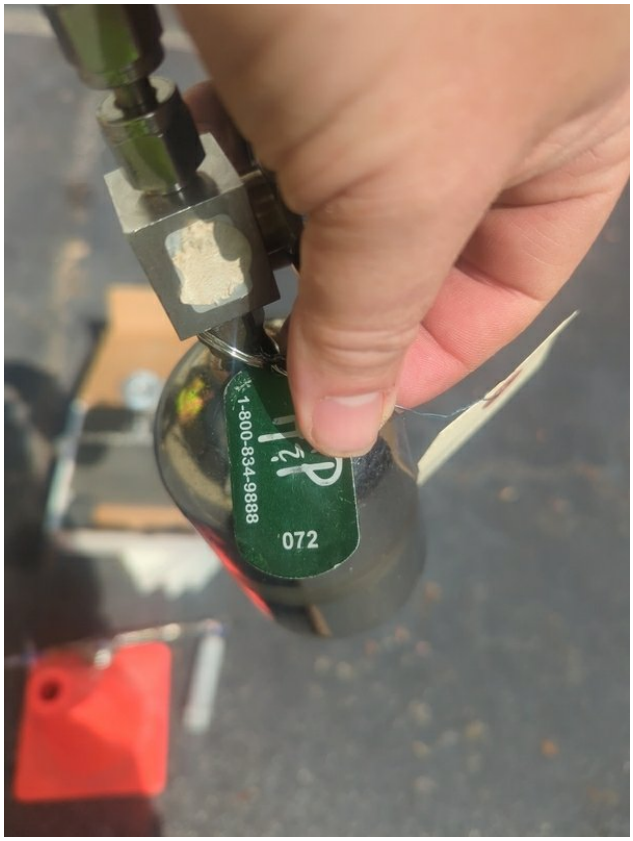
Implant Installed	Yes
Installation Date	2023-04-07
Installation Time	10:30
Temporary or Permanent Implant	Temporary
Installation Method	AMS GVP Kit
Borehole Diameter in Inches	0.75
Implant Type	Shallow Soil Vapor
Implant Material	Stainless Steel
Tubing Type	Nylaflow
Implant Depth in Inches	36
Sand Thickness (")	0
Bentonite Thickness (")	0
Helium Leak Test Information	

Helium Leak Test Information

Helium Leak Test Performed	Yes
Helium % Start	56
Helium % Final	51
Helium In Implant (PPM or %)	0
Sample / Summa Can Information	

Sample Collection

Sample Collected?	Yes
Collection Media	Summa Canister
Duplicate Sample Collected?	No
Sample Type	Soil Vapor
Other Field Parameters Collected?	No
Laboratory Sample ID	SV-1
Summa Canister Certification	Batch Certified
Sample Date	2023-04-07
Purge Volume (ml)	60
Shut In Test Completed	Yes
Flow Controller ID	275

Flow Controller Photo ID	
Summa Canister ID	72
Summa Can Photo ID	
Beginning Summa Vacuum	29

Ending Summa Vacuum	0
Sample Time Start	11:45
Sample End Time	11:50
Sample Tag Photo	

SV-2, SV-2

Sample Collected from Existing Implant	No
Photo of Implant	
Boring Number or ID	SV-2
Longitude	84.49996
Latitude	33.78787

Sample ID / Location ID

Implant Location (Address or Lat/Long)	1281 Fulton Industrial Boulevard Northwest Atlanta, Georgia 30336

Soil Vapor Implant Construction

Implant Installed	Yes
Installation Date	2023-04-07
Installation Time	10:35
Temporary or Permanent Implant	Temporary
Installation Method	AMS GVP Kit
Borehole Diameter in Inches	0.75
Implant Type	Shallow Soil Vapor
Implant Material	Stainless Steel
Tubing Type	Nylaflow
Implant Depth in Inches	36
Sand Thickness (")	0
Bentonite Thickness (")	0
Helium Leak Test Information	

Helium Leak Test Information

Helium Leak Test Performed	Yes
Helium % Start	63
Helium % Final	58
Helium In Implant (PPM or %)	0
Sample / Summa Can Information	

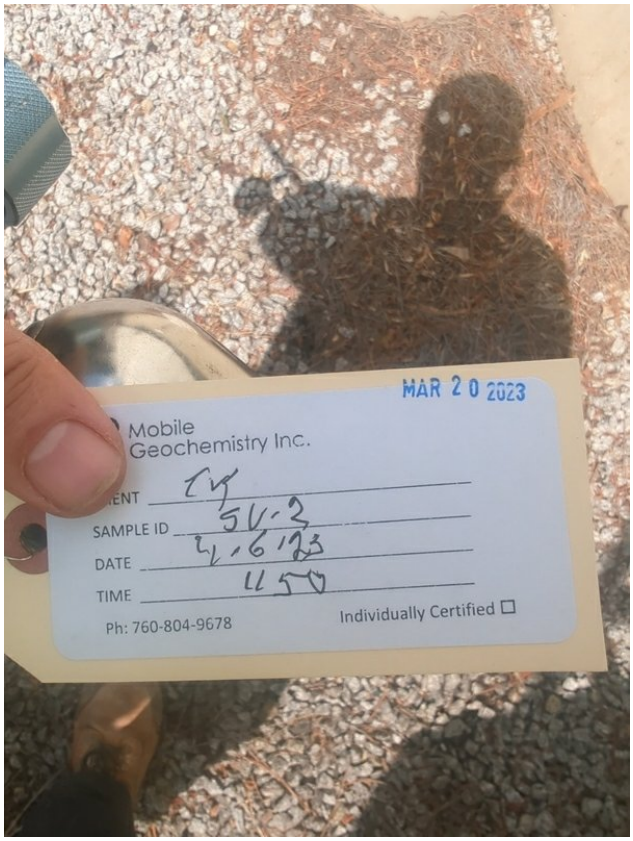
Sample Collection

Sample Collected?	Yes
Collection Media	Summa Canister
Duplicate Sample Collected?	No
Sample Type	Soil Vapor
Other Field Parameters Collected?	No
Laboratory Sample ID	SV-2
Summa Canister Certification	Batch Certified
Sample Date	2023-04-07
Purge Volume (ml)	60
Shut In Test Completed	Yes
Flow Controller ID	368
Flow Controller Photo ID	
Summa Canister ID	62

Summa Can Photo ID

Beginning Summa Vacuum	29
Ending Summa Vacuum	0
Sample Time Start	11:45
Sample End Time	11:50

Sample Tag Photo



SV-3, SV-3

Sample Collected from Existing Implant	No
Photo of Implant	
Boring Number or ID	SV-3
Longitude	-84.50049
Latitude	33.7878

Sample ID / Location ID

Implant Location (Address or Lat/Long)	1281 Fulton Industrial Boulevard Northwest Atlanta, Georgia 30336

Soil Vapor Implant Construction

Implant Installed	Yes
Installation Date	2023-04-07
Installation Time	10:40
Temporary or Permanent Implant	Temporary
Installation Method	AMS GVP Kit
Borehole Diameter in Inches	0.75
Implant Type	Shallow Soil Vapor
Implant Material	Stainless Steel
Tubing Type	Nylaflow
Implant Depth in Inches	36
Sand Thickness (")	0
Bentonite Thickness (")	0
Helium Leak Test Information	

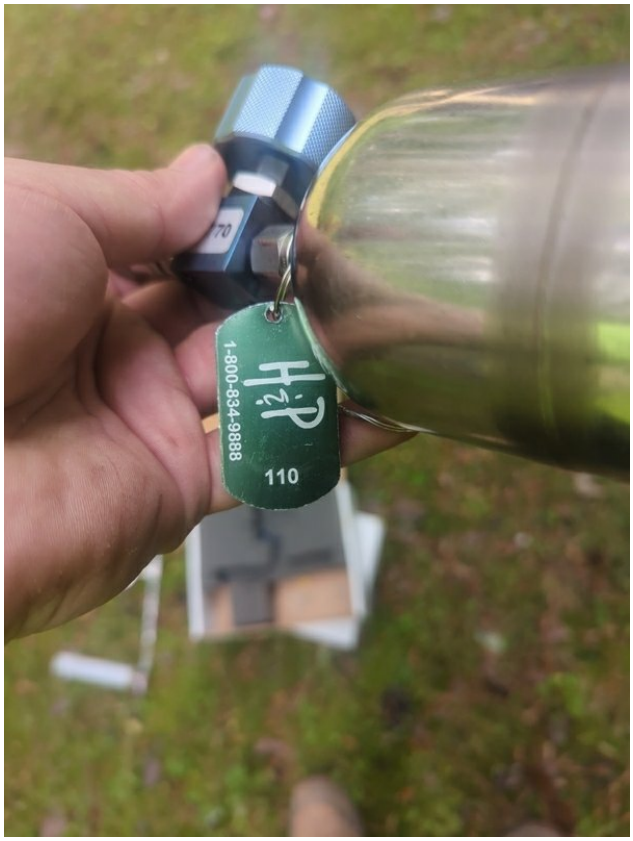
Helium Leak Test Information

Helium Leak Test Performed	Yes
Helium % Start	68
Helium % Final	58
Helium In Implant (PPM or %)	0
Sample / Summa Can Information	

Sample Collection

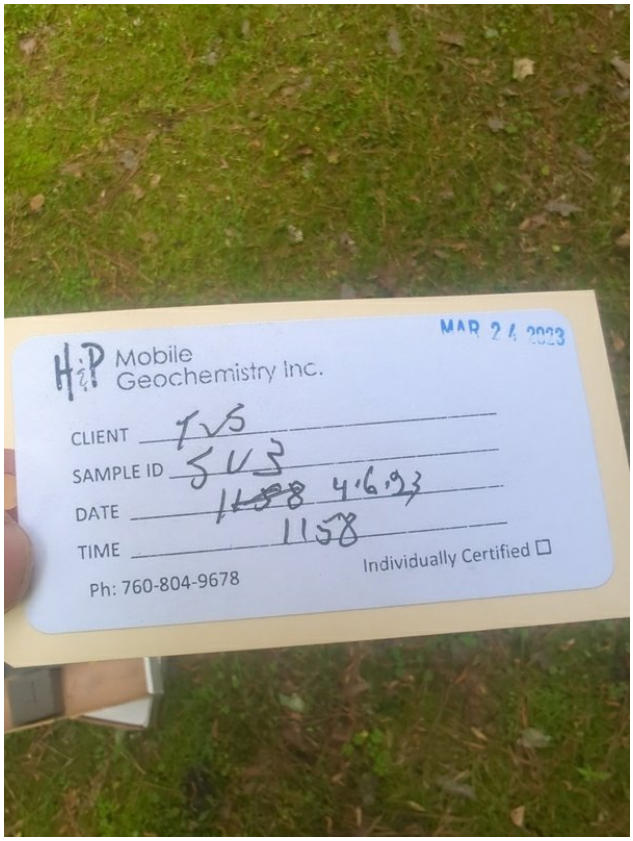
Sample Collected?	Yes
Collection Media	Summa Canister
Duplicate Sample Collected?	No
Sample Type	Soil Vapor
Other Field Parameters Collected?	No
Laboratory Sample ID	SV-3
Summa Canister Certification	Batch Certified
Sample Date	2023-04-07
Analysis Requested	TO-15
Purge Volume (ml)	60
Shut In Test Completed	Yes
Flow Controller ID	237
Flow Controller Photo ID	
Summa Canister ID	110

Summa Can Photo ID



Beginning Summa Vacuum	29
Ending Summa Vacuum	0
Sample Time Start	11:58
Sample End Time	00:03

Sample Tag Photo



SV-4, SV-4

Sample Collected from Existing Implant	No
Photo of Implant	
Boring Number or ID	SV-4
Longitude	-84.50022
Latitude	33.78815

Sample ID / Location ID

Implant Location (Address or Lat/Long)	1281 Fulton Industrial Boulevard Northwest Atlanta, Georgia 30336

Soil Vapor Implant Construction

Implant Installed	Yes
Installation Date	2023-04-07
Installation Time	10:45
Temporary or Permanent Implant	Temporary
Installation Method	AMS GVP Kit
Borehole Diameter in Inches	0.75
Implant Type	Shallow Soil Vapor
Implant Material	Stainless Steel
Tubing Type	Nylaflow
Implant Depth in Inches	36
Sand Thickness (")	0
Bentonite Thickness (")	0
Helium Leak Test Information	

Helium Leak Test Information

Helium Leak Test Performed	Yes
Helium % Start	68
Helium % Final	58
Helium In Implant (PPM or %)	0
Sample / Summa Can Information	

Sample Collection

Sample Collected?	Yes
Collection Media	Summa Canister
Duplicate Sample Collected?	No
Sample Type	Soil Vapor
Other Field Parameters Collected?	No
Laboratory Sample ID	SV-4
Summa Canister Certification	Batch Certified
Sample Date	2023-04-07
Analysis Requested	TO-15
Purge Volume (ml)	60
Shut In Test Completed	Yes
Flow Controller ID	24
Flow Controller Photo ID	
Summa Canister ID	303

Summa Can Photo ID

Beginning Summa Vacuum	29
Ending Summa Vacuum	0
Sample Time Start	00:03
Sample End Time	00:09

Sample Tag Photo

Laboratory	H&P Mobile Geochemistry
Sample Shipping Information	
Method of Shipping or Delivery	UPS
Scan Shipping Label	4572178427923885
Signature of Sampler or Installer	

Signed 2023-04-18 20:16:28 EDT

Client Signature

Signed 2023-04-18 20:16:34 EDT

Site Map - PDF	N/A
Laboratory Results	N/A

H&P Mobile Geochemistry Inc.

18 April 2023

Jim Fineis
Total Vapor Solutions
120 Nottaway Lane
Alpharetta, GA 30009

H&P Project: TVS041123-13
Client Project: FIB / Atlanta, CA

Dear Jim Fineis:

Enclosed is the analytical report for the above referenced project. The data herein applies to samples as received by H&P Mobile Geochemistry, Inc. on 10-Apr-23 which were analyzed in accordance with the attached Chain of Custody record(s).

The results for all sample analyses and required QA/QC analyses are presented in the following sections and summarized in the documents:

- Sample Summary
- Case Narrative (if applicable)
- Sample Results
- Quality Control Summary
- Notes and Definitions / Appendix
- Chain of Custody
- Sampling Logs (if applicable)

Unless otherwise noted, I certify that all analyses were performed and reviewed in compliance with our Quality Systems Manual and Standard Operating Procedures. This report shall not be reproduced, except in full, without the written approval of H&P Mobile Geochemistry, Inc.

We at H&P Mobile Geochemistry, Inc. sincerely appreciate the opportunity to provide analytical services to you on this project. If you have any questions or concerns regarding this analytical report, please contact me at your convenience at 760-804-9678.

Sincerely,

Lisa Eminhizer
Laboratory Director

H&P Mobile Geochemistry, Inc. is certified under the California ELAP and the National Environmental Laboratory Accreditation Conference (NELAC) for the fields of proficiency and analytes listed on those certificates. H& P is approved as an Environmental Testing Laboratory in accordance with the DoD-ELAP Program and ISO/IEC 17025:2005 programs for the fields of proficiency and analytes included in the certification process and to the extent offered by the accreditation agency . Unless otherwise noted, accreditation certificate numbers, expiration of certificates, and scope of accreditation can be found at: www.handpmg.com/about/certifications. Fields of services and analytes contained in this report that are not listed on the certificates should be considered uncertified or unavailable for certification.

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

Total Vapor Solutions	Project: TVS041123-13	
120 Nottaway Lane	Project Number: FIB / Atlanta, CA	Reported:
Alpharetta, GA 30009	Project Manager: Jim Fineis	18-Apr-23 16:14

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SV-1	E304043-01	Vapor	07-Apr-23	10-Apr-23
SV-2	E304043-02	Vapor	07-Apr-23	10-Apr-23
SV-3	E304043-03	Vapor	07-Apr-23	10-Apr-23
SV-4	E304043-04	Vapor	07-Apr-23	10-Apr-23

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

Total Vapor Solutions	Project: TVS041123-13	
120 Nottaway Lane	Project Number: FIB / Atlanta, CA	Reported:
Alpharetta, GA 30009	Project Manager: Jim Fineis	18-Apr-23 16:14

DETECTIONS SUMMARY

Sample ID: **SV-1** Laboratory ID: **E304043-01**

Analyte	Result	Reporting Limit	Units	Method	Notes
Chloromethane	**2.8**	2.1	ug/m3	EPA TO-15	
Chloroform	**29**	4.9	ug/m3	EPA TO-15	
Benzene	**6.7**	3.2	ug/m3	EPA TO-15	
Toluene	**8.7**	3.8	ug/m3	EPA TO-15	
Tetrachloroethene	**16**	6.9	ug/m3	EPA TO-15	
m,p-Xylene	**9.8**	8.8	ug/m3	EPA TO-15	
Styrene	**5.6**	4.3	ug/m3	EPA TO-15	
o-Xylene	**6.7**	4.4	ug/m3	EPA TO-15	
1,2,4-Trimethylbenzene	**13**	5.0	ug/m3	EPA TO-15	

Sample ID: **SV-2** Laboratory ID: **E304043-02**

Analyte	Result	Reporting Limit	Units	Method	Notes
4-Methyl-2-pentanone (MIBK)	**8.8**	8.3	ug/m3	EPA TO-15	
Toluene	**11**	3.8	ug/m3	EPA TO-15	
Tetrachloroethene	**9.0**	6.9	ug/m3	EPA TO-15	
m,p-Xylene	**15**	8.8	ug/m3	EPA TO-15	
Styrene	**5.5**	4.3	ug/m3	EPA TO-15	
o-Xylene	**7.7**	4.4	ug/m3	EPA TO-15	
1,2,4-Trimethylbenzene	**14**	5.0	ug/m3	EPA TO-15	

Sample ID: **SV-3** Laboratory ID: **E304043-03**

Analyte	Result	Reporting Limit	Units	Method	Notes
Carbon disulfide	**50**	6.3	ug/m3	EPA TO-15	
Chloroform	**38**	4.9	ug/m3	EPA TO-15	
Benzene	**45**	3.2	ug/m3	EPA TO-15	
4-Methyl-2-pentanone (MIBK)	**28**	8.3	ug/m3	EPA TO-15	
Toluene	**35**	3.8	ug/m3	EPA TO-15	
Ethylbenzene	**6.4**	4.4	ug/m3	EPA TO-15	
m,p-Xylene	**12**	8.8	ug/m3	EPA TO-15	
Styrene	**4.5**	4.3	ug/m3	EPA TO-15	
o-Xylene	**6.0**	4.4	ug/m3	EPA TO-15	
1,2,4-Trimethylbenzene	**5.3**	5.0	ug/m3	EPA TO-15	

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

Total Vapor Solutions	Project: TVS041123-13	
120 Nottaway Lane	Project Number: FIB / Atlanta, CA	Reported:
Alpharetta, GA 30009	Project Manager: Jim Fineis	18-Apr-23 16:14

Sample ID: **SV-4** Laboratory ID: **E304043-04**

Analyte	Result	Reporting Limit	Units	Method	Notes
Toluene	**8.6**	3.8	ug/m3	EPA TO-15	
Tetrachloroethene	**10**	6.9	ug/m3	EPA TO-15	
1,2,4-Trimethylbenzene	**5.3**	5.0	ug/m3	EPA TO-15	

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

Total Vapor Solutions	Project: TVS041123-13	
120 Nottaway Lane	Project Number: FIB / Atlanta, CA	Reported:
Alpharetta, GA 30009	Project Manager: Jim Fineis	18-Apr-23 16:14

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-1 (E304043-01) Vapor Sampled: 07-Apr-23 Received: 10-Apr-23									
Dichlorodifluoromethane (F12)	ND	5.0	ug/m3	1	ED31401	14-Apr-23	14-Apr-23	EPA TO-15	
Chloromethane	**2.8**	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	ND	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	**29**	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	**6.7**	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	**8.7**	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	**16**	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	**9.8**	8.8	"	"	"	"	"	"	
Styrene	**5.6**	4.3	"	"	"	"	"	"	
o-Xylene	**6.7**	4.4	"	"	"	"	"	"	

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Total Vapor Solutions	Project: TVS041123-13	
120 Nottaway Lane	Project Number: FIB / Atlanta, CA	Reported:
Alpharetta, GA 30009	Project Manager: Jim Fineis	18-Apr-23 16:14

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-1 (E304043-01) Vapor Sampled: 07-Apr-23 Received: 10-Apr-23									
Bromoform	ND	10	ug/m3	1	ED31401	14-Apr-23	14-Apr-23	EPA TO-15	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**13**	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*103 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*84.6 %*		*78-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*90.8 %*		*77-127*	"	"	"	"	
SV-2 (E304043-02) Vapor Sampled: 07-Apr-23 Received: 10-Apr-23									
Dichlorodifluoromethane (F12)	ND	5.0	ug/m3	1	ED31401	14-Apr-23	14-Apr-23	EPA TO-15	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	ND	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	

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Alpharetta, GA 30009	Project Manager: Jim Fineis	18-Apr-23 16:14

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-2 (E304043-02) Vapor Sampled: 07-Apr-23 Received: 10-Apr-23									
Bromodichloromethane	ND	6.8	ug/m3	1	ED31401	14-Apr-23	14-Apr-23	EPA TO-15	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	**8.8**	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	**11**	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	**9.0**	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	**15**	8.8	"	"	"	"	"	"	
Styrene	**5.5**	4.3	"	"	"	"	"	"	
o-Xylene	**7.7**	4.4	"	"	"	"	"	"	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**14**	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*101 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*81.5 %*		*78-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*89.6 %*		*77-127*	"	"	"	"	

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Alpharetta, GA 30009	Project Manager: Jim Fineis	18-Apr-23 16:14

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-3 (E304043-03) Vapor Sampled: 07-Apr-23 Received: 10-Apr-23									
Dichlorodifluoromethane (F12)	ND	5.0	ug/m3	1	ED31401	14-Apr-23	14-Apr-23	EPA TO-15	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	**50**	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	ND	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	**38**	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	**45**	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	**28**	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	**35**	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	ND	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	**6.4**	4.4	"	"	"	"	"	"	
m,p-Xylene	**12**	8.8	"	"	"	"	"	"	
Styrene	**4.5**	4.3	"	"	"	"	"	"	
o-Xylene	**6.0**	4.4	"	"	"	"	"	"	

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120 Nottaway Lane	Project Number: FIB / Atlanta, CA	Reported:
Alpharetta, GA 30009	Project Manager: Jim Fineis	18-Apr-23 16:14

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-3 (E304043-03) Vapor Sampled: 07-Apr-23 Received: 10-Apr-23									
Bromoform	ND	10	ug/m3	1	ED31401	14-Apr-23	14-Apr-23	EPA TO-15	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**5.3**	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*104 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*83.1 %*		*78-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*88.8 %*		*77-127*	"	"	"	"	
SV-4 (E304043-04) Vapor Sampled: 07-Apr-23 Received: 10-Apr-23									
Dichlorodifluoromethane (F12)	ND	5.0	ug/m3	1	ED31401	14-Apr-23	14-Apr-23	EPA TO-15	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	ND	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	

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Alpharetta, GA 30009	Project Manager: Jim Fineis	18-Apr-23 16:14

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-4 (E304043-04) Vapor Sampled: 07-Apr-23 Received: 10-Apr-23									
Bromodichloromethane	ND	6.8	ug/m3	1	ED31401	14-Apr-23	14-Apr-23	EPA TO-15	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	**8.6**	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	**10**	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	
o-Xylene	ND	4.4	"	"	"	"	"	"	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**5.3**	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*102 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*83.9 %*		*78-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*87.6 %*		*77-127*	"	"	"	"	

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Volatile Organic Compounds by EPA TO-15 - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch ED31401 - TO-15										
Blank (ED31401-BLK1)				Prepared & Analyzed: 14-Apr-23						
Dichlorodifluoromethane (F12)	ND	5.0	ug/m3							
Chloromethane	ND	2.1	"							
Dichlorotetrafluoroethane (F114)	ND	7.1	"							
Vinyl chloride	ND	2.6	"							
Bromomethane	ND	16	"							
Chloroethane	ND	8.0	"							
Trichlorofluoromethane (F11)	ND	5.6	"							
1,1-Dichloroethene	ND	4.0	"							
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"							
Methylene chloride (Dichloromethane)	ND	3.5	"							
Carbon disulfide	ND	6.3	"							
trans-1,2-Dichloroethene	ND	8.0	"							
1,1-Dichloroethane	ND	4.1	"							
2-Butanone (MEK)	ND	30	"							
cis-1,2-Dichloroethene	ND	4.0	"							
Chloroform	ND	4.9	"							
1,1,1-Trichloroethane	ND	5.5	"							
1,2-Dichloroethane (EDC)	ND	4.1	"							
Benzene	ND	3.2	"							
Carbon tetrachloride	ND	6.4	"							
Trichloroethene	ND	5.5	"							
1,2-Dichloropropane	ND	9.4	"							
Bromodichloromethane	ND	6.8	"							
cis-1,3-Dichloropropene	ND	4.6	"							
4-Methyl-2-pentanone (MIBK)	ND	8.3	"							
trans-1,3-Dichloropropene	ND	4.6	"							
Toluene	ND	3.8	"							
1,1,2-Trichloroethane	ND	5.5	"							
2-Hexanone (MBK)	ND	8.3	"							
Dibromochloromethane	ND	8.6	"							
Tetrachloroethene	ND	6.9	"							
1,2-Dibromoethane (EDB)	ND	7.8	"							
1,1,1,2-Tetrachloroethane	ND	7.0	"							
Chlorobenzene	ND	4.7	"							

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Total Vapor Solutions	Project: TVS041123-13	
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Volatile Organic Compounds by EPA TO-15 - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch ED31401 - TO-15										
Blank (ED31401-BLK1)				Prepared & Analyzed: 14-Apr-23						
Ethylbenzene	ND	4.4	ug/m3							
m,p-Xylene	ND	8.8	"							
Styrene	ND	4.3	"							
o-Xylene	ND	4.4	"							
Bromoform	ND	10	"							
1,1,2,2-Tetrachloroethane	ND	7.0	"							
4-Ethyltoluene	ND	5.0	"							
1,3,5-Trimethylbenzene	ND	5.0	"							
1,2,4-Trimethylbenzene	ND	5.0	"							
1,3-Dichlorobenzene	ND	12	"							
1,4-Dichlorobenzene	ND	12	"							
1,2-Dichlorobenzene	ND	12	"							
1,2,4-Trichlorobenzene	ND	38	"							
Hexachlorobutadiene	ND	54	"							
Surrogate: 1,2-Dichloroethane-d4	*213*		*"*	*214*		*99.8*	*76-134*			
Surrogate: Toluene-d8	*172*		*"*	*208*		*83.0*	*78-125*			
Surrogate: 4-Bromofluorobenzene	*310*		*"*	*363*		*85.5*	*77-127*			
LCS (ED31401-BS1)				Prepared & Analyzed: 14-Apr-23						
Dichlorodifluoromethane (F12)	120	5.0	ug/m3	101		116	59-128			
Vinyl chloride	61	2.6	"	52.0		117	64-127			
Chloroethane	60	8.0	"	53.6		112	63-127			
Trichlorofluoromethane (F11)	120	5.6	"	113		104	62-126			
1,1-Dichloroethene	80	4.0	"	80.8		99.2	61-133			
1,1,2-Trichlorotrifluoroethane (F113)	160	7.7	"	155		103	66-126			
Methylene chloride (Dichloromethane)	72	3.5	"	70.8		101	62-115			
trans-1,2-Dichloroethene	79	8.0	"	80.8		98.0	67-124			
1,1-Dichloroethane	82	4.1	"	82.4		99.8	68-126			
cis-1,2-Dichloroethene	77	4.0	"	80.0		96.3	70-121			
Chloroform	98	4.9	"	99.2		98.6	68-123			
1,1,1-Trichloroethane	110	5.5	"	111		97.3	68-125			
1,2-Dichloroethane (EDC)	82	4.1	"	82.4		100	65-128			
Benzene	61	3.2	"	64.8		94.6	69-119			

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

Total Vapor Solutions	Project: TVS041123-13	
120 Nottaway Lane	Project Number: FIB / Atlanta, CA	Reported:
Alpharetta, GA 30009	Project Manager: Jim Fineis	18-Apr-23 16:14

Volatile Organic Compounds by EPA TO-15 - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch ED31401 - TO-15										
LCS (ED31401-BS1)				Prepared & Analyzed: 14-Apr-23						
Carbon tetrachloride	130	6.4	ug/m3	128		101	68-132			
Trichloroethene	110	5.5	"	110		99.9	71-123			
Toluene	72	3.8	"	76.8		94.3	66-119			
1,1,2-Trichloroethane	110	5.5	"	111		100	73-119			
Tetrachloroethene	130	6.9	"	138		95.6	66-124			
1,1,1,2-Tetrachloroethane	150	7.0	"	140		107	67-129			
Ethylbenzene	81	4.4	"	88.4		91.1	70-124			
m,p-Xylene	86	8.8	"	88.4		97.1	61-134			
o-Xylene	84	4.4	"	88.4		95.0	67-125			
1,1,2,2-Tetrachloroethane	140	7.0	"	140		100	65-127			
Surrogate: 1,2-Dichloroethane-d4	*220*		*"*	*214*		*103*	*76-134*			
Surrogate: Toluene-d8	*205*		*"*	*208*		*98.7*	*78-125*			
Surrogate: 4-Bromofluorobenzene	*322*		*"*	*363*		*88.8*	*77-127*			
LCS Dup (ED31401-BSD1)				Prepared & Analyzed: 14-Apr-23						
Dichlorodifluoromethane (F12)	120	5.0	ug/m3	101		120	59-128	3.09	25	
Vinyl chloride	63	2.6	"	52.0		122	64-127	3.83	25	
Chloroethane	62	8.0	"	53.6		115	63-127	2.73	25	
Trichlorofluoromethane (F11)	120	5.6	"	113		106	62-126	2.56	25	
1,1-Dichloroethene	82	4.0	"	80.8		102	61-133	2.58	25	
1,1,2-Trichlorotrifluoroethane (F113)	150	7.7	"	155		95.8	66-126	7.15	25	
Methylene chloride (Dichloromethane)	75	3.5	"	70.8		106	62-115	4.62	25	
trans-1,2-Dichloroethene	84	8.0	"	80.8		104	67-124	6.11	25	
1,1-Dichloroethane	86	4.1	"	82.4		105	68-126	4.83	25	
cis-1,2-Dichloroethene	83	4.0	"	80.0		104	70-121	7.35	25	
Chloroform	110	4.9	"	99.2		106	68-123	7.57	25	
1,1,1-Trichloroethane	110	5.5	"	111		102	68-125	4.92	25	
1,2-Dichloroethane (EDC)	90	4.1	"	82.4		109	65-128	8.36	25	
Benzene	63	3.2	"	64.8		97.6	69-119	3.17	25	
Carbon tetrachloride	140	6.4	"	128		107	68-132	6.29	25	
Trichloroethene	110	5.5	"	110		104	71-123	4.14	25	
Toluene	77	3.8	"	76.8		100	66-119	6.23	25	
1,1,2-Trichloroethane	110	5.5	"	111		102	73-119	1.42	25	

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Total Vapor Solutions	Project: TVS041123-13	
120 Nottaway Lane	Project Number: FIB / Atlanta, CA	Reported:
Alpharetta, GA 30009	Project Manager: Jim Fineis	18-Apr-23 16:14

Volatile Organic Compounds by EPA TO-15 - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch ED31401 - TO-15										
LCS Dup (ED31401-BSD1)				Prepared & Analyzed: 14-Apr-23						
Tetrachloroethene	140	6.9	ug/m3	138		99.5	66-124	3.99	25	
1,1,1,2-Tetrachloroethane	160	7.0	"	140		112	67-129	4.97	25	
Ethylbenzene	82	4.4	"	88.4		92.7	70-124	1.79	25	
m,p-Xylene	85	8.8	"	88.4		96.6	61-134	0.565	25	
o-Xylene	83	4.4	"	88.4		94.1	67-125	0.946	25	
1,1,2,2-Tetrachloroethane	140	7.0	"	140		103	65-127	2.30	25	
Surrogate: 1,2-Dichloroethane-d4	*221*		*"*	*214*		*103*	*76-134*			
Surrogate: Toluene-d8	*173*		*"*	*208*		*83.2*	*78-125*			
Surrogate: 4-Bromofluorobenzene	*321*		*"*	*363*		*88.4*	*77-127*			

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Total Vapor Solutions	Project: TVS041123-13	
120 Nottaway Lane	Project Number: FIB / Atlanta, CA	Reported:
Alpharetta, GA 30009	Project Manager: Jim Fineis	18-Apr-23 16:14

Notes and Definitions

LCC	Leak Check Compound
ND	Analyte NOT DETECTED at or above the reporting limit
MDL	Method Detection Limit
%REC	Percent Recovery
RPD	Relative Percent Difference

All soil results are reported in wet weight.

Appendix

H&P Mobile Geochemistry, Inc. is approved as an Environmental Testing Laboratory and Mobile Laboratory in accordance with the DoD-ELAP Program and ISO/IEC 17025:2005 programs through PJLA, accreditation number 69070 for EPA Method TO-15, EPA Method 8260B and H&P 8260SV.

H&P is approved by the State of California as an Environmental Laboratory and Mobile Laboratory in conformance with the Environmental Laboratory Accreditation Program (ELAP) for the category of Volatile and Semi-Volatile Organic Chemistry of Hazardous Waste, certification numbers 2740, 2741, 2743 & 2745.

H&P is approved by the State of Louisiana Department of Environmental Quality under the National Environmental Laboratory Accreditation Conference (NELAC) certification number 04138

The complete list of stationary and mobile laboratory certifications along with the fields of testing (FOTs) and analyte lists are available at www.handpmg.com/about/certifications.

Mobile Geochemistry, Inc.
2470 Impala Drive, Carlsbad, CA 92010
& Field Office - Signal Hill, CA
W handpmg.com E info@handpmg.com

VAPOR / AIR Chain of Custody

DATE: _____
Page ____ of ____

Lab Client and Project Information

Lab Client/Consultant: Total Vapor Solutions	Project Name / #: FIB
Lab Client Project Manager: Jim Fineis	Project Location: Atlanta, GA
Lab Client Address: 120 Nottaway Ln	Report E-Mail(s):
Lab Client City, State, Zip: Alpharetta, GA 300009	
Phone Number: 770-883-3372	

Reporting Requirements
☐ Standard Report ☐ Level III ☐ Level IV
☐ Excel EDD ☐ Other EDD: _____
☐ CA Geotracker Global ID: _____

Turnaround Time
☒ **Standard** (7 days for preliminary report, 10 days for final report)
☐ **Rush** (specify): _____

Sampler Information
Sampler(s): Jim Fineis
Signature: Jim Fineis
Date: 4-7-2023

Sample Receipt (Lab Use Only)

Date Rec'd: 4/10/23	Control #: 230168.01
H&P Project # TVS041123-13	
Lab Work Order # E304043	
Sample Intact: ☒ Yes ☐ No ☐ See Notes Below	
Receipt Gauge ID: 60206	Temp: RT
Outside Lab:	
Receipt Notes/Tracking #:	
Lab PM Initials: SN	

Additional Instructions to Laboratory:

* ***Preferred VOC units (please choose one):***
☐ µg/L ☒ µg/m³ ☐ ppbv ☐ ppmv

SAMPLE NAME	FIELD POINT NAME (if applicable)	DATE mm/dd/yy	TIME 24hr clock	SAMPLE TYPE Indoor Air (IA), Ambient Air (AA), Subslab (SS), Soil Vapor (SV)	CONTAINER SIZE & TYPE 400mL/1L/6L Summa, Tedlar, Tube, etc.	CONTAINER ID (###)	Lab use only: Receipt Vac	VOCs Standard Full List ☐ 8260SV ☒ TO-15	VOCs Short List / Project List ☐ 8260SV ☐ TO-15	Oxygenates ☐ 8260SV ☐ TO-15	Naphthalene ☐ 8260SV ☐ TO-15	TPHv as Gas ☐ 8260SVm ☐ TO-15m	Aromatic/Aliphatic Fractions ☐ 8260SVm ☐ TO-15m	Leak Check Compound ☐ DFA ☐ IPA ☐ He	Methane by EPA 8015m	Fixed Gases by ASTM D1945 ☐ CO2 ☐ O2 ☐ N2				
SV-1		4-7-2023	11:45	SV	400	72	-4	x												
SV-2		"	11:50	"	"	62	-2	x												
SV-3		"	11:58	"	"	110	0	x												
SV-4		"	12:03	"	"	303	-1	x												

Approved/Relinquished by: Jim Fineis	Company: TVS	Date: 4-7-2023	Time: 15:20	Received by: Jon Clapper	Company: H+P	Date: 4/10/23	Time: 2:30pm
Approved/Relinquished by:	Company:	Date:	Time:	Received by:	Company:	Date:	Time:
Approved/Relinquished by:	Company:	Date:	Time:	Received by:	Company:	Date:	Time:

*Approval constitutes as authorization to proceed with analysis and acceptance of conditions on back

Commercial Air Inputs

Variable	Commercial Air Default Value	Site-Specific Value
AF_{gw} (Attenuation Factor Groundwater) unitless	0.001	0.001
AF_{ss} (Attenuation Factor Sub-Slab) unitless	0.03	0.03
AT_{w} (averaging time - composite worker)	365	365
ED_{w} (exposure duration - composite worker) yr	25	25
EF_{w} (exposure frequency - composite worker) day/yr	250	250
ET_{w} (exposure time - composite worker) hr	8	8
THQ (target hazard quotient) unitless	0.1	0.1
LT (lifetime) yr	70	70
TR (target risk) unitless	1.0E-06	1.0E-05

Commercial Vapor Intrusion Screening Levels (VISL)

Key: I = IRIS; P = PPRTV; O = OPP; A = ATSDR; C = Cal EPA; X = PPRTV Screening Level; H = HEAST; D = DWSHA; W = TEF applied; E = RPF applied; U = user provided; G = see RSL User's Guide Section 5; CA = cancer; NC = noncancer.

Chemical	CAS Number	Does the chemical meet the definition for volatility? (HLC>1E-5 or VP>1)	Does the chemical have inhalation toxicity data? (IUR and/or RfC)	Is Chemical Sufficiently Volatile and Toxic to Pose Inhalation Risk Via Vapor Intrusion from Soil Source? ($C_{vp} > C_{i,a}$,Target?)	Is Chemical Sufficiently Volatile and Toxic to Pose Inhalation Risk Via Vapor Intrusion from Groundwater Source? ($C_{hc} > C_{i,a}$,Target?)	Target Indoor Air Concentration (TCR=1E-05 or THQ=0.1) MIN($C_{ia,c}$,$C_{ia,nc}$) ($\mu g/m^3$)	Toxicity Basis	Target Sub-Slab and Near-source Soil Gas Concentration (TCR=1E-05 or THQ=0.1) C_{sg},Target ($\mu g/m^3$)	Target Groundwater Concentration (TCR=1E-05 or THQ=0.1) C_{gw},Target ($\mu g/L$)
Benzene	71-43-2	Yes	Yes	Yes	Yes	1.31E+01	NC	4.38E+02	5.79E+01
Chloroform	67-66-3	Yes	Yes	Yes	Yes	5.33E+00	CA	1.78E+02	3.55E+01
Chloromethane	74-87-3	Yes	Yes	Yes	Yes	3.94E+01	NC	1.31E+03	1.09E+02
Styrene	100-42-5	Yes	Yes	Yes	Yes	4.38E+02	NC	1.46E+04	3.90E+03
Tetrachloroethylene	127-18-4	Yes	Yes	Yes	Yes	1.75E+01	NC	5.84E+02	2.42E+01
Toluene	108-88-3	Yes	Yes	Yes	Yes	2.19E+03	NC	7.30E+04	8.07E+03
Trimethylbenzene, 1,2,4-	95-63-6	Yes	Yes	Yes	Yes	2.63E+01	NC	8.76E+02	1.04E+02
Xylene, o-	95-47-6	Yes	Yes	Yes	Yes	4.38E+01	NC	1.46E+03	2.07E+02
Xylene, p-	106-42-3	Yes	Yes	Yes	Yes	4.38E+01	NC	1.46E+03	1.55E+02

Commercial Vapor Intrusion Screening Levels (VISL)

Key: I = IRIS; P = PPRTV; O = OPP; A = ATSDR; C = Cal EPA; X = PPRTV Screening Level; H = HEAST; D = DWSHA; W = TEF applied; E = RPF applied; U = user provided; G = see RSL User's Guide Section 5; CA = cancer; NC = noncancer.

Is Target Groundwater Concentration < MCL? (C_{gw} < MCL?)	Pure Phase Vapor Concentration C_{vp} (25 °C) (µg/m³)	Maximum Groundwater Vapor Concentration C_{hc} (µg/m³)	Temperature for Maximum Groundwater Vapor Concentration (°C)	Lower Explosive Limit LEL (% by volume)	LEL Ref	IUR (ug/m³)$^{-1}$	IUR Ref	RfC (mg/m³)	RfC Ref	Mutagenic Indicator	Carcinogenic VISL TCR=1E-05 $C_{ia,c}$ (µg/m³)	Noncarcinogenic VISL THQ=0.1 $C_{ia,nc}$ (µg/m³)
No (5)	3.98E+08	4.06E+08	25	1.20	CRC	7.80E-06	I	3.00E-02	I	No	1.57E+01	1.31E+01
Yes (80)	1.26E+09	1.19E+09	25	-		2.30E-05	I	9.77E-02	A	No	5.33E+00	4.28E+01
--	1.17E+10	1.92E+09	25	8.10	CRC	-		9.00E-02	I	No	-	3.94E+01
No (100)	3.58E+07	3.49E+07	25	0.90	CRC	-		1.00E+00	I	No	-	4.38E+02
No (5)	1.65E+08	1.49E+08	25	-		2.60E-07	I	4.00E-02	I	No	4.72E+02	1.75E+01
No (1000)	1.41E+08	1.43E+08	25	1.10	CRC	-		5.00E+00	I	No	-	2.19E+03
--	1.36E+07	1.44E+07	25	0.90	CRC	-		6.00E-02	I	No	-	2.63E+01
--	3.77E+07	3.77E+07	25	0.90	CRC	-		1.00E-01	G	No	-	4.38E+01
--	5.05E+07	4.57E+07	25	1.10	CRC	-		1.00E-01	G	No	-	4.38E+01

Commercial Vapor Intrusion Risk

Chemical	CAS Number	Site Sub-Slab and Exterior Soil Gas Concentration C_{sg} \ ($\mu g/m^3$)	Site Indoor Air Concentration $C_{i,a}$ \ ($\mu g/m^3$)	VI Carcinogenic Risk CDI ($\mu g/m^3$)	VI Carcinogenic Risk CR
Benzene	71-43-2	6.7	2.01E-01	1.64E-02	1.28E-07
Chloroform	67-66-3	29	8.70E-01	7.09E-02	1.63E-06
Chloromethane	74-87-3	2.8	8.40E-02	6.85E-03	-
Styrene	100-42-5	5.6	1.68E-01	1.37E-02	-
Tetrachloroethylene	127-18-4	16	4.80E-01	3.91E-02	1.02E-08
Toluene	108-88-3	8.7	2.61E-01	2.13E-02	-
Trimethylbenzene, 1,2,4-	95-63-6	13	3.90E-01	3.18E-02	-
Xylene, o-	95-47-6	6.7	2.01E-01	1.64E-02	-
Xylene, p-	106-42-3	9.8	2.94E-01	2.40E-02	-
*Sum		-	-	-	1.77E-06

VI Hazard CDI (mg/m^3)	VI Hazard HQ	IUR $(ug/m^3)^{-1}$	IUR Ref	Chronic RfC (mg/m^3)	RfC Ref	Temperature (°C)\ for Groundwater Vapor Concentration	Mutagen?
4.59E-05	1.53E-03	7.80E-06	I	3.00E-02	IRIS	25	No
1.99E-04	2.03E-03	2.30E-05	I	9.77E-02	ATSDR	25	No
1.92E-05	2.13E-04	-		9.00E-02	IRIS	25	No
3.84E-05	3.84E-05	-		1.00E+00	IRIS	25	No
1.10E-04	2.74E-03	2.60E-07	I	4.00E-02	IRIS	25	No
5.96E-05	1.19E-05	-		5.00E+00	IRIS	25	No
8.90E-05	1.48E-03	-		6.00E-02	IRIS	25	No
4.59E-05	4.59E-04	-		1.00E-01	SURROGATE	25	No
6.71E-05	6.71E-04	-		1.00E-01	SURROGATE	25	No
-	9.18E-03	-		-		-	

Chemical Properties

Chemical	CAS Number	Does the chemical meet the definition for volatility? (HLC>1E-5 or VP>1)	Does the chemical have inhalation toxicity data? (IUR and/or RfC)	MW	MW Ref	Vapor Pressure VP (mm Hg)	VP Ref	S (mg/L)	S Ref	MCL (ug/L)
Benzene	71-43-2	Yes	Yes	78.12	PHYSPROP	9.48E+01	PHYSPROP	1.79E+03	PHYSPROP	5
Chloroform	67-66-3	Yes	Yes	119.38	PHYSPROP	1.97E+02	PHYSPROP	7.95E+03	PHYSPROP	80
Chloromethane	74-87-3	Yes	Yes	50.49	PHYSPROP	4.30E+03	PHYSPROP	5.32E+03	PHYSPROP	-
Styrene	100-42-5	Yes	Yes	104.15	PHYSPROP	6.40E+00	PHYSPROP	3.10E+02	PHYSPROP	100
Tetrachloroethylene	127-18-4	Yes	Yes	165.83	PHYSPROP	1.85E+01	PHYSPROP	2.06E+02	PHYSPROP	5
Toluene	108-88-3	Yes	Yes	92.14	PHYSPROP	2.84E+01	PHYSPROP	5.26E+02	PHYSPROP	1000
Trimethylbenzene, 1,2,4-	95-63-6	Yes	Yes	120.20	PHYSPROP	2.10E+00	PHYSPROP	5.70E+01	PHYSPROP	-
Xylene, o-	95-47-6	Yes	Yes	106.17	PHYSPROP	6.61E+00	PHYSPROP	1.78E+02	PHYSPROP	-
Xylene, p-	106-42-3	Yes	Yes	106.17	PHYSPROP	8.84E+00	PHYSPROP	1.62E+02	PHYSPROP	-

HLC (atm-m ^{3}/mole)	Henry's Law Constant (unitless)	H` and HLC Ref	Henry's Law Constant Used in Calcs (unitless)	Normal Boiling Point BP (K)	BP Ref	Critical Temperature T_c\ (K)	T_c\ Ref	Enthalpy of vaporization at the normal boiling point $\Delta H_{v,b}$\ (cal/mol)	$\Delta H_{v,b}$\ Ref	Lower Explosive Limit LEL (% by volume)	LEL Ref
5.55E-03	2.27E-01	PHYSPROP	2.27E-01	353.15	PHYSPROP	5.62E+02	CRC	7342.26	CRC	1.20	CRC
3.67E-03	1.50E-01	PHYSPROP	1.50E-01	334.25	PHYSPROP	5.36E+02	CRC	6988.53	CRC	-	
8.82E-03	3.61E-01	PHYSPROP	3.61E-01	249.15	PHYSPROP	4.16E+02	CRC	5114.72	CRC	8.10	CRC
2.75E-03	1.12E-01	PHYSPROP	1.12E-01	418.15	PHYSPROP	6.35E+02	CRC	9249.52	CRC	0.90	CRC
1.77E-02	7.24E-01	PHYSPROP	7.24E-01	394.45	PHYSPROP	6.20E+02	YAWS	8288.72	CRC	-	
6.64E-03	2.71E-01	PHYSPROP	2.71E-01	383.75	PHYSPROP	5.92E+02	CRC	7930.21	CRC	1.10	CRC
6.16E-03	2.52E-01	PHYSPROP	2.52E-01	442.45	PHYSPROP	6.49E+02	CRC	9368.80	TOXNET	0.90	CRC
5.18E-03	2.12E-01	PHYSPROP	2.12E-01	417.65	PHYSPROP	6.30E+02	CRC	8661.57	CRC	0.90	CRC
6.90E-03	2.82E-01	PHYSPROP	2.82E-01	411.38	PHYSPROP	6.16E+02	CRC	8525.33	CRC	1.10	CRC

Commercial Air Inputs

Variable	Commercial Air Default Value	Site-Specific Value
AF_{gw} (Attenuation Factor Groundwater) unitless	0.001	0.001
AF_{ss} (Attenuation Factor Sub-Slab) unitless	0.03	0.03
AT_{w} (averaging time - composite worker)	365	365
ED_{w} (exposure duration - composite worker) yr	25	25
EF_{w} (exposure frequency - composite worker) day/yr	250	250
ET_{w} (exposure time - composite worker) hr	8	8
THQ (target hazard quotient) unitless	0.1	0.1
LT (lifetime) yr	70	70
TR (target risk) unitless	1.0E-06	1.0E-05

Commercial Vapor Intrusion Screening Levels (VISL)

Key: I = IRIS; P = PPRTV; O = OPP; A = ATSDR; C = Cal EPA; X = PPRTV Screening Level; H = HEAST; D = DWSHA; W = TEF applied; E = RPF applied; U = user provided; G = see RSL User's Guide Section 5; CA = cancer; NC = noncancer.

Chemical	CAS Number	Does the chemical meet the definition for volatility? (HLC>1E-5 or VP>1)	Does the chemical have inhalation toxicity data? (IUR and/or RfC)	Is Chemical Sufficiently Volatile and Toxic to Pose Inhalation Risk Via Vapor Intrusion from Soil Source? ($C_{vp} > C_{i,a}$,Target?)	Is Chemical Sufficiently Volatile and Toxic to Pose Inhalation Risk Via Vapor Intrusion from Groundwater Source? ($C_{hc} > C_{i,a}$,Target?)	Target Indoor Air Concentration (TCR=1E-05 or THQ=0.1) MIN($C_{ia,c}$,$C_{ia,nc}$) ($\mu g/m^3$)	Toxicity Basis	Target Sub-Slab and Near-source Soil Gas Concentration (TCR=1E-05 or THQ=0.1) C_{sg},Target ($\mu g/m^3$)	Target Groundwater Concentration (TCR=1E-05 or THQ=0.1) C_{gw},Target ($\mu g/L$)
Styrene	100-42-5	Yes	Yes	Yes	Yes	4.38E+02	NC	1.46E+04	3.90E+03
Tetrachloroethylene	127-18-4	Yes	Yes	Yes	Yes	1.75E+01	NC	5.84E+02	2.42E+01
Toluene	108-88-3	Yes	Yes	Yes	Yes	2.19E+03	NC	7.30E+04	8.07E+03
Trimethylbenzene, 1,2,4-	95-63-6	Yes	Yes	Yes	Yes	2.63E+01	NC	8.76E+02	1.04E+02
Trimethylbenzene, 1,3,5-	108-67-8	Yes	Yes	Yes	Yes	2.63E+01	NC	8.76E+02	7.33E+01
Xylene, o-	95-47-6	Yes	Yes	Yes	Yes	4.38E+01	NC	1.46E+03	2.07E+02
Xylene, p-	106-42-3	Yes	Yes	Yes	Yes	4.38E+01	NC	1.46E+03	1.55E+02

Commercial Vapor Intrusion Screening Levels (VISL)

Key: I = IRIS; P = PPRTV; O = OPP; A = ATSDR; C = Cal EPA; X = PPRTV Screening Level; H = HEAST; D = DWSHA; W = TEF applied; E = RPF applied; U = user provided; G = see RSL User's Guide Section 5; CA = cancer; NC = noncancer.

Is Target Groundwater Concentration < MCL? (C_{gw} < MCL?)	Pure Phase Vapor Concentration C_{vp} (25 °C) (µg/m³)	Maximum Groundwater Vapor Concentration C_{hc} (µg/m³)	Temperature for Maximum Groundwater Vapor Concentration (°C)	Lower Explosive Limit LEL (% by volume)	LEL Ref	IUR (ug/m³)$^{-1}$	IUR Ref	RfC (mg/m³)	RfC Ref	Mutagenic Indicator	Carcinogenic VISL TCR=1E-05 $C_{ia,c}$ (µg/m³)	Noncarcinogenic VISL THQ=0.1 $C_{ia,nc}$ (µg/m³)
No (100)	3.58E+07	3.49E+07	25	0.90	CRC	-		1.00E+00	I	No	-	4.38E+02
No (5)	1.65E+08	1.49E+08	25	-		2.60E-07	I	4.00E-02	I	No	4.72E+02	1.75E+01
No (1000)	1.41E+08	1.43E+08	25	1.10	CRC	-		5.00E+00	I	No	-	2.19E+03
--	1.36E+07	1.44E+07	25	0.90	CRC	-		6.00E-02	I	No	-	2.63E+01
--	1.60E+07	1.73E+07	25	1.00	CRC	-		6.00E-02	I	No	-	2.63E+01
--	3.77E+07	3.77E+07	25	0.90	CRC	-		1.00E-01	G	No	-	4.38E+01
--	5.05E+07	4.57E+07	25	1.10	CRC	-		1.00E-01	G	No	-	4.38E+01

Commercial Vapor Intrusion Risk

Chemical	CAS Number	Site Sub-Slab and Exterior Soil Gas Concentration C_{sg} \ (µg/m³)	Site Indoor Air Concentration $C_{i,a}$ \ (µg/m³)	VI Carcinogenic Risk CDI (µg/m³)	VI Carcinogenic Risk CR
Styrene	100-42-5	5.5	1.65E-01	1.35E-02	-
Tetrachloroethylene	127-18-4	9	2.70E-01	2.20E-02	5.72E-09
Toluene	108-88-3	11	3.30E-01	2.69E-02	-
Trimethylbenzene, 1,2,4-	95-63-6	14	4.20E-01	3.42E-02	-
Trimethylbenzene, 1,3,5-	108-67-8	8.8	2.64E-01	2.15E-02	-
Xylene, o-	95-47-6	7.7	2.31E-01	1.88E-02	-
Xylene, p-	106-42-3	15	4.50E-01	3.67E-02	-
*Sum		-	-	-	5.72E-09

VI Hazard CDI (mg/m³)	VI Hazard HQ	IUR (ug/m³)$^{-1}$	IUR Ref	Chronic RfC (mg/m³)	RfC Ref	Temperature (°C)\ for Groundwater Vapor Concentration	Mutagen?
3.77E-05	3.77E-05	-		1.00E+00	IRIS	25	No
6.16E-05	1.54E-03	2.60E-07	I	4.00E-02	IRIS	25	No
7.53E-05	1.51E-05	-		5.00E+00	IRIS	25	No
9.59E-05	1.60E-03	-		6.00E-02	IRIS	25	No
6.03E-05	1.00E-03	-		6.00E-02	IRIS	25	No
5.27E-05	5.27E-04	-		1.00E-01	SURROGATE	25	No
1.03E-04	1.03E-03	-		1.00E-01	SURROGATE	25	No
-	5.75E-03	-		-		-	

Chemical Properties

Chemical	CAS Number	Does the chemical meet the definition for volatility? (HLC>1E-5 or VP>1)	Does the chemical have inhalation toxicity data? (IUR and/or RfC)	MW	MW Ref	Vapor Pressure VP (mm Hg)	VP Ref	S (mg/L)	S Ref	MCL (ug/L)
Styrene	100-42-5	Yes	Yes	104.15	PHYSPROP	6.40E+00	PHYSPROP	3.10E+02	PHYSPROP	100
Tetrachloroethylene	127-18-4	Yes	Yes	165.83	PHYSPROP	1.85E+01	PHYSPROP	2.06E+02	PHYSPROP	5
Toluene	108-88-3	Yes	Yes	92.14	PHYSPROP	2.84E+01	PHYSPROP	5.26E+02	PHYSPROP	1000
Trimethylbenzene, 1,2,4-	95-63-6	Yes	Yes	120.20	PHYSPROP	2.10E+00	PHYSPROP	5.70E+01	PHYSPROP	-
Trimethylbenzene, 1,3,5-	108-67-8	Yes	Yes	120.20	PHYSPROP	2.48E+00	PHYSPROP	4.82E+01	PHYSPROP	-
Xylene, o-	95-47-6	Yes	Yes	106.17	PHYSPROP	6.61E+00	PHYSPROP	1.78E+02	PHYSPROP	-
Xylene, p-	106-42-3	Yes	Yes	106.17	PHYSPROP	8.84E+00	PHYSPROP	1.62E+02	PHYSPROP	-

HLC (atm-m ^{3}/mole)	Henry's Law Constant (unitless)	H` and HLC Ref	Henry's Law Constant Used in Calcs (unitless)	Normal Boiling Point BP (K)	BP Ref	Critical Temperature T_c\ (K)	T_c\ Ref	Enthalpy of vaporization at the normal boiling point $\Delta H_{v,b}$\ (cal/mol)	$\Delta H_{v,b}$\ Ref	Lower Explosive Limit LEL (% by volume)	LEL Ref
2.75E-03	1.12E-01	PHYSPROP	1.12E-01	418.15	PHYSPROP	6.35E+02	CRC	9249.52	CRC	0.90	CRC
1.77E-02	7.24E-01	PHYSPROP	7.24E-01	394.45	PHYSPROP	6.20E+02	YAWS	8288.72	CRC	-	
6.64E-03	2.71E-01	PHYSPROP	2.71E-01	383.75	PHYSPROP	5.92E+02	CRC	7930.21	CRC	1.10	CRC
6.16E-03	2.52E-01	PHYSPROP	2.52E-01	442.45	PHYSPROP	6.49E+02	CRC	9368.80	TOXNET	0.90	CRC
8.77E-03	3.59E-01	PHYSPROP	3.59E-01	437.85	PHYSPROP	6.37E+02	CRC	9321.00	TOXNET	1.00	CRC
5.18E-03	2.12E-01	PHYSPROP	2.12E-01	417.65	PHYSPROP	6.30E+02	CRC	8661.57	CRC	0.90	CRC
6.90E-03	2.82E-01	PHYSPROP	2.82E-01	411.38	PHYSPROP	6.16E+02	CRC	8525.33	CRC	1.10	CRC

Commercial Air Inputs

Variable	Commercial Air Default Value	Site-Specific Value
AF_{gw} (Attenuation Factor Groundwater) unitless	0.001	0.001
AF_{ss} (Attenuation Factor Sub-Slab) unitless	0.03	0.03
AT_{w} (averaging time - composite worker)	365	365
ED_{w} (exposure duration - composite worker) yr	25	25
EF_{w} (exposure frequency - composite worker) day/yr	250	250
ET_{w} (exposure time - composite worker) hr	8	8
THQ (target hazard quotient) unitless	0.1	0.1
LT (lifetime) yr	70	70
TR (target risk) unitless	1.0E-06	1.0E-05

Commercial Vapor Intrusion Screening Levels (VISL)

Key: I = IRIS; P = PPRTV; O = OPP; A = ATSDR; C = Cal EPA; X = PPRTV Screening Level; H = HEAST; D = DWSHA; W = TEF applied; E = RPF applied; U = user provided; G = see RSL User's Guide Section 5; CA = cancer; NC = noncancer.

Chemical	CAS Number	Does the chemical meet the definition for volatility? (HLC>1E-5 or VP>1)	Does the chemical have inhalation toxicity data? (IUR and/or RfC)	Is Chemical Sufficiently Volatile and Toxic to Pose Inhalation Risk Via Vapor Intrusion from Soil Source? ($C_{vp} > C_{i,a}$,Target?)	Is Chemical Sufficiently Volatile and Toxic to Pose Inhalation Risk Via Vapor Intrusion from Groundwater Source? ($C_{hc} > C_{i,a}$,Target?)	Target Indoor Air Concentration (TCR=1E-05 or THQ=0.1) MIN($C_{ia,c}$,$C_{ia,nc}$) ($\mu g/m^3$)	Toxicity Basis	Target Sub-Slab and Near-source Soil Gas Concentration (TCR=1E-05 or THQ=0.1) C_{sg},Target ($\mu g/m^3$)	Target Groundwater Concentration (TCR=1E-05 or THQ=0.1) C_{gw},Target ($\mu g/L$)
Benzene	71-43-2	Yes	Yes	Yes	Yes	1.31E+01	NC	4.38E+02	5.79E+01
Carbon Disulfide	75-15-0	Yes	Yes	Yes	Yes	3.07E+02	NC	1.02E+04	5.21E+02
Chloroform	67-66-3	Yes	Yes	Yes	Yes	5.33E+00	CA	1.78E+02	3.55E+01
Ethylbenzene	100-41-4	Yes	Yes	Yes	Yes	4.91E+01	CA	1.64E+03	1.52E+02
Styrene	100-42-5	Yes	Yes	Yes	Yes	4.38E+02	NC	1.46E+04	3.90E+03
Toluene	108-88-3	Yes	Yes	Yes	Yes	2.19E+03	NC	7.30E+04	8.07E+03
Trimethylbenzene, 1,2,4-	95-63-6	Yes	Yes	Yes	Yes	2.63E+01	NC	8.76E+02	1.04E+02
Trimethylbenzene, 1,3,5-	108-67-8	Yes	Yes	Yes	Yes	2.63E+01	NC	8.76E+02	7.33E+01
Xylene, o-	95-47-6	Yes	Yes	Yes	Yes	4.38E+01	NC	1.46E+03	2.07E+02
Xylene, p-	106-42-3	Yes	Yes	Yes	Yes	4.38E+01	NC	1.46E+03	1.55E+02

Commercial Vapor Intrusion Screening Levels (VISL)

Key: I = IRIS; P = PPRTV; O = OPP; A = ATSDR; C = Cal EPA; X = PPRTV Screening Level; H = HEAST; D = DWSHA; W = TEF applied; E = RPF applied; U = user provided; G = see RSL User's Guide Section 5; CA = cancer; NC = noncancer.

Is Target Groundwater Concentration < MCL? (C_{gw} < MCL?)	Pure Phase Vapor Concentration C_{vp} (25 °C) (µg/m³)	Maximum Groundwater Vapor Concentration C_{hc} (µg/m³)	Temperature for Maximum Groundwater Vapor Concentration (°C)	Lower Explosive Limit LEL (% by volume)	LEL Ref	IUR (ug/m³)$^{-1}$	IUR Ref	RfC (mg/m³)	RfC Ref	Mutagenic Indicator	Carcinogenic VISL TCR=1E-05 $C_{ia,c}$ (µg/m³)	Noncarcinogenic VISL THQ=0.1 $C_{ia,nc}$ (µg/m³)
No (5)	3.98E+08	4.06E+08	25	1.20	CRC	7.80E-06	I	3.00E-02	I	No	1.57E+01	1.31E+01
--	1.47E+09	1.27E+09	25	1.30	CRC	-		7.00E-01	I	No	-	3.07E+02
Yes (80)	1.26E+09	1.19E+09	25	-		2.30E-05	I	9.77E-02	A	No	5.33E+00	4.28E+01
Yes (700)	5.48E+07	5.44E+07	25	0.80	CRC	2.50E-06	C	1.00E+00	I	No	4.91E+01	4.38E+02
No (100)	3.58E+07	3.49E+07	25	0.90	CRC	-		1.00E+00	I	No	-	4.38E+02
No (1000)	1.41E+08	1.43E+08	25	1.10	CRC	-		5.00E+00	I	No	-	2.19E+03
--	1.36E+07	1.44E+07	25	0.90	CRC	-		6.00E-02	I	No	-	2.63E+01
--	1.60E+07	1.73E+07	25	1.00	CRC	-		6.00E-02	I	No	-	2.63E+01
--	3.77E+07	3.77E+07	25	0.90	CRC	-		1.00E-01	G	No	-	4.38E+01
--	5.05E+07	4.57E+07	25	1.10	CRC	-		1.00E-01	G	No	-	4.38E+01

Commercial Vapor Intrusion Risk

Chemical	CAS Number	Site Sub-Slab and Exterior Soil Gas Concentration C_{sg} \ (µg/m³)	Site Indoor Air Concentration $C_{i,a}$ \ (µg/m³)	VI Carcinogenic Risk CDI (µg/m³)	VI Carcinogenic Risk CR
Benzene	71-43-2	45	1.35E+00	1.10E-01	8.59E-07
Carbon Disulfide	75-15-0	50	1.50E+00	1.22E-01	-
Chloroform	67-66-3	38	1.14E+00	9.30E-02	2.14E-06
Ethylbenzene	100-41-4	6.4	1.92E-01	1.57E-02	3.91E-08
Styrene	100-42-5	4.5	1.35E-01	1.10E-02	-
Toluene	108-88-3	35	1.05E+00	8.56E-02	-
Trimethylbenzene, 1,2,4-	95-63-6	5.3	1.59E-01	1.30E-02	-
Trimethylbenzene, 1,3,5-	108-67-8	28	8.40E-01	6.85E-02	-
Xylene, o-	95-47-6	6	1.80E-01	1.47E-02	-
Xylene, p-	106-42-3	12	3.60E-01	2.94E-02	-
*Sum		-	-	-	3.04E-06

VI Hazard CDI (mg/m³)	VI Hazard HQ	IUR (ug/m³)$^{-1}$	IUR Ref	Chronic RfC (mg/m³)	RfC Ref	Temperature (°C)\ for Groundwater Vapor Concentration	Mutagen?
3.08E-04	1.03E-02	7.80E-06	I	3.00E-02	IRIS	25	No
3.42E-04	4.89E-04	-		7.00E-01	IRIS	25	No
2.60E-04	2.67E-03	2.30E-05	I	9.77E-02	ATSDR	25	No
4.38E-05	4.38E-05	2.50E-06	C	1.00E+00	IRIS	25	No
3.08E-05	3.08E-05	-		1.00E+00	IRIS	25	No
2.40E-04	4.79E-05	-		5.00E+00	IRIS	25	No
3.63E-05	6.05E-04	-		6.00E-02	IRIS	25	No
1.92E-04	3.20E-03	-		6.00E-02	IRIS	25	No
4.11E-05	4.11E-04	-		1.00E-01	SURROGATE	25	No
8.22E-05	8.22E-04	-		1.00E-01	SURROGATE	25	No
-	1.86E-02	-		-		-	

Chemical Properties

Chemical	CAS Number	Does the chemical meet the definition for volatility? (HLC>1E-5 or VP>1)	Does the chemical have inhalation toxicity data? (IUR and/or RfC)	MW	MW Ref	Vapor Pressure VP (mm Hg)	VP Ref	S (mg/L)	S Ref	MCL (ug/L)
Benzene	71-43-2	Yes	Yes	78.12	PHYSPROP	9.48E+01	PHYSPROP	1.79E+03	PHYSPROP	5
Carbon Disulfide	75-15-0	Yes	Yes	76.14	PHYSPROP	3.59E+02	PHYSPROP	2.16E+03	PHYSPROP	-
Chloroform	67-66-3	Yes	Yes	119.38	PHYSPROP	1.97E+02	PHYSPROP	7.95E+03	PHYSPROP	80
Ethylbenzene	100-41-4	Yes	Yes	106.17	PHYSPROP	9.60E+00	PHYSPROP	1.69E+02	PHYSPROP	700
Styrene	100-42-5	Yes	Yes	104.15	PHYSPROP	6.40E+00	PHYSPROP	3.10E+02	PHYSPROP	100
Toluene	108-88-3	Yes	Yes	92.14	PHYSPROP	2.84E+01	PHYSPROP	5.26E+02	PHYSPROP	1000
Trimethylbenzene, 1,2,4-	95-63-6	Yes	Yes	120.20	PHYSPROP	2.10E+00	PHYSPROP	5.70E+01	PHYSPROP	-
Trimethylbenzene, 1,3,5-	108-67-8	Yes	Yes	120.20	PHYSPROP	2.48E+00	PHYSPROP	4.82E+01	PHYSPROP	-
Xylene, o-	95-47-6	Yes	Yes	106.17	PHYSPROP	6.61E+00	PHYSPROP	1.78E+02	PHYSPROP	-
Xylene, p-	106-42-3	Yes	Yes	106.17	PHYSPROP	8.84E+00	PHYSPROP	1.62E+02	PHYSPROP	-

HLC (atm-m ^{3}/mole)	Henry's Law Constant (unitless)	H` and HLC Ref	Henry's Law Constant Used in Calcs (unitless)	Normal Boiling Point BP (K)	BP Ref	Critical Temperature T_c (K)	T_c Ref	Enthalpy of vaporization at the normal boiling point $\Delta H_{v,b}$ (cal/mol)	$\Delta H_{v,b}$ Ref	Lower Explosive Limit LEL (% by volume)	LEL Ref
5.55E-03	2.27E-01	PHYSPROP	2.27E-01	353.15	PHYSPROP	5.62E+02	CRC	7342.26	CRC	1.20	CRC
1.44E-02	5.89E-01	PHYSPROP	5.89E-01	319.15	PHYSPROP	5.52E+02	CRC	6391.01	CRC	1.30	CRC
3.67E-03	1.50E-01	PHYSPROP	1.50E-01	334.25	PHYSPROP	5.36E+02	CRC	6988.53	CRC	-	
7.88E-03	3.22E-01	PHYSPROP	3.22E-01	409.25	PHYSPROP	6.17E+02	CRC	8501.43	CRC	0.80	CRC
2.75E-03	1.12E-01	PHYSPROP	1.12E-01	418.15	PHYSPROP	6.35E+02	CRC	9249.52	CRC	0.90	CRC
6.64E-03	2.71E-01	PHYSPROP	2.71E-01	383.75	PHYSPROP	5.92E+02	CRC	7930.21	CRC	1.10	CRC
6.16E-03	2.52E-01	PHYSPROP	2.52E-01	442.45	PHYSPROP	6.49E+02	CRC	9368.80	TOXNET	0.90	CRC
8.77E-03	3.59E-01	PHYSPROP	3.59E-01	437.85	PHYSPROP	6.37E+02	CRC	9321.00	TOXNET	1.00	CRC
5.18E-03	2.12E-01	PHYSPROP	2.12E-01	417.65	PHYSPROP	6.30E+02	CRC	8661.57	CRC	0.90	CRC
6.90E-03	2.82E-01	PHYSPROP	2.82E-01	411.38	PHYSPROP	6.16E+02	CRC	8525.33	CRC	1.10	CRC

Commercial Air Inputs

Variable	Commercial Air Default Value	Site-Specific Value
AF_{gw} (Attenuation Factor Groundwater) unitless	0.001	0.001
AF_{ss} (Attenuation Factor Sub-Slab) unitless	0.03	0.03
AT_{w} (averaging time - composite worker)	365	365
ED_{w} (exposure duration - composite worker) yr	25	25
EF_{w} (exposure frequency - composite worker) day/yr	250	250
ET_{w} (exposure time - composite worker) hr	8	8
THQ (target hazard quotient) unitless	0.1	0.1
LT (lifetime) yr	70	70
TR (target risk) unitless	1.0E-06	1.0E-05

Commercial Vapor Intrusion Screening Levels (VISL)

Key: I = IRIS; P = PPRTV; O = OPP; A = ATSDR; C = Cal EPA; X = PPRTV Screening Level; H = HEAST; D = DWSHA; W = TEF applied; E = RPF applied; U = user provided; G = see RSL User's Guide Section 5; CA = cancer; NC = noncancer.

Chemical	CAS Number	Does the chemical meet the definition for volatility? (HLC>1E-5 or VP>1)	Does the chemical have inhalation toxicity data? (IUR and/or RfC)	Is Chemical Sufficiently Volatile and Toxic to Pose Inhalation Risk Via Vapor Intrusion from Soil Source? ($C_{vp} > C_{i,a}$,Target?)	Is Chemical Sufficiently Volatile and Toxic to Pose Inhalation Risk Via Vapor Intrusion from Groundwater Source? ($C_{hc} > C_{i,a}$,Target?)	Target Indoor Air Concentration (TCR=1E-05 or THQ=0.1) MIN($C_{ia,c}$,$C_{ia,nc}$) ($\mu g/m^3$)	Toxicity Basis	Target Sub-Slab and Near-source Soil Gas Concentration (TCR=1E-05 or THQ=0.1) C_{sg},Target ($\mu g/m^3$)	Target Groundwater Concentration (TCR=1E-05 or THQ=0.1) C_{gw},Target ($\mu g/L$)
Tetrachloroethylene	127-18-4	Yes	Yes	Yes	Yes	1.75E+01	NC	5.84E+02	2.42E+01
Toluene	108-88-3	Yes	Yes	Yes	Yes	2.19E+03	NC	7.30E+04	8.07E+03
Trimethylbenzene, 1,2,4-	95-63-6	Yes	Yes	Yes	Yes	2.63E+01	NC	8.76E+02	1.04E+02

Is Target Groundwater Concentration < MCL? (C_{gw} < MCL?)	Pure Phase Vapor Concentration C_{vp}\ (25 °C)\ ($\mu g/m^3$)	Maximum Groundwater Vapor Concentration C_{hc}\ ($\mu g/m^3$)	Temperature for Maximum Groundwater Vapor Concentration (°C)	Lower Explosive Limit LEL (% by volume)	LEL Ref	IUR $(ug/m^3)^{-1}$	IUR Ref	RfC (mg/m^3)	RfC Ref	Mutagenic Indicator	Carcinogenic VISL TCR=1E-05 $C_{ia,c}$ ($\mu g/m^3$)	Noncarcinogenic VISL THQ=0.1 $C_{ia,nc}$ ($\mu g/m^3$)
No (5)	1.65E+08	1.49E+08	25	-		2.60E-07	I	4.00E-02	I	No	4.72E+02	1.75E+01
No (1000)	1.41E+08	1.43E+08	25	1.10	CRC	-		5.00E+00	I	No	-	2.19E+03
--	1.36E+07	1.44E+07	25	0.90	CRC	-		6.00E-02	I	No	-	2.63E+01

Commercial Vapor Intrusion Risk

Chemical	CAS Number	Site Sub-Slab and Exterior Soil Gas Concentration C_{sg} \ ($\mu g/m^3$)	Site Indoor Air Concentration $C_{i,a}$ \ ($\mu g/m^3$)	VI Carcinogenic Risk CDI ($\mu g/m^3$)	VI Carcinogenic Risk CR	VI Hazard CDI (mg/m^3)	VI Hazard HQ	IUR $(ug/m^3)^{-1}$	IUR Ref
Tetrachloroethylene	127-18-4	10	3.00E-01	2.45E-02	6.36E-09	6.85E-05	1.71E-03	2.60E-07	I
Toluene	108-88-3	8.6	2.58E-01	2.10E-02	-	5.89E-05	1.18E-05	-	
Trimethylbenzene, 1,2,4-	95-63-6	5.3	1.59E-01	1.30E-02	-	3.63E-05	6.05E-04	-	
*Sum		-	-	-	*6.36E-09*	-	*2.33E-03*	-	

Chronic RfC (mg/m^3)	RfC Ref	Temperature (℃)\ for Groundwater Vapor Concentration	Mutagen?
4.00E-02	IRIS	25	No
5.00E+00	IRIS	25	No
6.00E-02	IRIS	25	No
-		-	

Chemical Properties

Chemical	CAS Number	Does the chemical meet the definition for volatility? (HLC>1E-5 or VP>1)	Does the chemical have inhalation toxicity data? (IUR and/or RfC)	MW	MW Ref	Vapor Pressure VP (mm Hg)	VP Ref	S (mg/L)	S Ref	MCL (ug/L)
Tetrachloroethylene	127-18-4	Yes	Yes	165.83	PHYSPROP	1.85E+01	PHYSPROP	2.06E+02	PHYSPROP	5
Toluene	108-88-3	Yes	Yes	92.14	PHYSPROP	2.84E+01	PHYSPROP	5.26E+02	PHYSPROP	1000
Trimethylbenzene, 1,2,4-	95-63-6	Yes	Yes	120.20	PHYSPROP	2.10E+00	PHYSPROP	5.70E+01	PHYSPROP	-

HLC (atm-m ^{3}/mole)	Henry's Law Constant (unitless)	H` and HLC Ref	Henry's Law Constant Used in Calcs (unitless)	Normal Boiling Point BP (K)	BP Ref	Critical Temperature T_C\ (K)	T_C\ Ref	Enthalpy of vaporization at the normal boiling point $\Delta H_{v,b}$\ (cal/mol)	$\Delta H_{v,b}$\ Ref	Lower Explosive Limit LEL (% by volume)	LEL Ref
1.77E-02	7.24E-01	PHYSPROP	7.24E-01	394.45	PHYSPROP	6.20E+02	YAWS	8288.72	CRC	-	
6.64E-03	2.71E-01	PHYSPROP	2.71E-01	383.75	PHYSPROP	5.92E+02	CRC	7930.21	CRC	1.10	CRC
6.16E-03	2.52E-01	PHYSPROP	2.52E-01	442.45	PHYSPROP	6.49E+02	CRC	9368.80	TOXNET	0.90	CRC

Other Supporting Documentation

0 0 0 0 mi

N

Date: 2/23/2023

Map Size: 8.5x11 (LETTER)

Fulton County GIS

FULTON COUNTY

Prepared by the Department of Information Technology Geographic Information System

Property Profile for 1281 FULTON INDUSTRIAL BLVD

Property Tax Information

Tax Year	2023
Parcel ID	17 0268 LL0291
Property Address	1281 FULTON INDUSTRIAL BLVD
Owner	CLEVELAND GROUP INC
Mailing Address	1281 FULTON INDUSTRIAL BLVD NW ATLANTA GA 30336
Total Appraisal	$2,367,300
Improvement Appraisal	$1,703,000
Land Appraisal	$664,300
Assessment	$946,920
Tax District	05AD
Land Area	5.4 ac
Property Class	Industrial Small Tracts
Land Use Class	Office Building - Low Rise - 1-4 Story
TAD	
CID	

Zoning

Zoning Class	not available
Overlay District	
2035 Future Development	not available

Political

Municipality	Atlanta
Commission District	6
Commission Person	Khadijah Abdur-Rahman
Council District	District 10
Council Person	Andrea L. Boone
Voting Precinct	09B
Poll Location	Coretta Scott King Young Women's Academy, 1190 Northwest Dr NW
Congressional District	005
State Senate District	038
State House District	060

School Zones

Elementary School	Harper-Archer
Middle School	John Lewis Invictus Academy
High School	Douglass

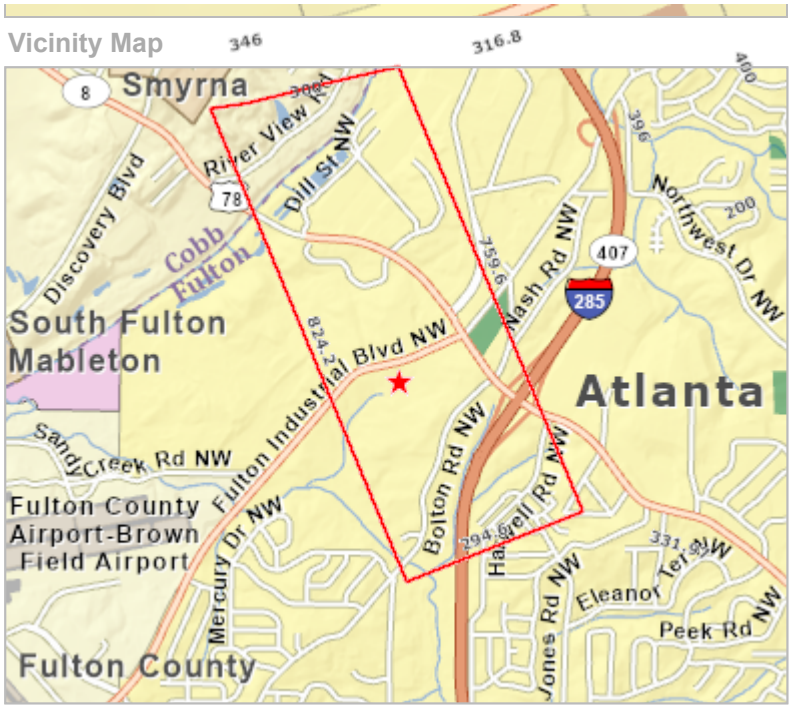
Other Information

Zip Code	30336

Aerial View

Property Map

Census Tract	82.02
In Less Developed Census Tract	Yes



Fulton County Government Site
1281 Fulton Industrial Boulevard NW
Atlanta, GA 30336

Inquiry Number: 7268027.8
March 02, 2023

EDR Building Permit Report

Target Property and Adjoining Properties

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

EDR BUILDING PERMIT REPORT

About This Report

The EDR Building Permit Report provides a practical and efficient method to search building department records for indications of environmental conditions. Generated via a search of municipal building permit records gathered from more than 1,600 cities nationwide, this report will assist you in meeting the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

Building permit data can be used to identify current and/or former operations and structures/features of environmental concern. The data can provide information on a target property and adjoining properties such as the presence of underground storage tanks, pump islands, sumps, drywells, etc., as well as information regarding water, sewer, natural gas, electrical connection dates, and current/former septic tanks.

ASTM and EPA Requirements

ASTM E 1527-13 lists building department records as a "standard historical source," as detailed in § 8.3.4.7: "Building Department Records - The term building department records means those records of the local government in which the property is located indicating permission of the local government to construct, alter, or demolish improvements on the property." ASTM also states that "Uses in the area surrounding the property shall be identified in the report, but this task is required only to the extent that this information is revealed in the course of researching the property itself."

EPA's Standards and Practices for All Appropriate Inquires (AAI) states: "§312.24: Reviews of historical sources of information. (a) Historical documents and records must be reviewed for the purposes of achieving the objectives and performance factors of §312.20(e) and (f). Historical documents and records may include, but are not limited to, aerial photographs, fire insurance maps, building department records, chain of title documents, and land use records."

Methodology

EDR has developed the EDR Building Permit Report through our partnership with BuildFax, the nation's largest repository of building department records. BuildFax collects, updates, and manages building department records from local municipal governments. The database now includes 30 million permits, on more than 10 million properties across 1,600 cities in the United States.

The EDR Building Permit Report comprises local municipal building permit records, gathered directly from local jurisdictions, including both target property and adjoining properties. Years of coverage vary by municipality. Data reported includes (where available): date of permit, permit type, permit number, status, valuation, contractor company, contractor name, and description.

Incoming permit data is checked at seven stages in a regimented quality control process, from initial data source interview, to data preparation, through final auditing. To ensure the building department is accurate, each of the seven quality control stages contains, on average, 15 additional quality checks, resulting in a process of approximately 105 quality control "touch points."

For more information about the EDR Building Permit Report, please contact your EDR Account Executive at (800) 352-0050.

EXECUTIVE SUMMARY: SEARCH DOCUMENTATION

A search of building department records was conducted by Environmental Data Resources, Inc (EDR) on behalf of Atlas on Mar 02, 2023.

TARGET PROPERTY

1281 Fulton Industrial Boulevard NW
Atlanta, GA 30336

SEARCH METHODS

EDR searches available lists for both the Target Property and Surrounding Properties.

RESEARCH SUMMARY

Building permits identified: **YES**

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Atlanta

Year	*Source*	*TP*	*Adjoining*
2023	City of Atlanta, Bureau of Buildings		
2022	City of Atlanta, Bureau of Buildings	X	
2021	City of Atlanta, Bureau of Buildings		
2020	City of Atlanta, Bureau of Buildings	X	
2019	City of Atlanta, Bureau of Buildings		
2018	City of Atlanta, Bureau of Buildings	X	
2017	City of Atlanta, Bureau of Buildings	X	
2016	City of Atlanta, Bureau of Buildings	X	
2015	City of Atlanta, Bureau of Buildings	X	
2014	City of Atlanta, Bureau of Buildings	X	
2013	City of Atlanta, Bureau of Buildings		
2012	City of Atlanta, Bureau of Buildings	X	
2011	City of Atlanta, Bureau of Buildings		X
2010	City of Atlanta, Bureau of Buildings	X	
2009	City of Atlanta, Bureau of Buildings		X
2008	City of Atlanta, Bureau of Buildings	X	
2007	City of Atlanta, Bureau of Buildings		
2006	City of Atlanta, Bureau of Buildings	X	
2005	City of Atlanta, Bureau of Buildings	X	
2004	City of Atlanta, Bureau of Buildings		
2003	City of Atlanta, Bureau of Buildings		
2002	City of Atlanta, Bureau of Buildings		
2001	City of Atlanta, Bureau of Buildings		
2000	City of Atlanta, Bureau of Buildings		X
1999	City of Atlanta, Bureau of Buildings		
1998	City of Atlanta, Bureau of Buildings		
1997	City of Atlanta, Bureau of Buildings		
1996	City of Atlanta, Bureau of Buildings		

EXECUTIVE SUMMARY: SEARCH DOCUMENTATION

Year	Source	TP	Adjoining
1995	City of Atlanta, Bureau of Buildings		
1994	City of Atlanta, Bureau of Buildings		
1993	City of Atlanta, Bureau of Buildings		
1992	City of Atlanta, Bureau of Buildings		
1991	City of Atlanta, Bureau of Buildings		
1990	City of Atlanta, Bureau of Buildings		
1989	City of Atlanta, Bureau of Buildings		
1988	City of Atlanta, Bureau of Buildings		
1987	City of Atlanta, Bureau of Buildings		
1986	City of Atlanta, Bureau of Buildings		
1985	City of Atlanta, Bureau of Buildings		

City of South Fulton, GA

Year	Source	TP	Adjoining
2022	City of South Fulton, Land Development		
2021	City of South Fulton, Land Development		
2020	City of South Fulton, Land Development		
2019	City of South Fulton, Land Development		
2018	City of South Fulton, Land Development		
2017	City of South Fulton, Land Development		
2016	City of South Fulton, Land Development		
2015	City of South Fulton, Land Development		
2014	City of South Fulton, Land Development		
2013	City of South Fulton, Land Development		
2012	City of South Fulton, Land Development		
2011	City of South Fulton, Land Development		
2010	City of South Fulton, Land Development		
2009	City of South Fulton, Land Development		
2008	City of South Fulton, Land Development		
2007	City of South Fulton, Land Development		
2006	City of South Fulton, Land Development		
2005	City of South Fulton, Land Development		
2004	City of South Fulton, Land Development		
2003	City of South Fulton, Land Development		
2002	City of South Fulton, Land Development		
2001	City of South Fulton, Land Development		X
2000	City of South Fulton, Land Development		
1999	City of South Fulton, Land Development		
1998	City of South Fulton, Land Development		
1997	City of South Fulton, Land Development		
1996	City of South Fulton, Land Development		
1995	City of South Fulton, Land Development		
1994	City of South Fulton, Land Development		
1993	City of South Fulton, Land Development		

EXECUTIVE SUMMARY: SEARCH DOCUMENTATION

Year	Source	TP	Adjoining
1992	City of South Fulton, Land Development		
1991	City of South Fulton, Land Development		
1990	City of South Fulton, Land Development		

Name: JurisdictionName
Years: Years
Source: Source
Phone: Phone

BUILDING DEPARTMENT RECORDS SEARCHED

Name: Atlanta
Years: 1985-2023
Source: City of Atlanta, Bureau of Buildings, ATLANTA, GA
Phone: (404) 330-6150

Name: City of South Fulton, GA
Years: 1990-2022
Source: City of South Fulton, Land Development, ATLANTA, GA
Phone: 470-809-7700

Name: Bulloch County
Years: 2003-2022
Source: Bulloch County, Planning and Zoning, STATESBORO, GA
Phone: (912) 489-1356

Name: Cobb County
Years: 1996-2022
Source: Cobb County, Community Development Department, KENNESAW, GA
Phone: (770) 528-2079

Name: DeKalb County
Years: 1979-2023
Source: DeKalb County, Planning Department, Decatur, GA
Phone: (404) 371-4915

Name: East Point
Years: 1994-2010
Source: The City of East Point, Planning and Zoning, Permits Division, ATLANTA, GA
Phone: (404) 270-7212

Name: Forsyth County
Years: 1985-2023
Source: Forsyth County, Building Permit Division, ALPHARETTA, GA
Phone: (770) 886-2115

Name: Fulton County
Years: 1990-2017
Source: Fulton County, Planning and Community Services Department, PALMETTO, GA
Phone: (404) 730-0046

Name: Gwinnett County Unincorporated Area
Years: 1985-2023
Source: Gwinnett County, Planning and Development, Lawrenceville, GA
Phone: (678) 518-6000

Name: Oconee County
Years: 1998-2020
Source: Oconee County, Code Enforcement, WATKINSVILLE, GA
Phone: (706) 769-3907

Name: Sandy Springs
Years: 1985-2022
Source: Sandy Springs, Building and Development, ATLANTA, GA
Phone: (770) 730-5600

Name: Smyrna
Years: 2002-2022
Source: City of Smyrna, Building Department, ATLANTA, GA
Phone: (770) 319-5387

Name: Habersham County Unincorporated Area
Years: 1992-2019
Source: Habersham County, Building Department, CORNELIA, GA
Phone: 706-839-0140

TARGET PROPERTY FINDINGS

TARGET PROPERTY DETAIL

1281 Fulton Industrial Boulevard NW
Atlanta, GA 30336

1281 FULTON INDUSTRIAL BLVD NW

Date:	**6/30/2022**
Permit Type:	**BB**
Description:	**REMOVE ANTENNAS AND REPLACE WITH NEWER EQUIPMENT.**
Permit Description:	**BUILDING PERMITS**
Work Class:	Commercial Misc. Non-Structural
Proposed Use:	Commercial Misc. Non-Structural
Permit Number:	BB-202204697
Status:	Issued
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**6/29/2022**
Permit Type:	**BLD-ONLINE-22**
Description:	
Permit Description:	**BLD-ONLINE-22**
Work Class:	Commercial
Proposed Use:	Online Application
Permit Number:	BLD-ONLINE-22-005356
Status:	Closed
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

TARGET PROPERTY FINDINGS

Date:	**6/6/2022**
Permit Type:	**BLD-ONLINE-22**
Description:	**9AT4054A: REMOVE EXISTING ANTENNAS AND REPLACE THEM WITH NEWER ANTENNAS.**
Permit Description:	**BLD-ONLINE-22**
Work Class:	Commercial
Proposed Use:	Online Application
Permit Number:	BLD-ONLINE-22-004721
Status:	Closed
Valuation:	$0.00
Contractor Company:	
Contractor Name:	PM&A

Date:	**6/1/2022**
Permit Type:	**BB**
Description:	**Install 3 Panel Antennas and 6 radios on existing tower with equipment cabinet and associated ground equipment**
Permit Description:	**BUILDING PERMITS**
Work Class:	Commercial Misc. Non-Structural
Proposed Use:	Commercial Misc. Non-Structural
Permit Number:	BB-202203954
Status:	Issued
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**6/1/2022**
Permit Type:	**BLD-ONLINE-22**
Description:	
Permit Description:	**BLD-ONLINE-22**
Work Class:	Commercial
Proposed Use:	Online Application
Permit Number:	BLD-ONLINE-22-004589
Status:	Closed
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

TARGET PROPERTY FINDINGS

Date:	**10/3/2020**
Permit Type:	**BB**
Description:	**T-MOBILE PROPOSES TO SWAP OUT THE EXISTING ANTENNAS AND EQUIPMENT REPLACING THEM AT THE SAME HEIGHT WITH NEW ANTENNAS..**
Permit Description:	**BUILDING PERMITS**
Work Class:	Commercial Misc. Structural
Proposed Use:	Commercial Misc. Structural
Permit Number:	BB-202005709
Status:	Complete
Valuation:	$0.00
Contractor Company:	
Contractor Name:	Ericsson Inc.

Date:	**10/1/2020**
Permit Type:	**BLD-ONLINE-20**
Description:	**T-MOBILE PROPOSES TO SWAP OUT THE EXISTING ANTENNAS AND EQUIPMENT REPLACING THEM AT THE SAME HEIGHT WITH NEW ANTENNAS. NO AC POWER ELECTRICAL WORK IS REQUIRED. NO GRADING OR OTHER GROUND DISTURBANCE IS REQUIRED.**
Permit Description:	**BLD-ONLINE-20**
Work Class:	Commercial
Proposed Use:	Online Application
Permit Number:	BLD-ONLINE-20-003399
Status:	Closed
Valuation:	$0.00
Contractor Company:	
Contractor Name:	Ericsson Inc.

TARGET PROPERTY FINDINGS

Date:	**10/30/2018**
Permit Type:	**BB**
Description:	**T-MOBILE 9AT4054A - Communication Tower-Building Commercial/Misc/ Non-Structural-Replacing RRu'sw/ new RRU's add Diplexers & COVP.**
Permit Description:	**BUILDING PERMITS**
Work Class:	Commercial Misc. Non-Structural
Proposed Use:	Commercial Misc. Non-Structural
Permit Number:	BB-201808605
Status:	Complete
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**5/30/2017**
Permit Type:	**BB**
Description:	**REPLACE EXISTING RRU'S W/ NEW RRU'S, ADD DIPLEXERS & COVP**
Permit Description:	**BUILDING PERMITS**
Work Class:	Commercial Misc. Non-Structural
Proposed Use:	Commercial Miscellaneous Non-Structural
Permit Number:	BB-201703983
Status:	Issued
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**7/19/2016**
Permit Type:	**BB**
Description:	**OUTDOOR IMPROVEMENTS; CONSTRUCT 60'X94' CONCRETE SLAB FOR OUTDOOR COURT IN REAR OF PROPERTY. ADDING EXTRA LIGHT POLE.**
Permit Description:	**BUILDING PERMITS**
Work Class:	Commercial Misc. Structural
Proposed Use:	Commercial Miscellaneous Structural
Permit Number:	BB-201604807
Status:	Routed for Review
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

TARGET PROPERTY FINDINGS

Date:	**3/20/2015**
Permit Type:	**BE**
Description:	**Add (4) emergency lights and (3) 120 volt smoke heads**
Permit Description:	**ELECTRICAL PERMITS**
Work Class:	Commercial - Electrical
Proposed Use:	Electrical Commercial, New Alteration
Permit Number:	BE-201502500
Status:	Issued
Valuation:	$0.00
Contractor Company:	
Contractor Name:	CLEVELAND ELECTRIC COMPANY

Date:	**3/18/2015**
Permit Type:	**BP**
Description:	**Cleveland is installing a pre-constructed modular office building behind their main office. The building includes two toilets, two lavatories and one bar-sink, which were all factory installed and piped per DCA codes. The sewage drains into two 250-gallon holding tanks approved via a plumbing hardship approval.**
Permit Description:	**PLUMBING PERMITS**
Work Class:	Commercial - Plumbing
Proposed Use:	Plumbing Commercial, New
Permit Number:	BP-201501085
Status:	Issued
Valuation:	$0.00
Contractor Company:	
Contractor Name:	CLEVELAND MECHANICAL

Date:	**2/24/2015**
Permit Type:	**BE**
Description:	**Low Voltage**
Permit Description:	**ELECTRICAL PERMITS**
Work Class:	Commercial - Low Voltage
Proposed Use:	Electrical Low Voltage Commercial, New
Permit Number:	BE-201501823
Status:	Issued
Valuation:	$0.00
Contractor Company:	
Contractor Name:	CLEVELAND ELECTRIC COMPANY

TARGET PROPERTY FINDINGS

Date:	**2/5/2015**
Permit Type:	**BE**
Description:	**Install a 600 amp service for a mobile office**
Permit Description:	**ELECTRICAL PERMITS**
Work Class:	Commercial - Electrical
Proposed Use:	Electrical Commercial, New
Permit Number:	BE-201501111
Status:	Issued
Valuation:	$0.00
Contractor Company:	
Contractor Name:	CLEVELAND ELECTRIC COMPANY

Date:	**12/16/2014**
Permit Type:	**BB**
Description:	**Replacing existing antennas with new antennas at the same height elevation**
Permit Description:	**BUILDING PERMITS**
Work Class:	Commercial Misc. Non-Structural
Proposed Use:	Commercial Miscellaneous Non-Structural
Permit Number:	BB-201406948
Status:	Complete
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**8/19/2014**
Permit Type:	**BB**
Description:	**Construction of modular prefabricated office trailers**
Permit Description:	**BUILDING PERMITS**
Work Class:	Commercial New
Proposed Use:	Commercial New
Permit Number:	BB-201404488
Status:	CO Issued
Valuation:	$479,217.60
Contractor Company:	
Contractor Name:	CLEVELAND ELECTRIC COMPANY

TARGET PROPERTY FINDINGS

Date:	**8/1/2012**
Permit Type:	**BE**
Description:	**Electrical work-Swapping antennas & replacing equipment cabinetCHANGE OF CONTRACTOR LETTER ATTACHED CHANGING FROM ON DEMAND CONSTRUCTION TO TTS SJJ 12-4-12**
Permit Description:	**ELECTRICAL PERMITS**
Work Class:	Commercial - Electrical
Proposed Use:	Electrical Commercial
Permit Number:	BE-201206208
Status:	Issued
Valuation:	$0.00
Contractor Company:	
Contractor Name:	TELECOMMUNICATIONS TECHNICAL

Date:	**7/3/2012**
Permit Type:	**BB**
Description:	**Replace existing radio equipment, install (1) cabinet and (8) antennas with new radio equipment cabinets, antennas & ancillary equipment. install new concrete pad support for cabinet. Install new ice bridge.**
Permit Description:	**BUILDING PERMITS**
Work Class:	Commercial Misc. Non-Structural
Proposed Use:	Commercial Miscellaneous Non-Structural
Permit Number:	BB-201203262
Status:	Issued
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

TARGET PROPERTY FINDINGS

Date:	**11/5/2010**
Permit Type:	**BE**
Description:	**Intall new Fiber optic cable to support existing wireless telecommunications equipment (Cell Tower).**
Permit Description:	**ELECTRICAL PERMITS**
Work Class:	Commercial - Low Voltage
Proposed Use:	Electrical Low Voltage Commercial
Permit Number:	BE-201007805
Status:	Issued
Valuation:	$0.00
Contractor Company:	
Contractor Name:	COBALT TELECOM

Date:	**3/16/2010**
Permit Type:	**BE**
Description:	**Add 1-30 amp circuit**
Permit Description:	**ELECTRICAL PERMITS**
Work Class:	Commercial - Electrical
Proposed Use:	Electrical Commercial
Permit Number:	BE-201001707
Status:	Issued
Valuation:	$0.00
Contractor Company:	
Contractor Name:	JCD ELECTRIC DBA EVA INC.

Date:	**1/8/2010**
Permit Type:	**BB**
Description:	**CELL TOWER ANTENNA/CABINET UPGRADE/ADD ONE CABINETTO AN EXISTING SLAB IN A CELL TOWER COMPOUND.**
Permit Description:	**BUILDING PERMITS**
Work Class:	Commercial Misc. Non-Structural
Proposed Use:	Commercial Miscellaneous Non-Structural
Permit Number:	BB-201000096
Status:	Issued
Valuation:	$50,165.50
Contractor Company:	
Contractor Name:	

TARGET PROPERTY FINDINGS

Date:	**8/14/2008**
Permit Type:	**BEEP**
Description:	**NEW ELECTRICAL INSTALLATIONZONE 3DESCRIBE IN DETAIL THE WORK TO BE DONE.TYPE OF WORK TO BE DONE: ___INSTALL A NEW 600 AMP SERVICE TO A NEW CELL TOWER_____COMMENTS: _____BUILDING PERMIT NUMBER: BB 200804294_____LOCATION/LOT#/UNIT/SUITE: _____OWNER NAME: ____T-MOBILE_____A CO SHALL NOT BE PROVIDED FOR THIS PERMIT UNTIL THE DWM'S WASTEWATER TREATMENT FACILITIES HAVE DEMONSTRATED COMPLIANCE WITH THE PHOSPHORUS DISCHARGE PERMIT LIMITS ESTABLISHED BY OCGA SECTION 12-5-23/2(C) FOR 3 CONSECUTIVE MOS., THE PERIOD BEG. 7/1/08 AND ENDING NOT EARLIER THAN 10/1/08.**
Permit Description:	**ELECTRICAL**
Work Class:	Building Historical Permit
Proposed Use:	Building/Historical/NA/NA
Permit Number:	BEEP-200807341
Status:	Converted
Valuation:	$0.00
Contractor Company:	
Contractor Name:	HODGKINS CONSTRUCTION, INC.

Date:	**8/4/2008**
Permit Type:	**BB**
Description:	**Co-locate antenna on communications tower #U-08-12**
Permit Description:	**BUILDING PERMITS**
Work Class:	Building Historical Permit
Proposed Use:	Building/Historical/NA/NA
Permit Number:	BB-200804294
Status:	Converted
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

TARGET PROPERTY FINDINGS

Date:	**6/13/2008**
Permit Type:	**BL1**
Description:	**New communications tower #U-08-12**
Permit Description:	**PLANS SITE/ STRUCTURE**
Work Class:	Building Historical Permit
Proposed Use:	Building/Historical/NA/NA
Permit Number:	BL1-200801330
Status:	APPR
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**3/3/2006**
Permit Type:	**BCO**
Description:	**Convert existing building to office building - CONVERT 5,000 SQ FT WAREHOUSE TO OFFICE**
Permit Description:	**Certificate of Occupancy**
Work Class:	Building Historical Permit
Proposed Use:	Building/Historical/NA/NA
Permit Number:	BCO-200600853
Status:	Converted
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**1/12/2006**
Permit Type:	**BPAS**
Description:	**Convert existing building to office building - CONVERT 5,000 SQ FT WAREHOUSE TO OFFICE**
Permit Description:	**AUTOMATIC FIRE SPRINKLER**
Work Class:	Building Historical Permit
Proposed Use:	Building/Historical/NA/NA
Permit Number:	BPAS-200600261
Status:	Converted
Valuation:	$0.00
Contractor Company:	
Contractor Name:	INTERNATIONAL FIRE PROTECTION

TARGET PROPERTY FINDINGS

Date:	**12/13/2005**
Permit Type:	**BHCP**
Description:	**Convert existing building to office building - CONVERT 5,000 SQ FT WAREHOUSE TO OFFICE**
Permit Description:	**HVAC COMMMERCIAL**
Work Class:	Building Historical Permit
Proposed Use:	Building/Historical/NA/NA
Permit Number:	BHCP-200508067
Status:	APPR
Valuation:	$0.00
Contractor Company:	
Contractor Name:	CLEVELAND MECH. SVS.

Date:	**12/9/2005**
Permit Type:	**BEEP**
Description:	**NEW ELECTRICAL INSTALLATIONINSPECTOR: TIM PRICKETTDESCRIBE IN DETAIL THE WORK TO BE DONE.TYPE OF WORK TO BE DONE: ___ADDITION TO OFFICE SPACE._____COMMENTS: _____BUILDING PERMIT NUMBER: BB200508883_____LOCATION/LOT#/UNIT/SUITE: _____OWNER NAME: ___CLEVELAND ELECTRIC COMPANY__**
Permit Description:	**ELECTRICAL**
Work Class:	Building Historical Permit
Proposed Use:	Building/Historical/NA/NA
Permit Number:	BEEP-200515687
Status:	APPR
Valuation:	$0.00
Contractor Company:	
Contractor Name:	CLEVELAND ELECTRIC

TARGET PROPERTY FINDINGS

Date:	**12/8/2005**
Permit Type:	**BB**
Description:	**Convert existing building to office building - CONVERT 5,000 SQ FT WAREHOUSE TO OFFICE**
Permit Description:	**BUILDING PERMITS**
Work Class:	Building Historical Permit
Proposed Use:	Building/Historical/NA/NA
Permit Number:	BB-200508883
Status:	Converted
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**10/24/2005**
Permit Type:	**BLC2**
Description:	**Convert existing building to office building - CONVERT 5,000 SQ FT WAREHOUSE TO OFFICE**
Permit Description:	**PLANS TO CONVERT TO COMMERCIAL BLDG**
Work Class:	Building Historical Permit
Proposed Use:	Building/Historical/NA/NA
Permit Number:	BLC2-200502441
Status:	APPR
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

FULTON IND BLVD

1274 FULTON IND BLVD

Date:	**8/20/2001**
Permit Type:	**ELECTRICAL**
Description:	**ELECTRICAL P/T (AGL) ABOVE GROUND VAULT**
Permit Description:	
Work Class:	
Proposed Use:	Misc, MISCELLANEOUS
Permit Number:	2001080475
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

FULTON INDUSTRIAL BLVD NW

1311 FULTON INDUSTRIAL BLVD NW

Date:	**8/9/2011**
Permit Type:	**BE**
Description:	**add 400 amp service- 480 volt for 100hp air compressor**
Permit Description:	**ELECTRICAL PERMITS**
Work Class:	Commercial - Electrical
Proposed Use:	Electrical Commercial
Permit Number:	BE-201105593
Status:	Issued
Valuation:	$0.00
Contractor Company:	
Contractor Name:	COMMERCIAL WIRING SERVICE.

ADJOINING PROPERTY FINDINGS

Date: **8/9/2011**
Permit Type: **BE**
Description: **add 400 amp service- 480 volt for 100hp air compressor**

Permit Description: **ELECTRICAL PERMITS**
Work Class: Commercial - Electrical
Proposed Use: Electrical Commercial
Permit Number: BE-201105594
Status: Issued
Valuation: $0.00
Contractor Company:
Contractor Name: COMMERCIAL WIRING SERVICE.

Date: **7/28/2009**
Permit Type:
Description:

Permit Description:
Work Class:
Proposed Use: Building Historical Permit
Permit Number: BECP-200904673
Status:
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **2/4/2000**
Permit Type: **BHCP**
Description:

Permit Description: **HVAC COMMMERCIAL**
Work Class: Building Historical Permit
Proposed Use: Building/Historical/NA/NA
Permit Number: BHCP-200000698
Status: ISSUE
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date:	**2/2/2000**
Permit Type:	**BHCP**
Description:	
Permit Description:	**HVAC COMMMERCIAL**
Work Class:	Building Historical Permit
Proposed Use:	Building/Historical/NA/NA
Permit Number:	BHCP-200000652
Status:	ISSUE
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

GLOSSARY

General Building Department concepts

- **ICC:** The International Code Council. The governing body for the building/development codes used by all jurisdictions who've adopted the ICC guidelines. MOST of the US has done this. Canada, Mexico, and other countries use ICC codes books and guides as well. There are a few states who have added guidelines to the ICC codes to better fit their needs. For example, California has added seismic retrofit requirements for most commercial structures.
- **Building Department (Permitting Authority, Building Codes, Inspections Department, Building and Inspections):** This is the department in a jurisdiction where an owner or contractor goes to obtain permits and inspections for building, tearing down, remodeling, adding to, re-roofing, moving or otherwise making changes to any structure, Residential or Commercial.
- **Jurisdiction:** This is the geographic area representing the properties over which a Permitting Authority has responsibility.
- **GC:** General Contractor. Usually the primary contractor hired for any Residential or Commercial construction work.
- **Sub:** Subordinate contracting companies or subcontractors. Usually a "trades" contractor working for the GC. These contractors generally have an area of expertise in which they are licensed like Plumbing, Electrical, Heating and Air systems, Gas Systems, Pools etc. (called "trades").
- **Journeymen:** Sub contractors who have their own personal licenses in one or more trades and work for different contracting companies, wherever they are needed or there is work.
- **HVAC (Mechanical, Heating & Air companies):** HVAC = Heating, Ventilation, and Air Conditioning.
- **ELEC (Electrical, TempPole, TPole, TPower, Temporary Power, Panel, AMP Change, Power Release):** Electrical permits can be pulled for many reasons. The most common reason is to increase the AMPs of power in an electrical power panel. This requires a permit in almost every jurisdiction. Other commons reason for Electrical permits is to insert a temporary power pole at a new construction site. Construction requires electricity, and in a new development, power has yet to be run to the lot. The temporary power pole is usually the very first permit pulled for new development. The power is released to the home owner when construction is complete and this sometimes takes the form of a Power Release permit or inspection.
- **"Pull" a permit:** To obtain and pay for a building permit.
- **CBO:** Chief Building Official
- **Planning Department:** The department in the development process where the building /structural plans are reviewed for their completeness and compliance with building codes
- **Zoning Department:** The department in the development process where the site plans are reviewed for their compliance with the regulations associated with the zoning district in which they are situated.
- **Zoning District:** A pre-determined geographic boundary within a jurisdiction where certain types of structures are permitted / prohibited. Examples are Residential structure, Commercial/Retail structures, Industrial/Manufacturing structures etc. Each zoning district has regulations associated with it like the sizes of the lots, the density of the structures on the lots, the number of parking spaces required for certain types of structures on the lots etc.
- **PIN (TMS, GIS ID, Parcel#):** Property Identification Number and Tax Map System number.
- **State Card (Business license):** A license card issued to a contractor to conduct business.
- **Building Inspector (Inspector):** The inspector is a building department employee that inspects building construction for compliance to codes.
- **C.O.:** Certificate of Occupancy. This is the end of the construction process and designates that the owners now have permission to occupy a structure after its building is complete. Sometimes also referred to as a Certificate of Compliance.

GLOSSARY

Permit Content Definitions

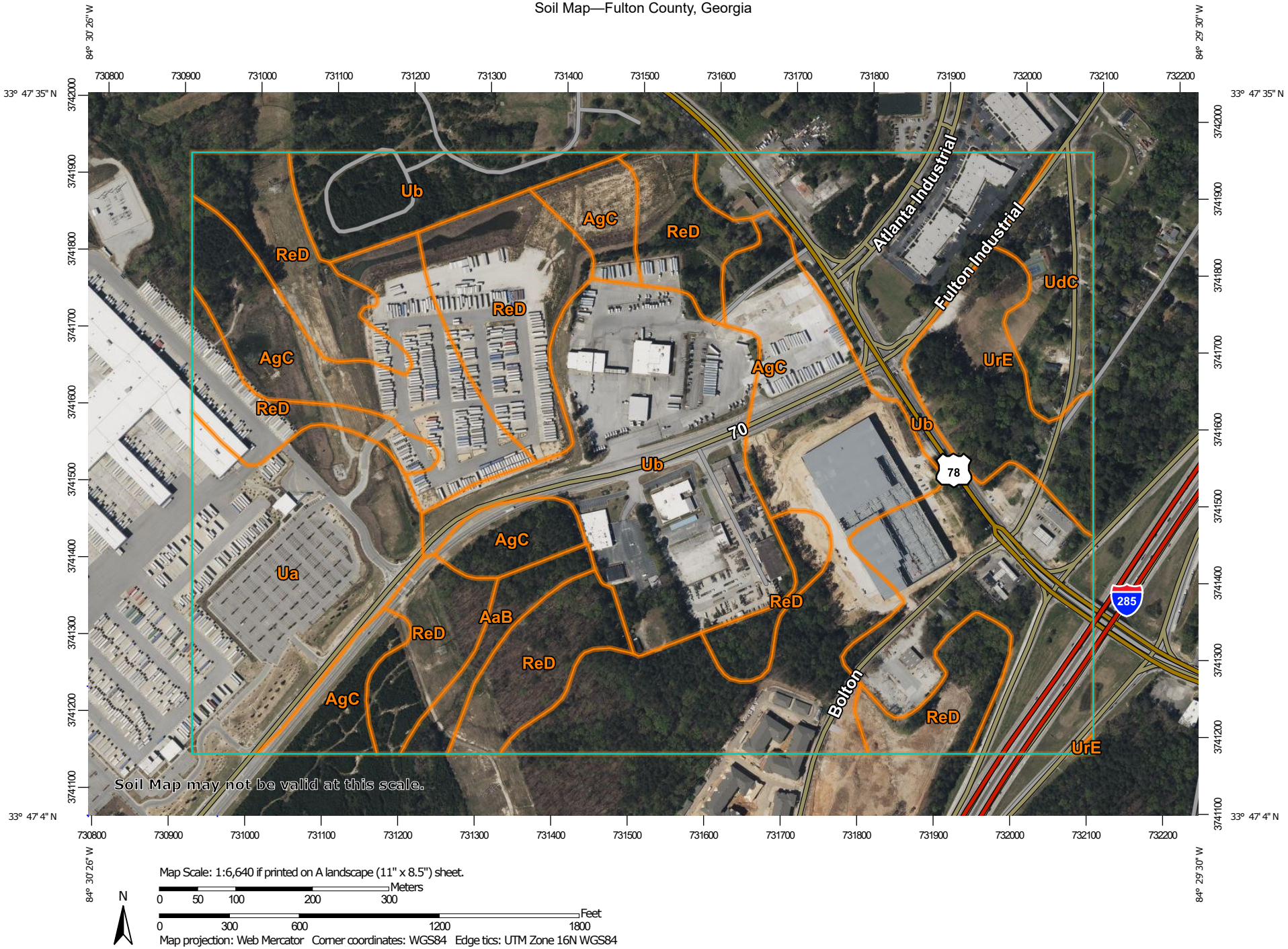
- Permit Number: The alphanumerical designation assigned to a permit for tracking within the building department system. Sometimes the permit number gives clues to its role, e.g. a "PL" prefix may designate a plumbing permit.
- Description: A field on the permit form that allows the building department to give a brief description of the work being done. More often than not, this is the most important field for EP's to find clues to the prior use (s) of the property.
- Permit Type: Generally a brief designation of the type of job being done. For example BLDG-RES, BLDG-COM, ELEC, MECH etc.

Sample Building Permit Data

Date: Nov 09, 2000
Permit Type: Bldg -
New Permit Number: 101000000405
Status: Valuation: $1,000,000.00
Contractor Company: OWNER-BUILDER
Contractor Name:

Description: New one store retail (SAV-ON) with drive-thru pharmacy. Certificate of Occupancy.

Soil Map—Fulton County, Georgia



Map Scale: 1:6,640 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fulton County, Georgia
Survey Area Data: Version 17, Sep 13, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 10, 2022—Apr 20, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AaB	Altavista sandy loam, 2 to 6 percent slopes	3.3	1.5%
AgC	Appling-Hard Labor complex, 6 to 10 percent slopes	57.7	25.3%
ReD	Rion sandy loam, 10 to 15 percent slopes	49.5	21.6%
Ua	Udorthents, 0 to 10 percent slopes	23.3	10.2%
Ub	Urban land	76.3	33.4%
UdC	Urban land-Appling-Hard Labor complex, 2 to 10 percent slopes	7.8	3.4%
UrE	Urban land-Rion complex, 10 to 25 percent slopes	10.6	4.7%
Totals for Area of Interest		**228.5**	**100.0%**

PHYSIOGRAPHIC MAP OF GEORGIA

by

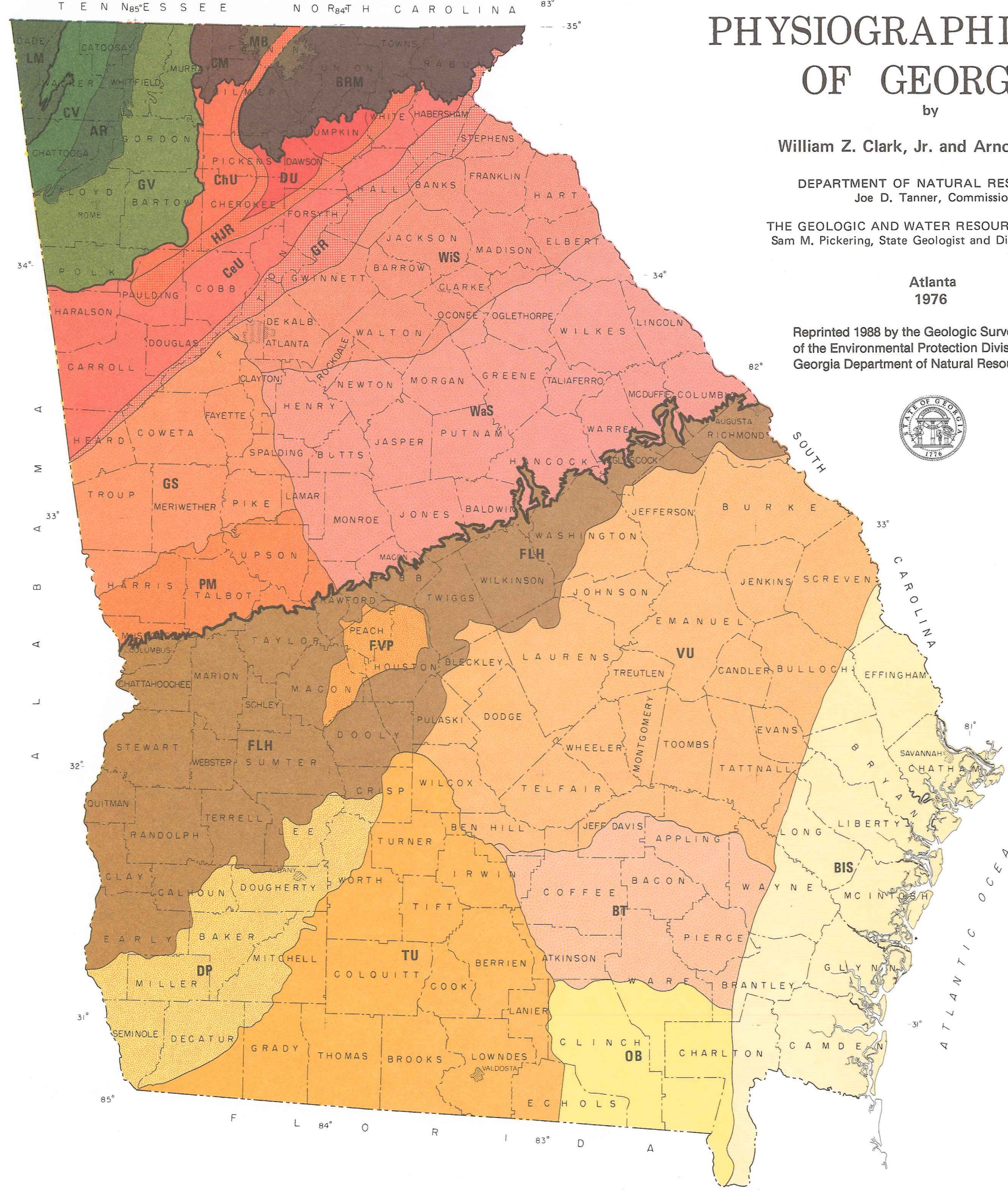
William Z. Clark, Jr. and Arnold C. Zisa

DEPARTMENT OF NATURAL RESOURCES
Joe D. Tanner, Commissioner

THE GEOLOGIC AND WATER RESOURCES DIVISION
Sam M. Pickering, State Geologist and Division Director

Atlanta
1976

Reprinted 1988 by the Geologic Survey Branch
of the Environmental Protection Division of the
Georgia Department of Natural Resources



PHYSIOGRAPHIC SECTIONS

I. Cumberland-Plateau Section
II. Southern Valley and Ridge Section
III. Southern Blue Ridge Section
IV. Southern Piedmont Section
IVa. Upland Georgia Subsection
IVb. Midland Georgia Subsection
V. East Gulf Coastal Plain Section
VI. Sea Island Section

APPALACHIAN HIGHLANDS MAJOR DIVISION

APPALACHIAN PLATEAU PROVINCE

Cumberland Plateau Section

LM

Lookout Mountain District - The Lookout Mountain District is composed of two nearly flat-topped mountains, Lookout-Pigeon and Sand Mountains, separated by Lookout Valley which is a breached anticline. The mountains are capped by Rockcastle Sandstone of Pennsylvanian age, and the valley is underlain by Chickamauga Limestone of Ordovician age. The upland slopes gently to the southwest from a maximum elevation of 2200 feet near Durham to an elevation of 2000 feet near the Alabama-Georgia border. The northwestern margin of Lookout Mountain and the southeastern margin of Sand Mountain are marked by a continuous escarpment that drops abruptly 1000-1200 feet to Lookout Valley. Elevations in Lookout Valley vary from 800-1000 feet. The escarpment on the southeastern side of Lookout-Piegon Mountain, the district and province boundary, drops abruptly 800-1000 feet to the Chickamauga Valley District. These escarpments are breached by numerous small streams which have their source on top of the upland and reach the valleys through deep notches in the cliffs.

RIDGE AND VALLEY PROVINCE

Southern Valley and Ridge Section

CV

Chickamauga Valley District - The Chickamauga Valley District is characterized by a series of gently rolling, discontinuous, northeast-trending valleys interrupted by low, linear, parallel ridges. The valley floors are predominantly limestone and dolomite of Cambro-Ordovician age while the ridges are capped by the more resistant cherty units of the Knox Group, also of Cambro-Ordovician age. The ridge tops are approximately 1000 feet in elevation and stand 200-300 feet above the intervening valleys. Rectangular drainage patterns in this district are indicative of structural control.

AR

Armuchee Ridges District -A series of prominent, narrow, chevron-shaped ridges dominate the Armuchee Ridges District. These ridges rise abruptly 600-700 feet above the Chickamauga Valley District to the northwest and the Great Valley District to the south and east. The southern and eastern boundary closely parallels the Rome Fault. These ridges, capped predominantly by the Red Mountain sandstone of Silurian age, stand at elevations of 1400-1650 feet. Intervening valley floors are generally underlain by shales and limestones of Mississippian and Cambro-Ordovician age, respectively.

GV

The Great Valley District - The Great Valley District is typically broad and open with a few scattered ridges and hills. Elevations throughout the area range from 700-800 feet above sea level with relief of 50 to 150 feet. The floor of the valley is underlain by shales, dolomites and limestones of Cambrian and Ordovician age. The eastern boundary of the Great Valley follows the escarpment of the Great Smoky-Cartersville Fault.

BLUE RIDGE PROVINCE

Southern Blue Ridge Section

CM

Cohutta Mountains District - An irregular mass of rugged mountains ranging in elevation from 3000-4000 feet is characteristic of the Cohutta Mountains District. Erosion of metamorphosed sediments of the Ocoee series by the headwater tributaries of southwestward and northward flowing streams has produced valleys 1000-1500 feet below the mountain crests. The southern boundary of this district slopes steeply to the lower elevations of the Coosawattee Lowlands District. In Georgia the Cohutta Mountains are separated from the main body of the Blue Ridge by the McCaysville Basin and the Jasper Ridges.

MB

McCaysville Basin District - Mountains almost completely enclose the McCaysville Basin District and rise from the 2000 foot elevation at the edge of the basin to heights of 4000-4500 feet above sea level. This topographic basin is bisected by the northeast-trending Jasper Ridges; however, the topography on both sides of these ridges is remarkably similar. The gently rolling topography, produced by erosion of the Great Smoky Group, varies in elevation from 1600 to 1800 feet. Relief throughout the Basin varies from 200-300 feet except along the northwest-flowing stream valleys and near the Jasper Ridges where it ranges from 300-500 feet.

BRM

Blue Ridge Mountains District - A mass of rugged mountains and ridges ranging in elevation from 3500-4700 feet in the north and east to 3000-3500 feet in the southwest is the dominant topographic feature of the Blue Ridge Mountains District. Differing rates of erosion upon the Great Smoky Group by the headwater tributary streams, that eventually drain to either the Atlantic Ocean or the Gulf of Mexico, have produced valleys that are 1500-2000 feet below the adjacent summits. The southern boundary of the Blue Ridge abuts the Piedmont Province at approximately the 1700 foot elevation where a sharp change in regional slope occurs.

PIEDMONT PROVINCE

Southern Piedmont Section

Upland Georgia Subsection

ChU

Cherokee Upland District - The northern portion of the Cherokee Upland District is a rough, hilly surface with elevations ranging from 1300-1500 feet. Except for a few isolated mountains, elevations gradually decrease to 1000 feet in the southern part. The westward-flowing streams in the northern area occupy deep, narrow valleys 300-600 feet below the surrounding surface, while the southwestward flowing streams in the southern portion have wider, more open valleys 200-300 feet below the adjacent ridges. The eastern and southern boundaries are formed by the low, linear, parallel ridges of the Hightower-Jasper Ridges District.

DU

Dahlonega Upland District - The rough and hilly northeastern part of the Dahlonega Upland District stands 1500-1700 feet above sea level. Streams of the Upland flow south out of the Blue Ridge Mountains District, and have cut deep, narrow valleys 500-600 feet below the surrounding surface. In the southern and southwestern portions, surface elevations decrease to 1200 feet. Stream valleys are wider, more open, and only 200-300 feet below the adjacent surface. The southern and western boundaries are formed by the low linear, parallel ridges of the Hightower-Jasper Ridges District.

HJR

Hightower-Jasper Ridges District - Although the Hightower Ridges and Jasper Ridges have different structural and lithologic histories, they are topographically so similar that they may be discussed together. The Hightower-Jasper Ridges District consists of a series of low, linear, parallel ridges separated by narrow valleys. The Hightower Ridges range in elevation from 1500 feet in the northeast to 1000 feet in the southwest. Relief in this area varies from 500 feet in the northeast to 200 feet in the southwest. The Jasper Ridges bisect the McCaysville Basin District and continue southward as a low area between the Cohutta and Blue Ridge Mountains. These ridges range in elevation from 2400 feet in the north to 1200 feet near Canton where they join the Hightower Ridges. Relief varies from 800 feet in the north to 200 feet near Lake Allatoona. Some structural control of streams in the district is exhibited by the modified rectangular drainage patterns. The southern and western boundaries are located where there is a decrease in the density of the linear ridges.

CeU

Central Uplands District - The northeastern and central portions of the Central Upland District are a series of low, linear ridges, 1300-1500 feet above sea level, and separated by broad, open valleys. Streams flowing through this section are generally transverse to the structure and occupy valleys 150-200 feet below the ridge crests. In the southwestern part, elevations decrease to 1100 feet, and the linearity of the topography is not so apparent. Stream valleys in the southwestern portion are not as open as those to the northeast. They exhibit a rectangular drainage pattern and lie only 100-150 feet below the surrounding area. The southern boundary of this district is the ridge crest that marks the beginning of the Gainesville Ridges District.

GR

Gainesville Ridges District - A series of northeast-trending, low, linear, parallel ridges separated by narrow valleys characterizes the Gainesville Ridges District. The ridges are composed of quartzite and gneiss, while the valleys are underlain by phyllonite and schist. These ridges vary in elevation from 1500-1600 feet in the northeast and decrease gradually to 700 feet in the southwest. Relief varies from 100-200 feet in the northeast to 70-100 feet in the southwest. The courses of the Chattahoochee River and its tributaries are strongly controlled by the ridges in this district and exhibit a good example of rectangular drainage. The southern boundary follows a ridge that is continuous throughout most of its extent, decreasing in elevation from 1100 feet in the northeast to 700 feet in the southwest. This ridge crest is the drainage divide between southwest flowing streams and those streams draining to the south.

Midland Georgia Subsection

WiS

Winder Slope District - The gently rolling topography of the Winder Slope District slopes gradually from an elevation of 1000 feet in the north to 700 feet at the southern edge. This district is dissected by the headwater tributaries of the major streams draining to the Atlantic Ocean. Numerous dome-shaped, granitic mountains are located on the interfluves in the southern and western portion of this district. The stream valleys which are fairly deep and narrow, lie 100-200 feet below the narrow, rounded stream divides. The western boundary follows the drainage divide that separates streams draining to the Atlantic Ocean from those draining to the Gulf of Mexico. The southern boundary approximates the 700 foot elevation where a sharp break in regional slope occurs.

WaS

Washington Slope District - The Washington Slope District is characterized by a gently undulating surface which descends gradually from about the 700 foot elevation at its northern margin to about the 500 foot elevation at its southern edge. Streams occupy broad, shallow valleys with long, gentle side slopes separated by broad, rounded divides. Relief throughout this district is 50-100 feet except in the vicinity of the Ocmulgee River, which flows in a steep-walled valley 150-200 feet below the adjacent area. The western boundary corresponds to the drainage divide between the Atlantic Ocean and the Gulf of Mexico. The southern boundary, known as the Fall Line, follows the contact between the metamorphic rocks of the Piedmont and the sediments of the Coastal Plain.

GS

Greenville Slope District - The Greenville Slope District is characterized by rolling topography that decreases gradually in elevation from 1000 feet in the northeast to 600 feet in the southwest. All streams in this district eventually drain to the Gulf of Mexico. However, those flowing to the southwest occupy shallow, open valleys with broad, rounded divides while those flowing to the southeast occupy narrower, deeper valleys with narrow, rounded divides. Relief varies from 150-200 feet in the east to 100-150 feet in the west. The southern boundary follows the base of the northern side of Pine Mountain, which rises abruptly 250-400 feet above the adjacent surface.

PM

Pine Mountain District - The portion of this district known as Pine-Oak Mountain has a lenticular form extending from the Alabama border to near Barnesville. Quartzite caps Pine-Oak Mountain and the adjacent ridges. These ridges rise abruptly from the Greenville Slope District to elevations of 1200-1300 feet. In the eastern part of Pine Mountain, the Flint River has cut a deep, narrow gorge some 300-400 feet below the summit. South of the Pine-Oak Mountain portion of this district, the surface slopes gently from 800 feet elevation to approximately 500 feet at its southern edge. Relief in this portion generally varies from 50-150 feet. The southern boundary, known as the Fall Line, follows the contact between the metamorphic rocks of the Piedmont and the sediments of the Coastal Plain.

ATLANTIC PLAIN MAJOR DIVISION

COASTAL PLAIN PROVINCE

Sea Island and East Gulf Coastal Plain Section

FLH

Fall Line Hills District - The Fall Line is the northern boundary of this district as well as the boundary between the Atlantic Plain and the Appalachian Highlands Major Divisions. Geologically, it is the contact between the Cretaceous and younger sediments of the Coastal Plain and the older, crystalline rocks of the Piedmont. Several stream characteristics change as they flow south through this area: rapids and shoals are common near the geologic contact, floodplains are considerably wider on the younger sediments, and the frequency of stream meanders increases.
The southern boundary of the Fall Line Hills District approximates the 250 foot elevation and separates this district from the Dougherty Plain. Eastward, the southern boundary follows the northern extremity of the Pelham Escarpment separating the Fall Line Hills from the Tifton Upland. The southern boundary then closely follows the northernmost occurrence of the undifferentiated Neogene geologic unit which underlies the Vidalia Upland.
The Fall Line Hills District is highly dissected with little level land except the marshy floodplains and their better drained, narrow stream terraces. Stream valleys lie 50 to 250 feet below the adjacent ridge tops. Stream dissection seems to be greatest in the East Gulf portion of this district. Relief gradually diminishes to the south and east. Maximum elevations are approximately 760 feet between Columbus and Macon and gradually diminish to a minimum elevation of 150 feet south of Augusta.

FVP

Fort Valley Plateau District - An anomalous area within the Fall Line Hills is known as the Fort Valley Plateau. It is characterized by flat-topped interfluves with narrow, 50-150 feet deep, steep-walled valleys. This area is distinct from the Fall Line Hills in that the broad, flat-topped interfluves are the dominant feature, there are fewer streams, and there is less local relief. The area is less dissected than the Fall Line Hills because it is underlain by the more clayey units of undifferentiated Eocene, Paleocene and possibly Cretaceous age sediments. Elevations range from 550 feet in the north to 250 feet in the southeast, indicating a southeast regional dip. The east and west boundaries are the Ocmulgee and Flint River Valleys, respectively. The southern boundary is formed by Hogcrawl and Big Indian Creeks. The northern boundary occurs at approximately the 500 foot elevation where the narrow, steep interfluves of the Fall Line Hills abruptly change to the lower, flat-topped interfluves of the Fort Valley Plateau.

East Gulf Coastal Plain Section

DP

Dougherty Plain District - The Dougherty Plain is a northeast-trending, wedge-shaped, level to gently rolling lowland that pinches out where the Fall Line Hills and the Tifton Upland meet. The northwestern boundary is gradational from the Fall Line Hills and occurs where the slopes become more gentle and the relief is low; the 250 foot elevation approximates this boundary. The southeastern boundary is the base of the Pelham Escarpment which separates this district from the Tifton Upland. The region slopes southwestward with maximum elevations of 300 feet in the northeast to a minimum elevation of 77 feet at Lake Seminole. The flat to very gently rolling topography is interrupted by numerous sinkholes. Karst topography prevails in this district, and many sinkholes, still actively forming, are the sites of numerous ponds and marshes. The karst topography is formed on the underlying Ocala and Suwannee Limestones of Eocene and Oligocene age, respectively.

TU

Tifton Upland District - A well developed, extensional, dendritic drainage pattern is formed on the undifferentiated Neogene sediments in the Tifton Upland District. Characteristically, the interfluves are narrow and rounded, rising 50 to 200 feet above the narrow valley floors. Elevations range from 480 feet in the north to 150 feet in the southeast indicating the regional slope. The northwestern and northern boundary is the base of the Pelham Escarpment which rises as much as 200 feet above the Dougherty Plain. The eastern boundary follows the eastern drainage divide of the Alapaha River.

Sea Island Section

VU

Vidalia Upland District - The Vidalia Upland District is a moderately dissected area with a well developed dendritic stream pattern on gravelly, clayey sands. Floodplains are narrow except along the principal rivers which have a wide expanse of swamp bordering both sides of the channel. Relief varies from 100 to 150 feet. Elevations in the district range from 500 feet in the northwest to 100 feet in the southeast indicating the regional dip. The northern and northwestern boundary approximates the northernmost occurrence of the undifferentiated Neogene geologic unit. The southwestern and southern boundary is the base of the Pelham Escarpment and the southern drainage divide of the Altamaha River. The southeastern boundary follows the Orangeburg Escarpment at approximately the 150 foot elevation. The escarpment rises 50-70 feet above the Barrier Island Sequence District.

BT

Bacon Terraces District - Several moderately dissected terraces, generally parallel to the present coastline, are detectable on topographic maps of the Bacon Terraces District. However, they are very difficult to observe on the ground because the east facing scarps are very subtle. The terrace levels occur at elevations of 330-310 feet, 295-275 feet, 265-255 feet, 240 feet, 230 feet, 215-190 feet, and 180-160 feet. This district, on the north, west, and south, corresponds to the Satilla River drainage basin with its boundaries on the basin divide. The eastern boundary is the western base of Trail Ridge at approximately the 150 foot elevation. The southeastern-trending, very extended, dendritic drainage pattern has formed on Upper Tertiary sediments. This drainage network has produced long, narrow interfluves with gently rounded to flat summits that rise gradually 50 to 100 feet above the narrow, marshy floodplains.

OB

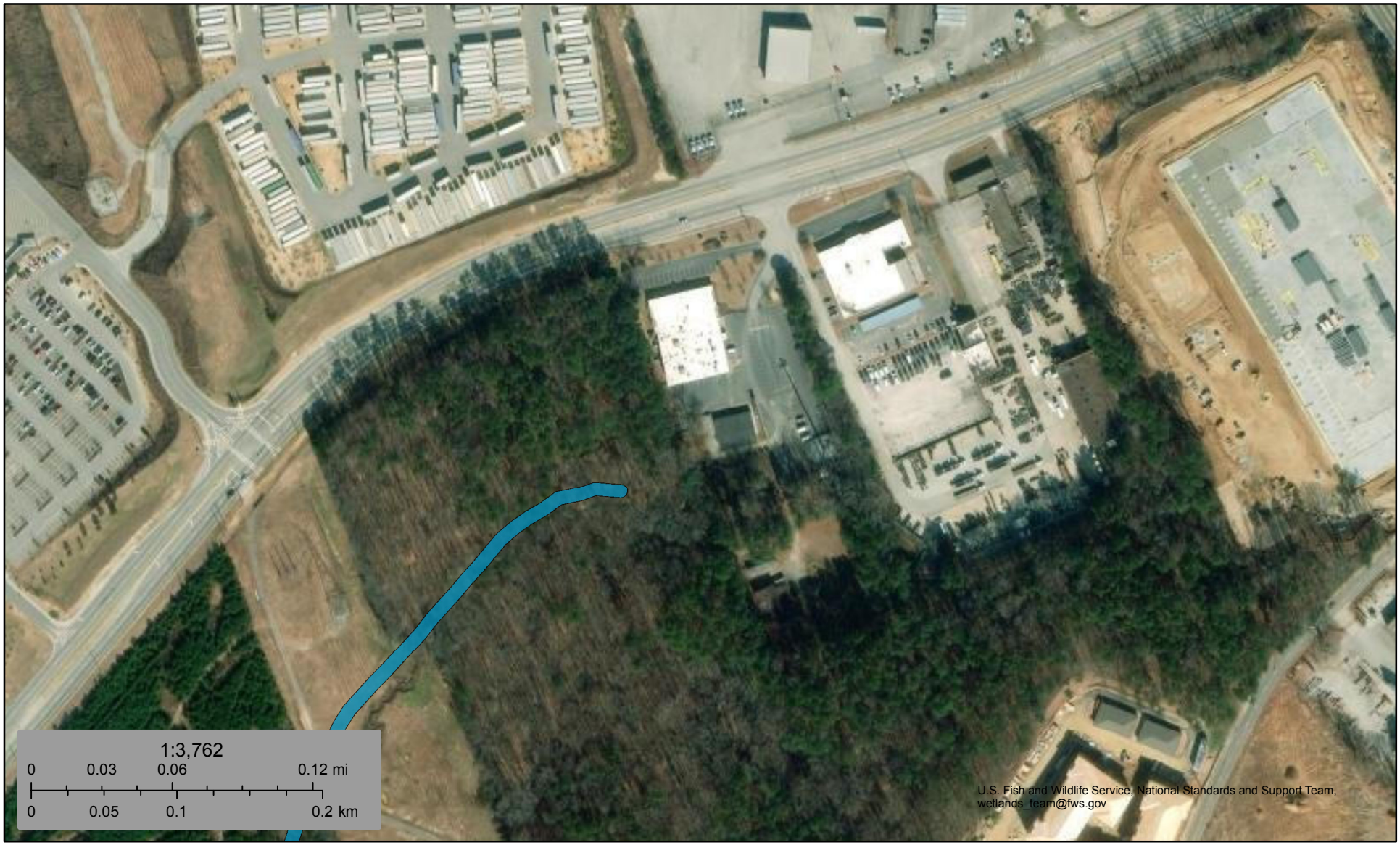
Okefenokee Basin District - Low relief, decreasing to the southeast, and numerous swamps are characteristic of the Okefenokee Basin District. Relief varies from approximately 50 feet to less than 5 feet. Elevations in the district range from 240 feet in the northwest on Pliocene-Pleistocene deposits to 75 feet in the southeast on Pleistocene deposits. The swamps range in size from a few hundred square feet to the 660 square miles of the Okefenokee Swamp. The northwestern portion of the Okefenokee Swamp, like the northern and western portions of the district, is drained by the southeast-flowing tributaries of the southwest-flowing Suwannee River. The southeastern portion of the swamp is drained by the south-flowing St. Marys River. At the extreme southern end of the district the St. Marys River turns east and flows through a gap in Trail Ridge. The northern and western boundaries of the district coincide with the northern and western drainage divides of the Suwannee River. The eastern boundary is the western base of Trail Ridge.

BIS

Barrier Island Sequence District -Pleistocene sea levels advanced and retreated several times over the Barrier Island Sequence District to form a step-like progression of decreasing altitudes toward the sea. These former, higher sea levels existed as barrier island-salt marsh environments similar to the present coast. The former sea levels left shoreline deposit complexes parallel to the present coastline at characteristic elevations: Wicomico, 160-95 feet; Penholoway, 70-76 feet; Talbot, 40-46 feet; Pamlico, 25 feet; Princess Anne, 13 feet; Silver Bluff, 5 feet; Holocene, the present mean sea level.
There has been slight to moderate dissection of these former levels allowing marshes to exist in poorly drained low areas. Generally, dissection is further advanced toward the western portion of the district. Relief varies from 50 to 75 feet on the east side of Trail Ridge to just a few feet near marshes and along the coast. Maximum elevations are approximately 160 feet on Trail Ridge.
The western boundary is at the western base of Trail Ridge as far north as the Altamaha River, where the ridge becomes obscure. North of the Altamaha River the western boundary is the base of the Orangeburg Escarpment which approximates the 150 foot elevation.

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands Map



February 23, 2023

Wetlands

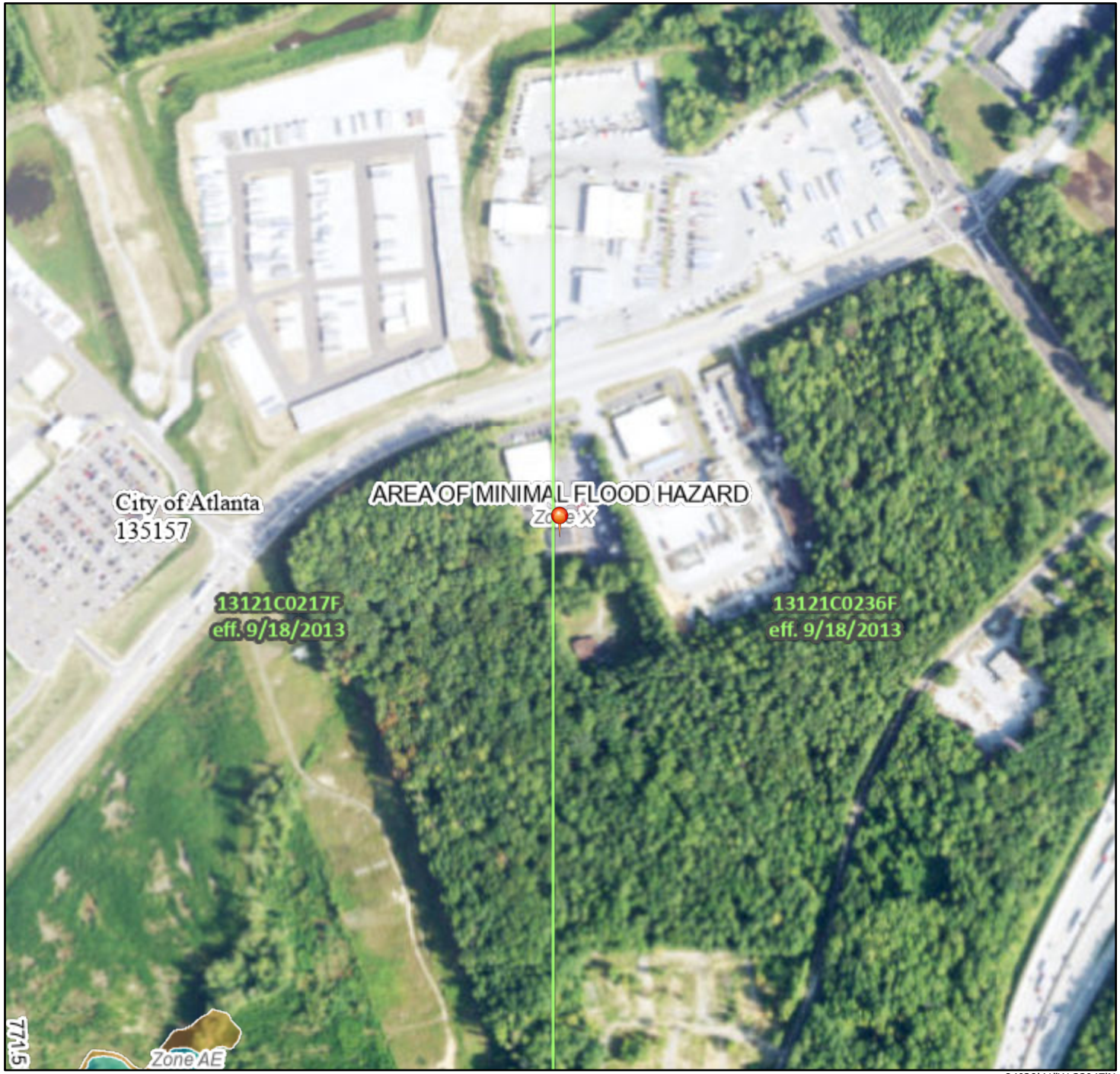
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Flood Hazard Layer FIRMette

FEMA

84°30'19"W 33°47'30"N



84°29'41"W 33°47'N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/23/2023 at 3:27 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

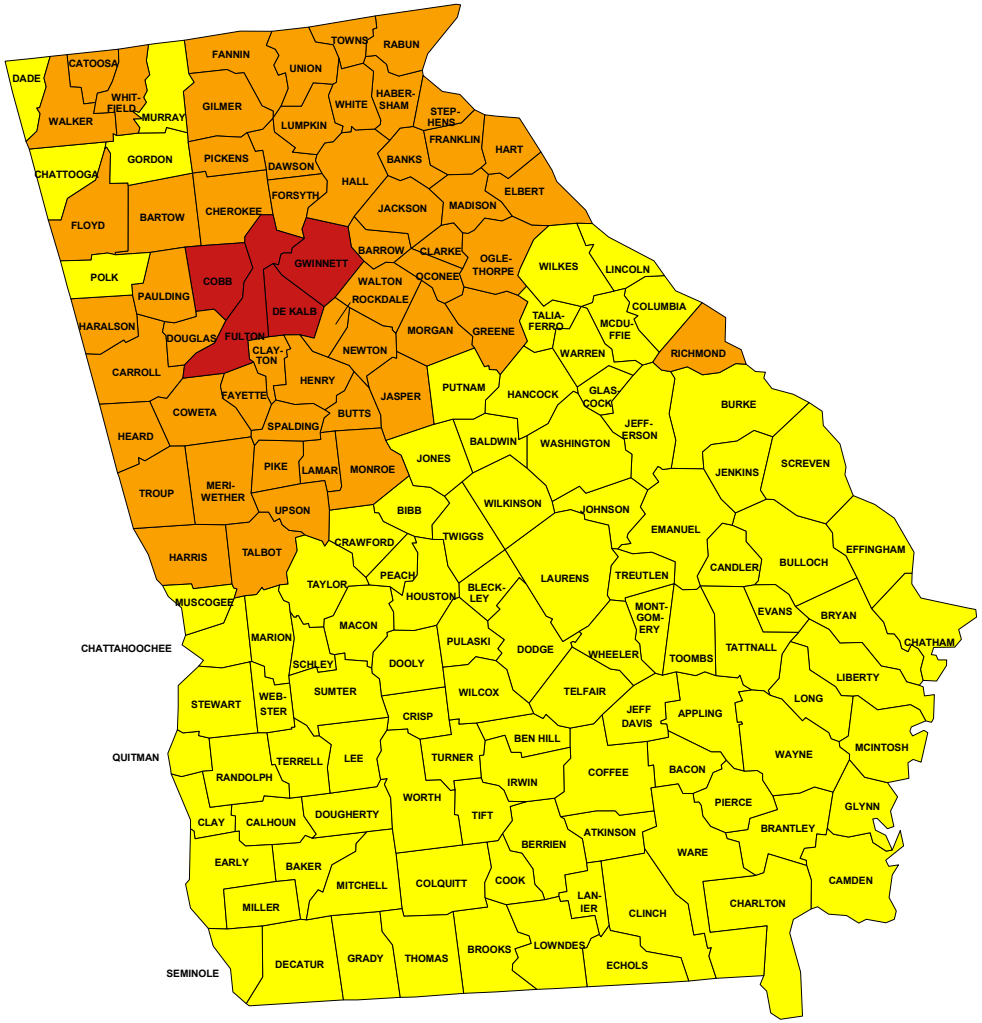
GEORGIA - EPA Map of Radon Zones

http://www.epa.gov/radon/zonemap.html

The purpose of this map is to assist National, State and local organizations to target their resources and to implement radon-resistant building codes.

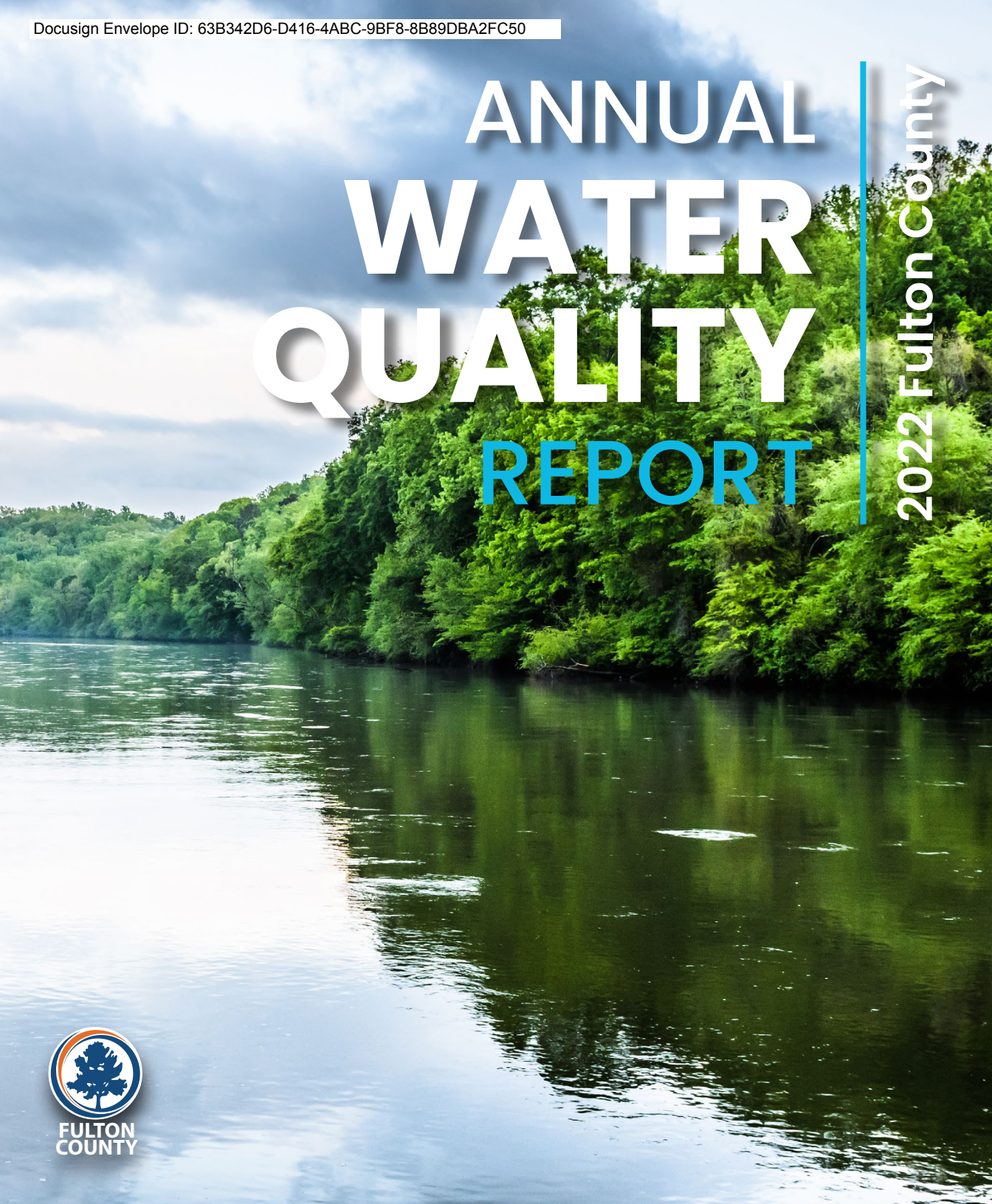
This map is not intended to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones.

All homes should be tested, regardless of zone designation.



IMPORTANT: Consult the publication entitled "Preliminary Geologic Radon Potential Assessment of Georgia" (USGS Open-file Report 93-292-D) before using this map. http://energy.cr.usgs.gov/radon/grpinfo.html This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area.

Zone 1 Zone 2 Zone 3



ANNUAL WATER QUALITY REPORT

2022 Fulton County

FULTON COUNTY

A MESSAGE FROM OUR DIRECTOR

David E. Clark, P.E.
Director

I am pleased to share with you this year's Consumer Confidence Report (CCR), also known as our drinking water quality report. The results contained in this report will show that Fulton County's drinking water is safe and of excellent quality, having once again met or exceeded all state and federal standards.

At Fulton County, the safety of our drinking water and the reliability of the distribution system is a top priority and for that reason, we use some of the best technology available for water treatment and delivery. Working together with our customers allows us to maintain these priorities by building, maintaining, and protecting our infrastructure while preparing for future needs and concerns. With our customers in mind, we work hard to provide quality services at a fair price, and our water professionals work around the clock to make sure those services are always available.

We hope that you will take a few minutes to review this report, which contains information on Fulton County's water source, treatment and monitoring processes, laboratory results, ongoing projects, and volunteer opportunities. We realize that understanding water quality data can be complicated and that this report may not answer all your questions.

For additional information or inquiries about this report, please contact me at David.Clark@fultoncountyga.gov or call 404-612-7400.

Except where indicated otherwise, this report is based on the results of our monitoring for the period of January 1, 2021 to December 31, 2021. Data obtained before January 1, 2021 and presented in this report are from the most recent testing done in accordance with laws, rules, and regulations

AWARD WINNING EXCELLENCE

When you turn on a faucet at your home, you're receiving a resource that has travelled hundreds of miles, and is the result of dedicated work by many men and women to make sure you receive clean and safe water. Maintaining our drinking water system involves routine sampling, flushing of water lines, and ongoing maintenance. It is a team effort, consisting of more than 250 hardworking professionals who regularly monitor water quality, testing every stage of the water treatment process to ensure that our water flows reliably from "river to tap."

Our employees, facilities, and programs have consistently been recognized among the water industry for our outstanding water and service delivery. Below is a listing of some of our most recent awards:

American Water Works Association (AWWA)

- American Water Works Association (AWWA)'s President's Award (2015 -2020) ,Tom Lowe AFCWTP
- AWWA Partnership for Safe Drinking Water Director's Award (2009-2021) ,Tom Lowe AFCWTP
- AWWA Partnership for Safe Drinking Water Longevity Award (2021) ,Tom Lowe AFCWTP

National Association of Counties (NACO)

- Achievement Award - County Resiliency Category for the Little River Wastewater Reclamation Facility (WRF)
- Achievement Award - Civic Education and Public Information Category

Georgia Association of Water Professionals

- Platinum Award, Tom Lowe AFCWTP
- Platinum Award, Big Creek WRF
- Platinum Award, Johns Creek Environmental Campus (JCEC) WRF
- Platinum Award, Camp Creek WRF
- Platinum Award, Little River WRF
- Platinum Award, JCEC and Little River Land Application Systems (LAS)
- Education Program of Excellence in Water and Wastewater
- Public Education - New Media Award

PUBLIC EDUCATION AND OUTREACH

Our Public Education and Outreach team provides water quality and conservation programs to Fulton County citizens and businesses. We offer a diverse list of programs including guided tours of our facilities, community workshops, and special events to connect residents to their drinking water source, the Chattahoochee River. Even in the midst of the COVID-19 pandemic, we remained committed to delivering virtual school programs, educational events, and volunteer opportunities to all of our citizens. Recently we have resumed in-person events and activities. To learn more, please contact our PEO team at 404-612-7400 or visit our website at www.fultoncountyga.gov/inside-fulton-county/fulton-county-departments/public-works

YOUR OPINION MATTERS

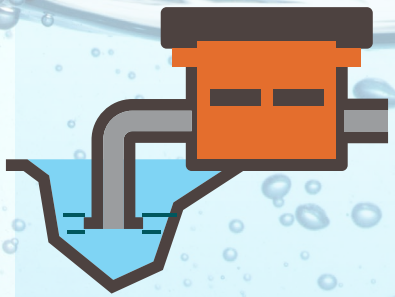
At Fulton County, we believe informed customers are our best allies. We encourage you to participate in the public hearings associated with environmental permitting and reviewing of new facilities and projects. Notice of upcoming meetings are posted at the Fulton County Government Center, as well as under "Upcoming Events" on Fulton County's website at **www.fultoncountyga.gov.** For more information please contact Corlette Banks at 404-612-7400 or **Corlette.Banks@fultoncountyga.gov.**

The Atlanta-Fulton County Water Resources Commission holds regular board meetings that are open to the public, generally once per quarter. Meeting locations alternate between Atlanta City Hall and the Fulton County Government Center. Please contact the General Manager's office at 678-942-2791 to confirm a meeting date and location.

FROM RIVER TO TAP

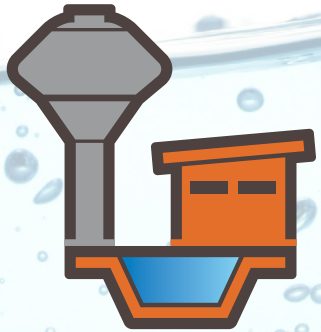
THE RIVER

Fulton County's tap water comes from the Chattahoochee River



THE TREATMENT FACILITY

Your drinking water is treated at the **Tom Lowe Atlanta-Fulton County Water Treatment Plant**



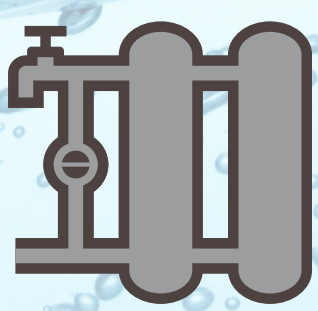
TREATED WATER STORAGE

After your drinking water has been treated, it is stored in elevated and ground storage tanks until you need it.

WATER SYSTEM OVERVIEW

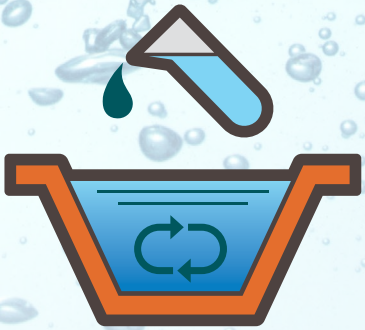
- Tom Lowe Atlanta-Fulton County Water Treatment Plant
- Parks
- Chattahoochee River and tributaries
- Fulton County Water Service Area

OUR WATER TREATMENT PROCESS



WATER INFRASTRUCTURE

After treatment, clean water travels through miles of pipe infrastructure, which is maintained by the Fulton County Department of Public Works.



WATER TESTING

Throughout the process and before final distribution to your homes and businesses, your water is tested for quality assurance.

RESIDENCES AND BUSINESSES

We serve more than 315,000 individuals within our drinking water service area! Cities served are Alpharetta, Johns Creek, Milton and Roswell.

PROTECTING OUR WATER SOURCES

The water source for Fulton County's drinking water system is the Chattahoochee River, which is closely monitored by the State of Georgia, Fulton County, and several environmental groups. This surface water supply is processed at the Tom Lowe Atlanta-Fulton County Water Treatment Plant (Tom Lowe AFCWTP) located in Johns Creek. The plant produces drinking water of the highest quality and has consistently won numerous awards in the water industry.

Our system is supplied by two drinking water reservoirs with a total capacity of 895 million gallons (mg), which equates to 30 days of supply. Additionally, our system contains:

- 9 elevated storage tanks
- 3 ground storage tanks
- 2 high pressure zones
- 5 pump stations
- 16.7 mg reserve capacity
- 1,200 miles of water mains
- 85,274 water meters
- 25,000 fire hydrants
- 24,892 drinking water tests
- 315,000 population served
- Cities served: Alpharetta, Johns Creek, Milton, Roswell

Fulton County, in conjunction with the Atlanta Regional Commission, completed a source water assessment that itemized potential sources of surface water pollution within the watershed areas of our water supply. The Chattahoochee River was found to have a medium risk of potential pollutant loads. The full source water assessment report is available on our website at www.fultoncountyga.gov.

The results of our monitoring in 2021 are shown in this table. The most important information in this report is that the substances detected by our monitoring and reported to you in this table pose no known health risk at these levels. Listed below are a few definitions to help you interpret the water quality monitoring data.

90th Percentile: Calculation that determines compliance with the regulation for copper and lead. If this number is less than the action level, then the system is compliant.

Action Level: The concentration of a contaminant, which, if exceeded, triggers treatment or other requirements that a water system must follow.

Exemptions: State or EPA permission not to meet maximum contaminant level or a treatment technique under certain conditions.

Maximum Contaminant Level Goal (MCLG): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Maximum Residual Disinfectant Level (MRDL): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary to control microbiological contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Nephelometric Turbidity Unit (NTU): The unit used to express a measurement of turbidity, or cloudiness of a liquid.

Parts per billion (ppb): One part per billion is the same as one penny in 10 million dollars.

Parts per million (ppm): One part per million is the same as one penny in 10 thousand dollars.

Treatment Technique (TT): A required process intended to reduce the level of a contaminant in drinking water.

Turbidity: Measurement of the cloudiness of the water. A good indicator of water quality and effectiveness of disinfectants.

Testing Period: January 1, 2021 – December 31, 2021

EPA Regulated Substances or Contaminants Mo

Substance (units)	Maximum Residual Disinfectant Level (MRDL)	Maximum R tant Level G
Fluoride (ppm)	4	4
Nitrate (measured as Nitrate – Nitrite)	10	10

Substance (units)	EPA Highest Level Allowed (MCL)	Treatment T
Total Organic Carbon [TOC] (ratio)	TT	TT = ≥ 1
Turbidity (NTU)	TT	TT = 1
	N/A	TT + % sam than 0.3 NT

EPA Regulated Substances or Contaminants Mo

Substance (units)	Maximum Residual Disinfectant Level	Maximum R Disinfectan
Chlorine (ppm)	4	4

Substance (units)	Action Level (AL) or MCL (90% of the samples collected must be at or below the AL)	Maximum Contaminar
Copper (ppb) (collected in September 2021)	1300	1300
Lead (ppb) (collected in September 2021)	15	0

Substance (units)	Maximum Contaminant Level	Maximum Contaminar
Total Coliform (percentage positive samples in total # of samples collected per month)	5% of monthly samples are positive	0
Fecal Coliform or E. coli bacteria (number of positive samples)	0	0

Substance (units)	Maximum Contaminant Level	Maximum Contaminar
Haloacetic Acid HAA5** (ppb)	60	N/A
Trihalomethane** TTHM (ppb)	80	N/A

**Stage 2 monitoring for TTHM/HAA5 is based on locational running averages.

Waivers (exemptions) were extended to the County by the State in January 2020 through Decemb
Dibromochloropropane (DBCP), Dinoseb, Diquat, Di(2-Ethylhexyl) Phthalate, Endothall, Endrin, Eth
Polychlorinated Biphenyls (PCBs), Simazine, 2,4-D, Toxapene, 2,4,5-TP (Silvex), 2,3,7,8-TCDD (Dioxin

Inorganic Constituents: Asbestos and Cyanide

nitored in the Water Plant

Residual Disinfec- Goal (MRDLG)	Highest Amount Detected	Range Detected (lowest to highest)	Meets EPA standard?	Typical Source
	0.74	0.69 – 0.74	YES	Erosion of natural deposits; Water additive that promotes strong teeth
	0.49	N/A	YES	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits

Technique (TT)	Amount Detected	Range Detected (lowest to highest)	Meets EPA standard?	Typical Source
	1.05	1.00 – 1.05	YES	Naturally present in the environment
	0.07	N/A	YES	Soil runoff
ples less U	100% (lowest monthly percentage)	N/A	YES	Soil runoff

nitored in the Distribution system

Residual t Level Goal	Highest Amount Detected	Range Detected (lowest to highest)	Meets EPA standard?	Typical Source
	1.80	0.03 – 1.80	YES	Water additive used to control microbes

nt Level Goal	90th percentile (90% of samples taken were below this amount)	# of samples above action level (AL) (No more than 5 samples above AL allowed)	Meets EPA standard?	Typical Source
	190	0 out of 50 samples taken	YES	Corrosion of household plumbing systems; Erosion of natural deposits
	1.9	0 out of 50 samples taken	YES	Corrosion of household plumbing systems; Erosion of natural deposits

nt Level Goal	Highest Number of Positive Samples Reported	% of positive samples in the total number of samples collected	Meets EPA standard?	Typical Source
	4	2.2	YES	Naturally present in the environment
	1	N/A	YES	Human or animal fecal waste

nt Level Goal	Highest Level Detected Average	Range Detected (lowest to highest)	Meets EPA standard?	Typical Source
	39.0	18.1 - 48.0	YES	By-product of drinking water chlorination
	70.0	16.6 - 65.6	YES	By-product of drinking water chlorination

er 2022 for the following synthetic organic compounds: Alachlor, Aldicarb Sulfone, Aldicarb Sulfoxide, Atrazine, Benzo (A) Pyrene, Carbofuran, Chlorodane, Dalapon, Di (2-Ethylhexyl) Adipate, hlyene Dibromide (EDB), Glyphosate, Heptachlor, Heptachlor Epoxide, Hexachlorobenzene, Hexaclorocyclopentadiene, Lindane, Methoxychlor, Oxymyl (Vydate), Pentachlorophenol, Picloram,).

Additional copies of this report are available at your public library.

INFORMATION FROM THE EPA ABOUT DRINKING WATER CONTAMINANTS

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline (800-426-4791).

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and it can pick up substances resulting from the presence of animals or from human activity:

Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife;

Inorganic contaminants, such as salts and metals, which can be naturally occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming; Pesticides and herbicides, from agriculture, urban storm water runoff, and residential uses;

Organic chemical contaminants, including synthetic and volatile organic chemicals, which are byproducts of industrial processes and petroleum production, from gas stations, urban storm water runoff, and septic systems;

Radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities. To ensure that tap water is safe to drink, EPA prescribes regulations that limit the amount of certain contaminants in water provided by public water systems. Food and Drug Administration regulations establish limits for contaminants in bottled water, which must provide the same protection for public health.

Special Notice for Immuno-Compromised Persons

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly people and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. Environmental Protection Agency (EPA)/Centers for Disease Control and Prevention (CDC) guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available on the Safe Drinking Water Hotline at 800-426-4791.

LEAD IN DRINKING WATER

At Fulton County the safety and quality of the water we supply to you is of great importance to us. Our results show that we have been very successful in our treatment process to minimize the tendency for lead to enter the water.

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The Tom Lowe Atlanta - Fulton County Water Treatment Plant is responsible for providing high quality drinking water but cannot control the variety of materials used in plumbing components inside homes or commercial buildings. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using the water for drinking or cooking. Periodically clean out the aerators (screens on the faucet). These screens can trap sediment and debris over time. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline (800-426-4791) or online at www.epa.gov/safewater/lead.

Checking for Lead and Copper in Your Water

Fulton County is required to submit samples collected at customer taps to the state once every three years; our last sampling cycle was September 2021. The US EPA has established an "action level" of 15ug/l for lead and 1300 ug/l copper. Our system is in compliance of these limits (See the Lead-Copper results in this report).

SHOULD I BE CONCERNED ABOUT LEAD IN MY WATER?

The primary way lead and copper can enter drinking water systems is through the corrosion of (1) the plumbing material inside your home or (2) the service line going to your home. If that service line is composed primarily of lead, there is a potential for lead contamination (especially, if corrosive water flows through the line or sits stagnant in it). Fortunately, the North Fulton distribution system has virtually no lead service lines. The internal home plumbing of concern is "copper piping with lead solder" which was banned in Georgia in 1986. Homes built between January 1, 1983 and June 30, 1988 are what we target. To protect you from lead and copper contamination that could occur from your home plumbing, Fulton County uses corrosion control techniques that reduce the water's ability to leach lead and copper from the pipes into the water stream. With these measures in place, any concern about lead in drinking water should be at a minimum.

WATER CONSERVATION: BE WATER WISE

Though rainfall totals in our area have been above average for the last two years, the news about drought in the southwestern U.S. is a good reminder that drought can happen at any time and our region has seen our share of severe ones. The best way to be prepared when a drought comes, is to practice good conservation habits year round. A few simple steps can help you maximize your water efficiency, lower your consumption and reduce your bill.

- **Water wisely:** If you have an irrigation system, install a WaterSense labeled smart irrigation controller and be sure to use a rain shutoff sensor to prevent overwatering. For hand watering, use a hose with a high efficiency shutoff nozzle.
- **Find and fix leaks:** The average American household loses nearly 10,000 gallons of water each year to leaks. By checking for leaks regularly and fixing them promptly, residents can save water and prevent damage to the home.
- **Replace old fixtures:** Conservation technology has come a long way in recent years. By replacing outdated faucets, showerheads, and toilets with high efficiency WaterSense labeled models, homeowners can significantly reduce water use without sacrificing performance.

REVISIONS TO THE LEAD-COPPER RULE

In the upcoming months, Fulton County water utility workers will be in your area digging and probing for service lines. You do not need to be alarmed as they are searching for lead service lines. Why? In December 2021, the Environmental Protection Agency (EPA) announced it's newest rule in an effort to improve human health: the Revised Lead Copper Rule. The revised rule is the direct result of the Flint Water Crisis and the impact of the crisis on human health. We all have heard about Flint, where thousands of children were exposed to lead in their drinking water when the source water was changed and not properly treated, which ultimately caused lead to leach from the lead pipes into the drinking water. Two major requirements of the rule are: 1) Utilities must compile an inventory of public and private portions of all service lines within their service area by 2024, specifically, identifying those composed of lead. This list will be made available to the public so you, as a Fulton County resident, will be informed if you have lead service lines going to your home. 2) Utilities must sample 20% of elementary schools and childcare facilities in their service area each year for lead. These results and public education must be provided to each sampled facility, the GA EPD, and the local health department.

Fulton County currently has corrosion control measures in place and tests your drinking water at the drinking water plant and throughout the distribution system to protect the community. These new implementations and requirements will just add an extra layer of safety to protect those within our service area.

EPA WaterSense PARTNER

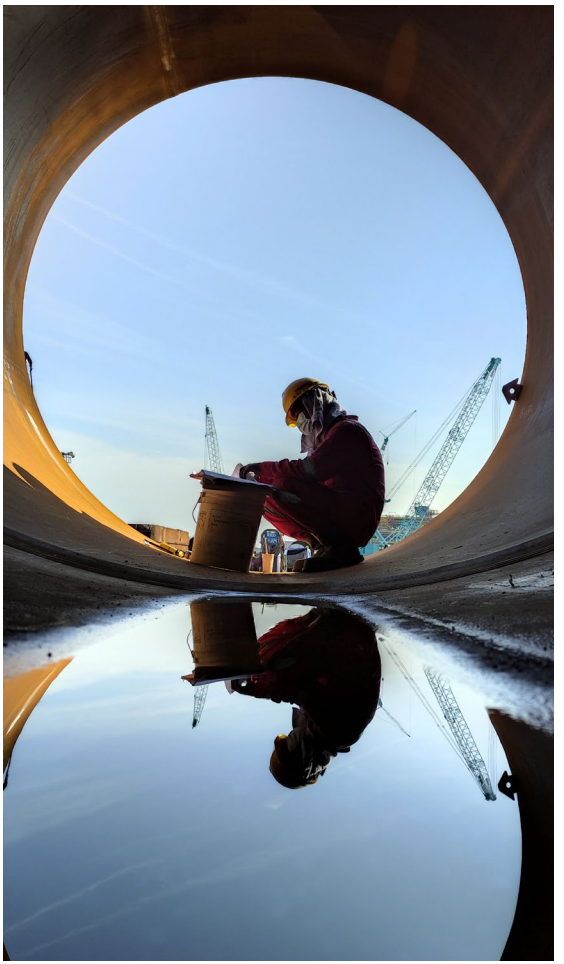
Take our residential water assessment to get personalized recommendations:
https://www.fultoncountyga.gov/waterqualityreport

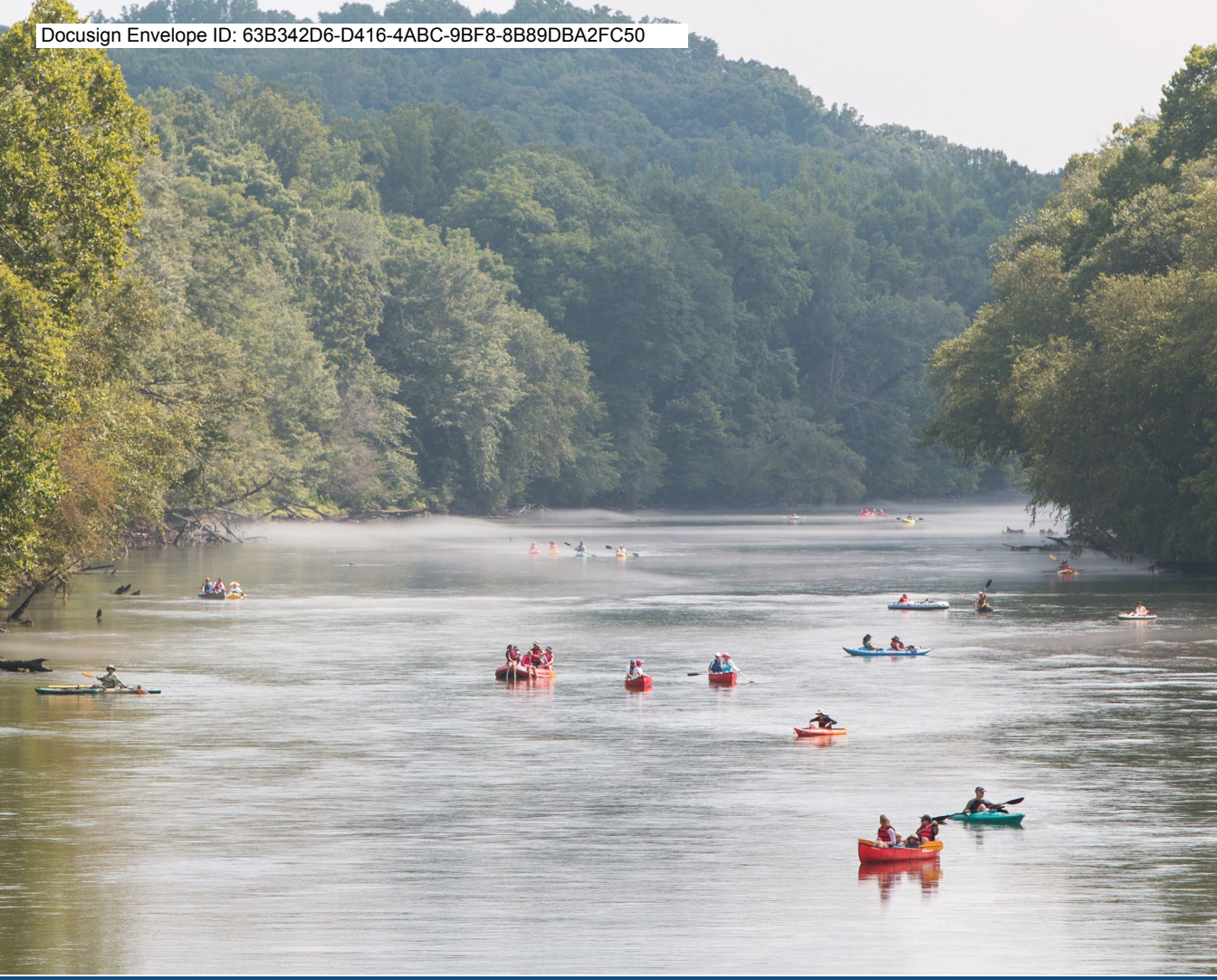
READY AND RESILIENT

A key word in the water industry is "resiliency." To Fulton County Public Works, resiliency refers to our ability to provide uninterrupted, safe drinking water, while dealing with any number of adverse circumstances. These challenges are most commonly the result of failures, loss of power to the electrical grid, and inclement weather. Any number of unforeseen challenges require an unique blend of solutions, all which are required to minimize the impact on our overall drinking water system and our customers who are dependent on these services. Here at Fulton County, we pride ourselves on our ability to respond to these emergencies, both quickly and efficiently. Our current expectations go beyond reacting to problems and failures. By working together, our goal is to ensure that the County has a resilient water system. This pushes us to be focused on proactive solutions to potential problems before negative impacts are felt by the communities we serve. To accomplish this goal we have identified several projects, some of which are underway, that will improve our system resiliency before problems arise.

- Distribution Master Plan: Report will provide planning horizons for future projects and prioritization of projects based on anticipated needs and future growth.
- New ground storage water tank and pump station: Project will provide additional water capacity to our system and help stabilize water pressures in Johns Creek and Alpharetta service areas.
- New large valve/valve vault: Project will provide the County with the ability to isolate large distribution lines. This ability reduces the amount of potential downtime to facilities where obtaining materials to perform repairs are more difficult.
- Calibration of water model: Computer aided tool that is being calibrated to an operational level to help provide additional insight to system capabilities.

As our community and our region continue to grow, our water and wastewater needs are evolving. By planning ahead for these needs, Fulton County will continue to provide high quality drinking water and efficient, environmentally sound wastewater treatment for all of our customers.





FULTON COUNTY DEPARTMENT OF PUBLIC WORKS

141 Pryor Street SW, Suite 6001, Atlanta, GA 30303
www.fultoncountyga.gov/publicworks
404-612-7400

Water testing performed from:
January 1 to December 31, 2021
WSID 1210005

Important information about your drinking water.

Este informe contiene informacion muy importante sobre la calidad de su agua beber. Traduscalo o hable con alguien que lo entienda bien.

ADDITIONAL COPIES OF THIS REPORT ARE AVAILABLE AT YOUR PUBLIC LIBRARY OR ON OUR WEBSITE AT WWW.FULTONCOUNTYGA.GOV

Other Supporting Documentation:

East adjoining property - 1311 Fulton Industrial Blvd

Georgia Department of Natural Resources
Environmental Protection Division
Underground Storage Tank Management Program
4244 International Parkway, Suite 104, Atlanta, Georgia 30354
Lonice C. Barrett, Commissioner
Harold F. Reheis, Director
(404)362-2687

August 14, 1996

Mr. N. D. Dennis
Georgia Power Company
P. O. Box 4545
Atlanta, GA 30302

SUBJECT: Underground Storage Tank (UST)
No Further Action Required:
Georgia Power Company - West Fulton Operating Headquarters
1311 Fulton Industrial Blvd.
Atlanta, GA ; Fulton County
Facility ID: 0600738

Dear Mr. Dennis:

This is in reply to the report, dated May 8, 1996, prepared by your consultant for our review.

Based on current requirements of the Georgia Underground Storage Tank Act and the Georgia Rules for Underground Storage Tank Management (GUST Rules) and the data contained in your report, no further action is required for the release referenced in the subject report, at this time.

However, corrective action for this release may be required in the future if mandated through more stringent State or Federal statutory or regulatory changes, or if drinking water systems are identified or installed within two miles of the site, or if surface water bodies are impacted by any dissolved contaminant plume originating from your site, or if any additional soil contamination and/or free product and/or dissolved contaminants in the groundwater are identified as originating from this site.

If you have any questions, please contact Nancy Troup at (404)362-2687.

Sincerely,

Lisa L. Lewis
Advanced Geologist
Corrective Action Unit II

NAT: amt\0600738.-34

cc: Randolph D. Williams, GA EPD
Nancy Troup, GA EPD
J. Richard Rhudy

File (CA): Fulton; 0600738

* * * Upgrade Deadline - 1998 * * *

Atlanta, Georgia 30308
Telephone 404 526-6526

Mailing Address:
Post Office Box 4545
Atlanta, Georgia 30302

Environmental Affairs

Georgia Power
the southern electric system

May 8, 1996

UNDERGROUND STORAGE TANKS
Corrective Action Plan - Part A (CAP - Part A)
(GA Rule 391-3-15-.09):
Georgia Power Company - West Fulton Operating Headquarters
1311 Fulton Industrial Blvd.
Atlanta, GA; Fulton County 30344-6911
Facility ID: 0600738

Ms. Peggy McGee
Corrective Action Unit Coordinator, Non-GUST Fund Sites
UST Management Program
GA Environmental Protection Division
4244 International Pkwy., Suite 100
Atlanta, Georgia 30354

Dear Ms. McGee:

Enclosed is a CAP-Part A for the above facility. Based on the results of the assessment Georgia Power Company proposes a "No Further Action Required" status for this site.

Georgia Power Company will await your comments regarding the status for this site. If you have any questions, please advise.

Sincerely,

L. D. N. FOR

N. D. Dennis
Remediation Projects Manager

LJD:ww
Enclosure

bcc: D. R. Nix
L. L. Surber
J. M. Saunders
POW 17-23-04-04

ENVIRONMENTAL CORPORATION OF AMERICA

May 3, 1996

Georgia Power Company
333 Piedmont Avenue
Bin 10170
Atlanta, Georgia 30308

Attention: Mr. Len Diprima

Subject: **Corrective Action Plan - Part A**
West Fulton Operating Headquarters
1311 Fulton Industrial Boulevard
Atlanta, Fulton County, Georgia
Georgia EPD Facil. ID: 0600738
ECA Project No. 5-718-1

Dear Len:

Environmental Corporation of America (ECA), is pleased to provide this Corrective Action Plan - Part A (CAP-A) for the subject facility. The project was authorized by Georgia Power Co. (GPC) Purchase Order Number 0082500-0000 dated November 11, 1995. Our draft CAP-A has been revised based on your comments recently received.

A release was discovered in September 1991 during a UST pre-closure assessment (Release No. 1). At that time, soil and groundwater samples were taken in areas adjacent to the tankhold. Analytical results indicated minimal groundwater impact which required further assessment, but no soil impact. Additional assessment conducted in March 1992 indicated benzene groundwater concentrations in well MW-3 that were slightly above the previous most stringent Georgia Environmental Protection Division (EPD) cleanup criteria. The benzene in MW-3 was 9.34 μg/l versus a Maximum Contaminant Level (MCL) of 5 μg/l. Additional groundwater sampling conducted in June 1992 indicated benzene concentrations in MW-3 had decreased slightly.

During a more recent UST pre-closure assessment conducted in April 1995, a separate release was reported to the EPD based on the analytical results (Release No. 2); however, it is believed that this was only a "re-discovery" of Release No. 1. Soil and groundwater samples were taken on April 18, 1995 in areas adjacent to the tankholds. No hydrocarbons were detected in the soil samples. In the groundwater samples, only toluene and ethylbenzene were detected in

1111 Alderman Drive, Suite 200, Alpharetta, GA 30202, 770-667-2040, fax 770-667-2041

concentrations ranging from 1.0 to 1.04 µg/l and 1.1 to 1.2 µg/l, respectively. These levels were well below Georgia In-Stream Water Quality (ISWQ) Standards applicable to the site, as well as the MCLs.

In a letter dated June 28, 1995, the EPD requested a Corrective Action Plan - Part A be submitted. In a letter from GPC to the EPD dated September 13, 1995, you indicated that a CAP-A would be prepared for Release No. 1 and that the results of the planned closure of the two remaining USTs would be presented in the CAP-A.

In August 1995, Georgia Power Company installed five Type II monitoring wells (MW-5 through MW-9). Wells MW-1 through MW-4 had been previously abandoned and the installation of MW-5 through MW-9 was intended to provide current groundwater information to allow preparation of this CAP-A. On August 16, 1995, groundwater samples from MW-5 through MW-9 contained no detectable concentrations of BTEX.

On December 20, 1995, the two remaining USTs were removed. No additional soil sampling was required due to the previous pre-closure sample results. The data required to document the closures is included in this CAP-A.

Based on the data collected, no further action is necessary for the site. The attached CAP-A presents the available information and provides justification for a No Further Action Required (NFAR) status for this site.

Actions Needed: Your signature is needed on the attached documents. In the CAP-A, please sign the Plan Certification (on page 1 of 6) of the Checklist in Appendix A. We appreciate the opportunity to provide you and Georgia Power Co. with our services. If you have any questions, please call us at (770) 667-2040 (ext 1233 or 1206).

Sincerely,
Environmental Corporation of America

Allison Smith
Project Scientist

J. Richard Rhudy, PE
Principal Engineer
Georgia Reg. #17609

I:\%\57181A.RPT

TABLE OF CONTENTS

Appendices

List of Figures

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I. PLAN CERTIFICATION

The certification required by the Georgia Environmental Protection Division (EPD) is provided on the checklist (GUST-CAPA.FOR) included in Appendix A. The UST Owner/Operator's signature and the signature/seal of the PE or PG who directed the development of the Corrective Action Plan (CAP-A) are provided. It should be noted that Environmental Corp of America (ECA) prepared this CAP-A based primarily on data collected and provided by Georgia Power Co.

II. INITIAL RESPONSE REPORT

A. Initial Abatement

No evidence exists that any hazardous conditions were found during the previous closures or assessments that required abatement.

A release of petroleum product was discovered on June 19, 1995 during a UST system pre-closure assessment. The confirmed release was reported to the EPD on June 21, 1995. No imminent hazards or emergency conditions were identified which required immediate action.

B. Free Product Removal

No free product has been identified on the site.

C. Initial Site Characterization

The site is a closed Georgia Power Operating Headquarters. It is located at 1311 Fulton Industrial Boulevard in Atlanta, Georgia as shown on Figure 1, Site Location Map, in Appendix B. The ground surface in the area of the site slopes to the west/southwest. Figure 2, Site Plan, in Appendix B shows the current site configuration.

A release was discovered in 1991 during a UST pre-closure assessment (Release No. 1). A former 6,000 gallon (gal) diesel and 10,000 gal gasoline UST were closed-in-place. As part of the pre-closure assessment performed in September 1991 by Georgia Power Company, 10 borings (BW-1, BW-1A, through BW-5, BW-5A) were advanced around the tank and pump island area. See Figure 5 for boring locations. Representative soil samples were collected and analyzed for BTEX and TPH and duplicate groundwater samples were collected from soil boring BW-5 and analyzed for BTEX and PAH. No detectable BTEX or TPH was found in the soil samples. The duplicate groundwater samples from BW-5 contained naphthalene concentrations at 42.0 μg/l; benzene ranging from 132 to 147 μg/l; ethylbenzene ranging from 61.7 to 67.3 μg/l; and xylenes ranging from 12.5 to 13.5 μg/l.

A Phase II Assessment was performed in March 1992 (report submitted May 1992), by International Technology Corporation (IT), in response to the EPD's request dated November 25, 1991, to expand the site investigation to define the full extent of groundwater contamination. Type II monitoring wells MW-1 through MW-4 were installed and soil and groundwater samples collected and analyzed. Soil samples contained no detectable hydrocarbon contamination. Groundwater samples from MW-1 and MW-2 contained no detectable BTEX or PAH; however

In August 1995, Georgia Power Company installed five Type II monitoring wells (MW-5 through MW-9). Wells MW-1 through MW-4 had been previously abandoned and the installation of MW-5 through MW-9 was intended to provide current groundwater information to allow preparation of this CAP-A. On August 16, 1995, groundwater samples from MW-5 through MW-9 contained no detectable concentrations of BTEX.

On December 20, 1995, the two remaining USTs were removed. No additional soil sampling was required due to the previous pre-closure sample results.

In summary, there have been five USTs on site. A 6,000 gal. diesel tank (installed 5/66) and a 10,000 gal. gasoline tank (inst. 5/76) were closed-in-place in July 1992. A 550 gal. waste oil tank (inst. 1/64) was removed in October 1992. A 6,000 gal. diesel tank (inst. 11/91) and 10,000 gal gasoline tank (inst. 7/92) were removed in December 20, 1995.

1. Regulated Substance Released

Based on the information gathered to date, the detected release consisted of either diesel or gasoline. Due to the very low to non-existent BTEX and PAH constituents in soil and groundwater, it is not possible to determine the substance released.

2. Source of Contamination

As indicated in the previous section, there is very little information from which one could determine a source of a release. It appears that the detected release may have been overfills from either the older 6,000 gal. diesel or 10,000 gal. gasoline USTs or possibly the product lines or dispensers.

3. Impacted Environmental Media

(a) Groundwater: Table 3, Groundwater Analysis Results, in Appendix C provides a summary of the groundwater analytical data available. Figure 4, Groundwater Quality Map, in Appendix C shows the most recent groundwater quality data. The laboratory reports are provided in Appendix E.

the groundwater sample from MW-3 contained 9.34 μg/l benzene, which exceeded the most stringent cleanup criteria (MCLs) of 5 μg/l. In addition, relatively low concentrations of PAHs were detected in MW-3 and MW-4 (naphthalene and phenanthrene only); no PAH groundwater criteria was exceeded at that time.

Based on the results of the laboratory analysis, a second round of sampling was recommended to the EPD to confirm the low levels of contaminants before proceeding with further action.

In June of 1992, GPC resampled and analyzed MW-1 through MW-4, as recommended in the Phase II Assessment, for BTEX and PAHs. Analysis indicated benzene and xylenes concentrations of 7.30 μg/l and 6.40 μg/l in MW-3, and naphthalene concentrations in MW-2 of 3.92 μg/l and MW-3 of 9.93 μg/l. MW-1 through MW-4 were later closed.

During a more recent UST pre-closure assessment conducted in April 1995, a separate release was reported to the EPD based on the analytical results (Release No. 2); however, it is believed that this was only a "re-discovery" of Release No. 1. Soil and groundwater samples were taken on April 18, 1995 in areas adjacent to the tankholds. No hydrocarbons were detected in the soil samples. In the groundwater samples, only toluene and ethylbenzene were detected in concentrations ranging from 1.0 to 1.04 μg/l and 1.1 to 1.2 μg/l, respectively. These levels were well below Georgia In-Stream Water Quality (ISWQ) Standards applicable to the site, as well as the MCLs.

In a letter dated June 28, 1995, the EPD requested a Corrective Action Plan - Part A be submitted. In a letter from GPC to the EPD dated September 13, 1995, GPC indicated that a CAP-A would be prepared for Release No. 1 and that the results of the planned closure of the two remaining USTs would be presented in the CAP-A.

Analytical results indicate that all historical groundwater contaminant concentrations have been below ISWQ Standards, which are the applicable standard for this site. Of the groundwater samples collected from TW-1S through TW-4W in April 1995, none of the detected BTEX concentrations were above ISWQ Standards. No PAHs were detected.

In August 1995, monitoring wells MW-5 through MW-9 were sampled. No BTEX constituents were detected.

(b) Soils: None of the soil samples analyzed to date exceeded the Threshold Levels in Table B of the EPD Rules. In fact, all the samples analyzed have contained no detectable concentrations for BTEX, TPH, or PAHs. Table 2, Soil Analysis Results, in Appendix C provides a summary of the soil analytical data available and the Threshold Levels. Figure 5, Soil Quality Map, in Appendix B shows the available soil quality data. The laboratory reports are provided in Appendix E.

(c) Surface Water Impacted: No surface water body is known to be impacted by any dissolved constituents that may have existed at the site. As indicated on Figure 1, the closest surface water body in the apparent down-gradient direction is the northeastern tributary of the Sandy Creek located approximately 800 feet (ft) southwest of the site.

(d) Drinking Water Supply Impacted: No drinking water supplies are known to be impacted. There are no known public water system points-of-withdrawal within a 1-mile radius and no known non-public points-of withdrawal within ¼-mile radius of the site.

4. Local Water Resources

The site is located in an area of Lower Groundwater Pollution Susceptibility (GWPS) based on the Groundwater Pollution Susceptibility Map of Georgia (GA Geologic Survey, 1992). The criteria for soil and groundwater cleanup are based on the location of the site on this map and the proximity of water system points-of-withdrawal and surface water bodies.

(a) Drinking Water Supplies: A water system survey was conducted to identify public water system points-of-withdrawal within a 1-mile radius and non-public points-of-withdrawal within ¼-mile radius of the site. The survey was conducted by Envirosoft-Engineering & Science, Inc., dated August 1995 and indicated that no private or public water system points-of-withdrawal were identified within a 1-mile radius. A copy of the survey is provided in Appendix G. The Phase II Report dated May 1992, prepared by IT Corp also reported the

results of a well inventory. One private well was identified on the USGS database as located about 2,000 ft (0.4 miles) to the east-northeast of the site (up-gradient).

(b) Surface Water Bodies: Surface water bodies within a 1-mile radius have been identified and are shown on Figure 1. The closest surface water body is the northeastern tributary of Sandy Creek located approximately 800 ft southwest of the site. This distance is measured along the presumed flow path based on the area topography. Based on the topography of the area, we suspect that this water body is down-gradient from, and/or hydraulically connected to, the site. The Chattahoochee River has also been identified within a 1-mile radius, and is located approximately 3,600 ft northwest of the subject site.

5. Other Hydrologic Data

(a) Depth to Groundwater: Groundwater depths were measured in each monitoring wells and elevations are provided in Table 1 of Appendix B. The depth to groundwater historically varies from about 7.5 to 12 feet below ground surface on the main part of the site, but is about 3 ft deep on the lower, southwestern part of the site (near MW-9).

(b) Groundwater Flow Direction: As shown on Figure 3, the estimated groundwater flow direction is to the west. Figure 3 also provides the most recent groundwater elevation at each well, the groundwater contours, and inferred flow direction.

(c) Hydraulic Gradient (i): Based on the groundwater elevations measured in the wells, an average groundwater gradient of about 0.03 exists across the site area.

6. Corrective Action Completed or In-Progress

(a) USTs: To date all existing USTs have been either closed-in-place or removed; the older 6,000 gal. diesel and 10,000 gal. gasoline USTs were closed-in-place in July 1992, a former 550 gal. waste oil UST was removed in October 1992, and the newer 6,000 gal. diesel and 10,000 gal. gasoline USTs were removed in December 1995.

Figure 5 indicates the soil sample locations and results from the closures. Amended Notification Forms (GUST-42) are included in Appendix H.

(b) Excavation and Treatment/Disposal of Backfill Materials and Native Soils: No excavation or disposal of contaminated soils has occurred at this site.

7. Conclusions and Recommendations

Based on the data obtained to date, none of the conditions in 391-3-15-.09(3) exist. Therefore, a CAP-Part B is not needed. The following discussion supports this conclusion.

(a) Free Product: No free product has been encountered on this site.

(b) Groundwater: The site is located in an area of Lower GWPS. No public points-of-withdrawal have been identified within a 1-mile radius and no non-public points-of-withdrawal have been identified within a ¼-mile radius of the site. Based on these findings, the applicable groundwater action level is the ISWQ Standard per Chapter 391-3-15-.09. The concentrations of the various BTEX and/or PAH constituents have been below the ISWQ Standards. In fact, at the most recent sampling in August 1995, no detectable BTEX constituents were found. Therefore, the extent of groundwater impact has been determined and no additional assessment is warranted.

(c) Soil: Based on the water system survey and the location of the site in an area of Lower GWPS, the soil Threshold Levels in Table B of 391-3-15-.09, apply to this site. As indicated in Table 2, no soil samples analyzed to date exceeded these levels. In fact, no soil samples analyzed contained detectable hydrocarbons. Therefore, there is apparently no soil impact and no additional assessment is warranted.

III. PUBLIC NOTICE

The owners of property potentially affected by the release described herein were notified by certified mail at the time of submittal of this CAP-A to the EPD. The notices were sent to the owners of property based on property tax records obtained from the county tax assessor's office. The elected head of the municipal or county government, and owner of public right-of-ways were also notified. Copies of the notification letters and return receipts are included in Appendix F.

CORRECTIVE ACTION PLAN - PART A

West Fulton Operating Headquarters
1311 Fulton Industrial Boulevard
Atlanta, Fulton County, Georgia
Georgia EPD Facility No. 0600738
ECA Project No. 5-718-1

Submitted to:

Georgia Environmental Protection Division
Underground Storage Tank Management Program
4244 International Parkway, Suite 104
Atlanta, Georgia 30354

For:

Mr. Leonard Diprima
Georgia Power Company
333 Piedmont Avenue
Atlanta, Georgia 30308
(404) 526-7830

Prepared by:

Environmental Corporation of America
1111 Alderman Dr., Suite 200
Alpharetta, Georgia 30202-4143
770-667-2040

Georgia Department of Natural Resources

Environmental Protection Division

Underground Storage Tank Management Program
4244 International Parkway, Suite 104, Atlanta, Georgia 30354
Lonice C. Barrett, Commissioner
Harold Reheis, Director
(404)362-2687

CORRECTIVE ACTION PLAN
PART A

Facility Name: Georgia Power/West Fulton Operating Headquarters
Street Address: 1311 Fulton Industrial Boulevard
City: Atlanta County: Fulton Facility ID: 0600738

Submitted by UST Owner/Operator:

Name: N. D. Dennis
Company: Georgia Power Co
Address: 333 Piedmont Ave
Bin 10170
City: Atlanta State: GA
Zip Code: 30308

Prepared by:

Name: J. Richard Rhudy
Company: ECA
Address: 1111 Alderman Dr
Suite 200
City: Alpharetta State: GA
Zip Code: 30202

I. **PLAN CERTIFICATION:**

A. **UST Owner/Operator**

I hereby certify that the information contained in this plan and in all the attachments is true, accurate, and complete, and the plan satisfies all criteria and requirements of Rule 391-3-15-.09 of the Georgia Rules for Underground Storage Tank Management.

Name: Norman D. Dennis
Signature: Norman D. Dennis Date: 5-7-96

B. **Professional Engineer or Professional Geologist**

I hereby certify that I have directed the field work and preparation of this plan, in accordance with State Rules and Regulations. As a registered geologist and/or engineer, I certify that I am a qualified groundwater professional, as defined by the Georgia State Board of Professional Geologists . All of the information and laboratory data in this plan and in all of the attachments are true, accurate, complete, and in accordance with applicable State Rules and Regulations.

Name: J. Richard Rhudy
Signature: J. Richard Rhudy
Date: 1/31/96

Georgia Stamp or Seal

Please complete the following form, check all of the boxes below that apply, and attached supporting documentation (such as narrative, figures, tables, maps, boring/well logs, etc.) where specified and applicable. Supporting documentation should be three-hole punched and prepared in conformity with the attached guidance document "Underground Storage Tank (UST) Release: Corrective Action Plan -Part A (CAP-A) Content", GUST-7A.

II. INITIAL RESPONSE REPORT:

A. Initial Abatement:

- [X] No Action Required
- [ ] Further Release or Migration of Contaminants Prevented
- [ ] Fire And Safety Hazards From Vapors And/Or Free Product Monitored and Mitigated
- [ ] Other (specify) _____

_____

B. Free Product Removal:

- [X] No Free Product Identified As Originating From Release
- [ ] Free Product (Non-Aqueous Phase Hydrocarbons) Removed by:
  - [ ] Manual Bailing
  - [ ] Passive Skimming
  - [ ] Automated Skimming
  - [ ] Automated Total Fluids Pumping, With Treatment System And Approved Wastewater Discharge
  - [ ] Other (specify) _____

_____

C. Tank History

- [X] Site Map Attached Identifying Former and/or Existing USTs
- [ ] Not Applicable

D. Initial Site Characterization:

☐ Site Map: include the following items on an attached site map

- Tank Pit Area
- Piping Trenches
- Dispensers
- Sewer Lines (if present)
- Water Lines
- North Arrow
- Sample Locations (with sample numbers and depths)
- Tanks with ID#s, corresponding to Notification Form 7530-1
- Scale 1 in = 60 ft

1. Regulated Substance Released

☒ Gasoline (unknown) or ☒ Diesel ☐ Kerosene ☐ Waste oil

☐ Other _____

2. Source of Contamination

Number of USTs: in use 0; closed/removed 5

☐ Existing UST System(s): ☐ piping ☐ tank ☐ other

☒ Former UST System(s): ☒ piping (unknown) or ☒ tank ☐ other

3. Impacted Environmental Media

☐ Groundwater

☐ Free product

☐ Dissolved (BTEX and/or PAH) contamination exceeding:

☐ In-stream water quality standards

☐ Drinking water Maximum Contaminant Levels (MCLs)

☐ Soil Exceeding:

☐ Laboratory Detection Limits, but TPH is vertically delineated to Below Detection Limits (BDL) above the groundwater table or a groundwater sample from the worst-case location has BTEX and/or PAHs below applicable Drinking and/or In-stream water quality standards.

☐ Thresholds listed in Table A, Rule 391-3-15-.09

☐ Thresholds listed in Table B, Rule 391-3-15-.09

☐ Alternate Threshold Levels (ATLs) (Reference Appendix I)

D. Initial Site Characterization (continued):

☐ Drinking Water Supply Impacted

☐ Surface Water Impacted

☐ Attach Laboratory Analytical Data: the following items must be included

- Laboratory Method
- Date of Sampling
- Date of Analysis
- Detection Limits
- Signed Chain of Custody
- Quality Control Data

4. Local Water Resources

☐ Drinking Water Supplies Located In:

High or average groundwater pollution susceptibility area:*

☐ Public water systems within 2.0 miles

☐ Non-public water systems within 0.5 mile

Low groundwater pollution susceptibility area:*

☐ Public water systems within 1.0 mile

☐ Non-public water systems within 0.25 mile

* As defined by the Groundwater Pollution Susceptibility Map of Georgia.

☒ Surface Water Bodies: Distance (nearest) 800 feet (regardless of hydraulic gradient)

☒ Attach Documentation of Water Supply Survey and Field Reconnaissance

5. Other Hydrogeologic Data (specify values)

☐ Depth To Groundwater (shallowest) 3.2'

☐ Groundwater Flow Direction west

☐ Hydraulic Gradient 0.03

6. Corrective Action Completed Or In-Progress

☒ USTs/Source Removed (after confirmed release)

☐ Excavation And Treatment/Disposal Of Contaminated Backfill Material & Native Soils
☐ Attach manifests of proper soil disposal

☐ Other (specify) _____

_____

D. Initial Site Characterization (continued):

7. Conclusions And Recommendations

☒ No Further Action Required, including the preparation or implementation of a Site Investigation Plan

OR

☐ Prepare Corrective Action Plan - Part B, with a schedule for SIP implementation and submittal of CAP-Part B

8. Site Ranking

Environmental Sensitivity Score: 0
(see Appendix II)

III. SITE INVESTIGATION PLAN: (None Proposed)

A. Horizontal And Vertical Extent Of Contaminants In:

☐ Soil

☐ Groundwater

☐ Free product

☐ Dissolved phase

☐ Surface Water

B. Vadose Zone And Aquifer Characteristics:

☐ Vertical Soil Permeability (Optional)

☐ Infiltration Rate (Optional)

☐ Saturated Horizontal Hydraulic Conductivity

☐ Total Organic Carbon (Optional)

☐ Dissolved Iron (Optional)

☐ Effective Porosity

☐ Seepage Velocity

☐ Grain-size Distribution (Optional)

☐ Total Petroleum Hydrocarbons (Optional)

☐ Pilot Test(s) (Optional)

☐ Other (specify) _____

IV. PUBLIC NOTICE:

- [x] Certified Letters to Adjacent and Potentially Affected Property Owners and Local Officials
- [ ] Legal Notice in Newspaper, as pre-approved by EPD
- [ ] Other EPD Approved Method (specify):

_____

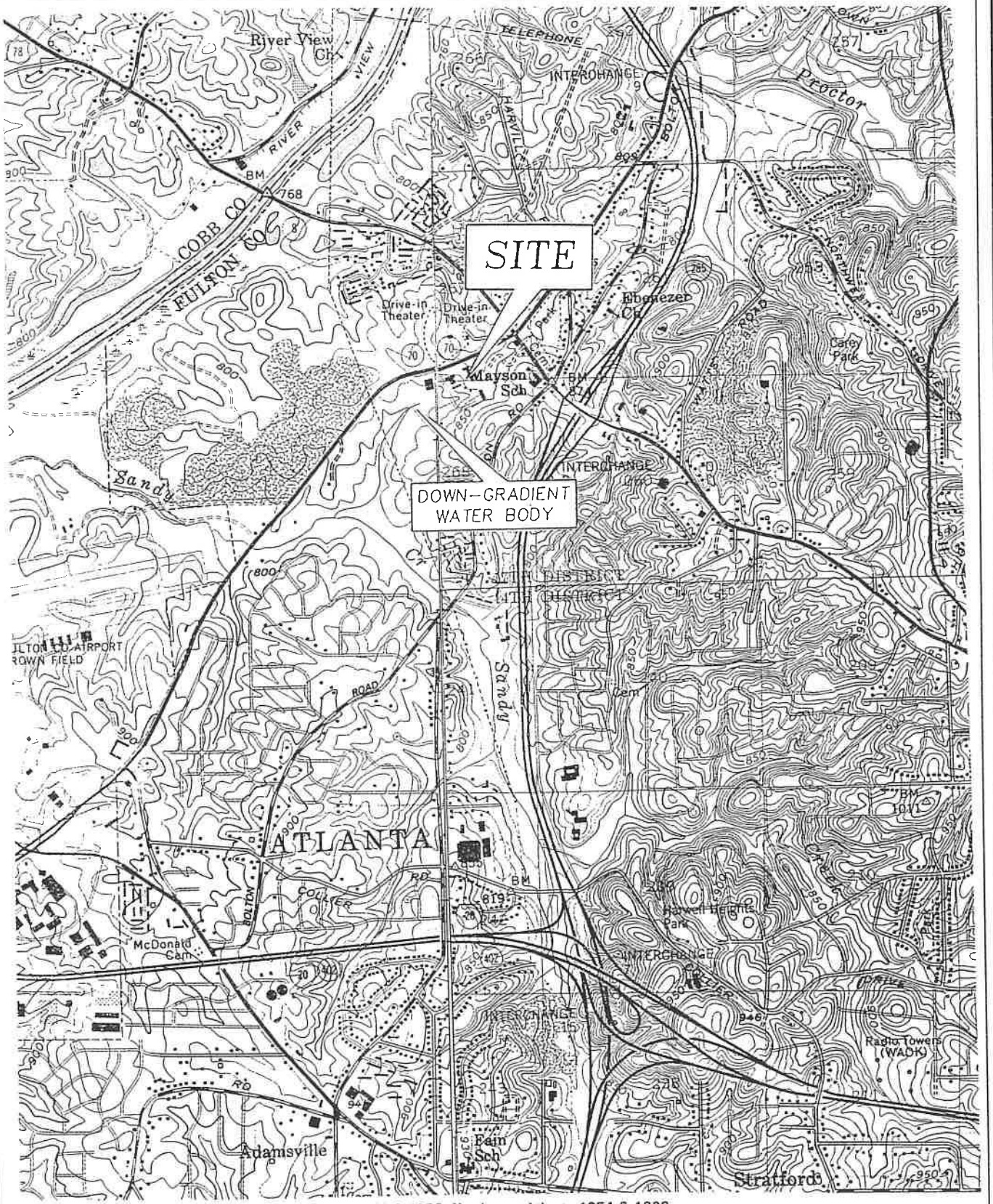
V. CLAIM FOR REIMBURSEMENT: (For GUST Trust Fund sites only)

- [ ] GUST Trust Fund Application (GUST-36), must be attached if applicable
- [ ] Cost Proposal
  - [ ] Non-Reimbursable Costs

    OR
  - [ ] Reimbursable Costs
    - [ ] Invoices and Proofs-of-Payment, per GUST-91
    - [ ] Total Projected Costs to implement the Site Investigation Report (SIR) and prepare data for the Site Investigation Review Meeting, per GUST-91
- [ ] Payment Schedule for Reimbursement

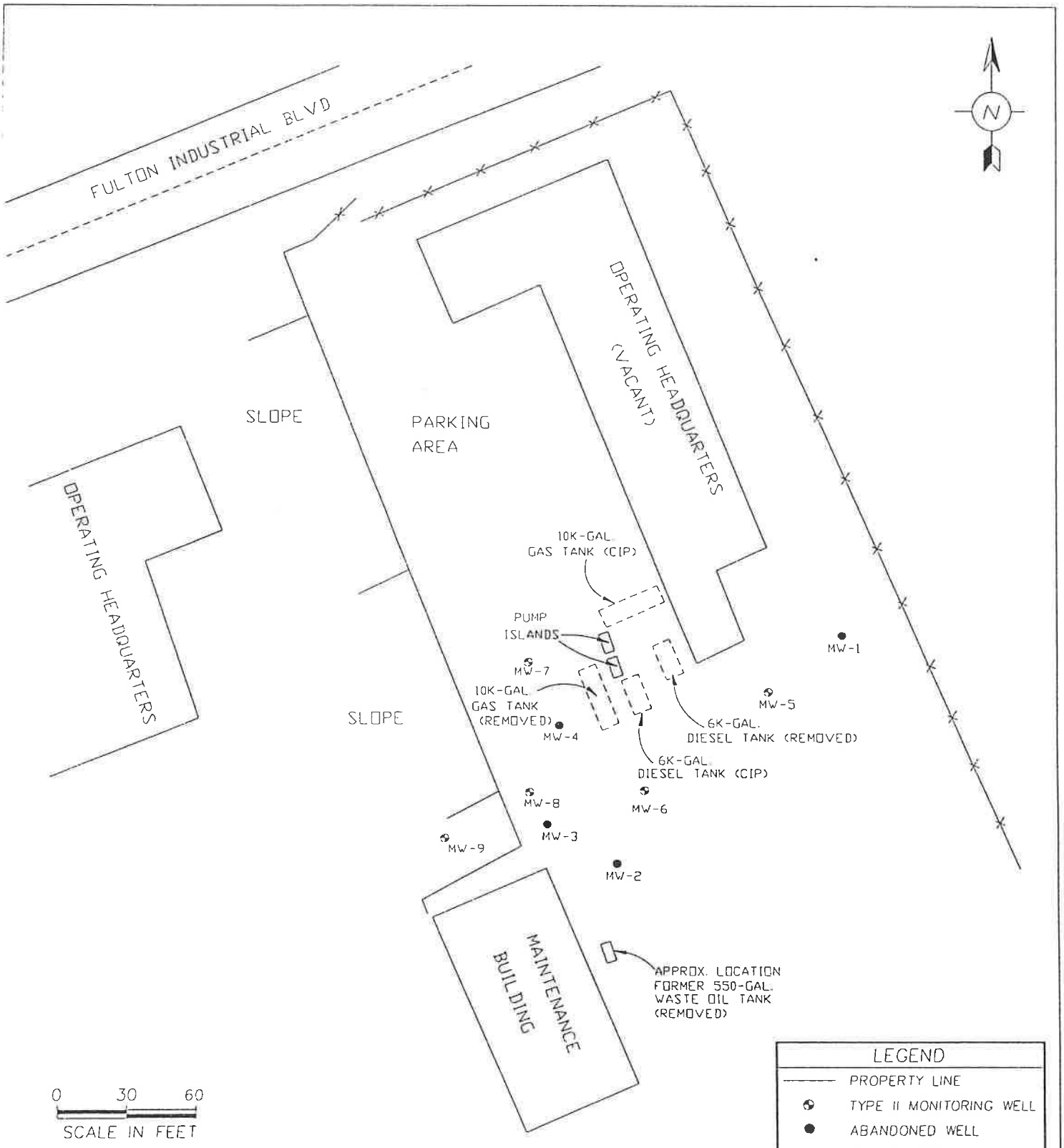
Appendix B

Figures



Source: USGS Topographic Map Mableton GA 1954 & 1982, Northwest Atlanta 1954 & 1983

N Scale: 1" = 2000'	Corrective Action Plan - Part A Georgia Power Company - West Fulton Headquarters 1311 Fulton Industrial Boulevard Figure 1: Site Location Map	Environmental Corporation of America ECA Project # 5-718-1



MW-1 THROUGH MW-4 WERE GROUTED PRIOR TO SITE VISIT 12/15/95

Corrective Action Plan – Part A
Georgia Power Company – West Fulton Headquarters

Figure 2: Site Plan

Source International Technology, 1992

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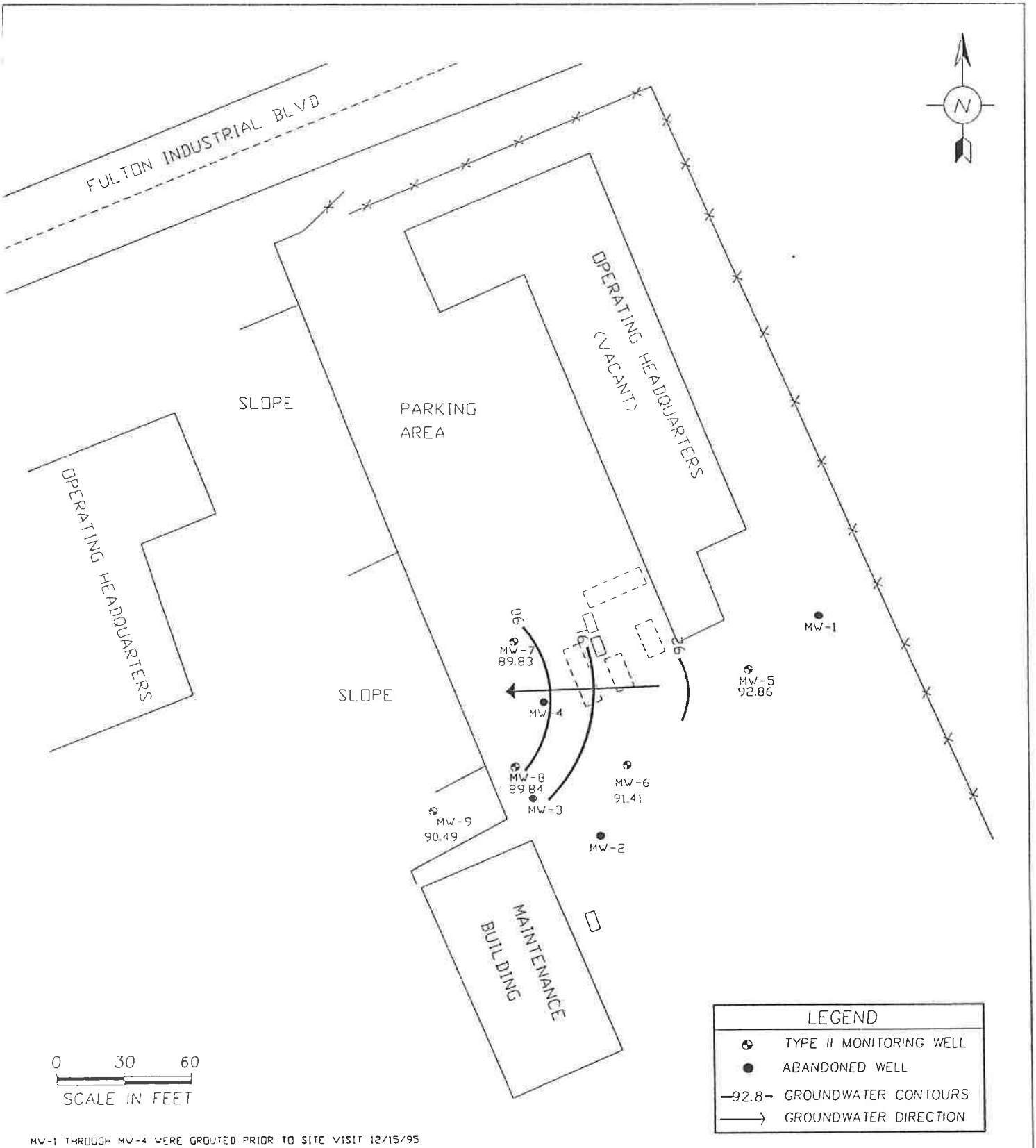
ECA Project #5-718-1



MW-1 THROUGH MW-4 WERE GROUTED PRIOR TO SITE VISIT 12/15/95

Corrective Action Plan – Part A
Georgia Power Company – West Fulton Headquarters
Figure 3: Potentiometric Surface Map (12/11/95)

Source International Technology, 1992

DRAWN BY: JEC 12/21/95
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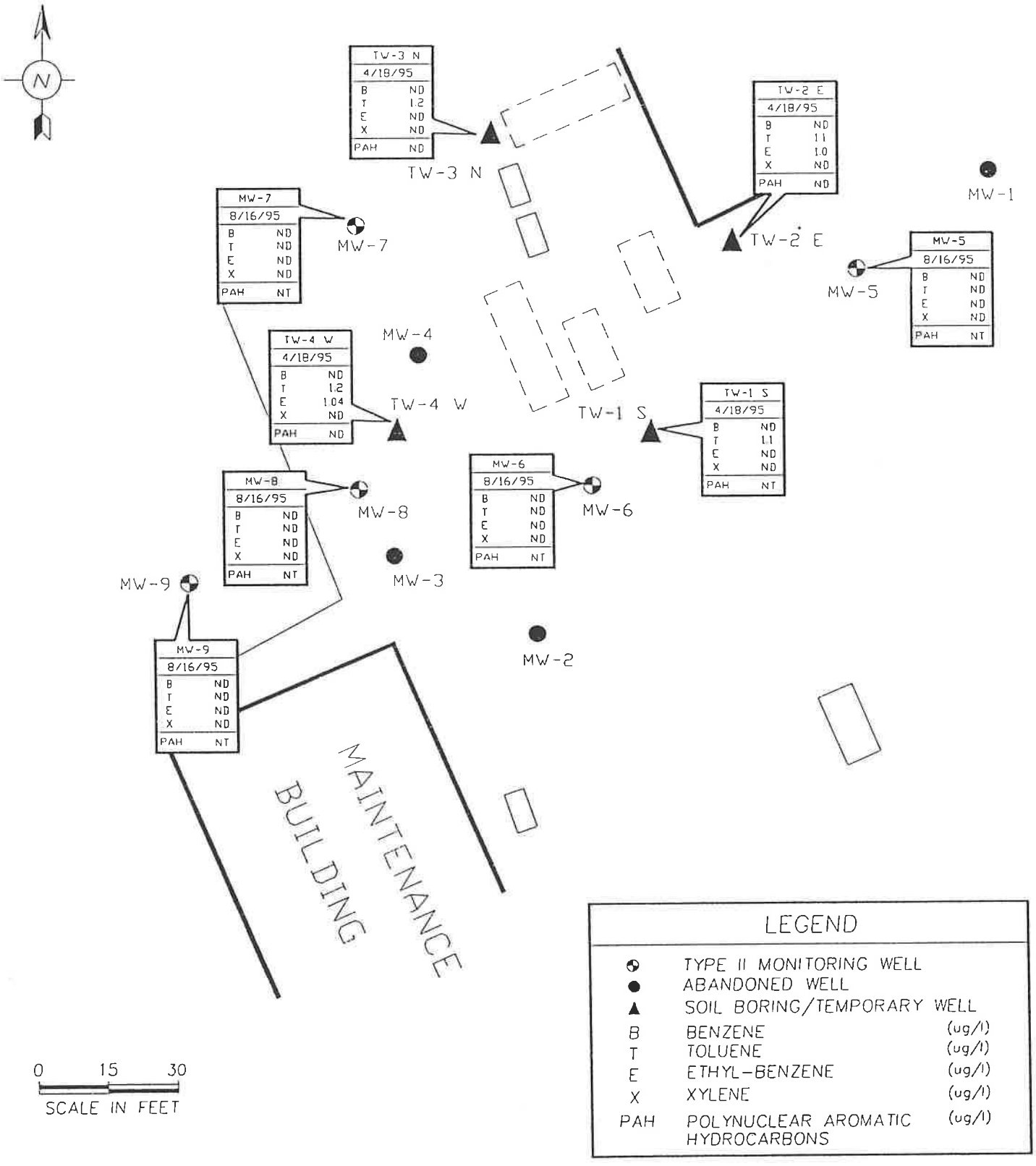
ECA Project #5-718-1



Corrective Action Plan – Part A
Georgia Power Company – West Fulton Headquarters

Figure 4: Groundwater Quality Map (1995)

SOURCE: International Technology, 1992

DRAWN BY: JLM DATE: 12/21/95
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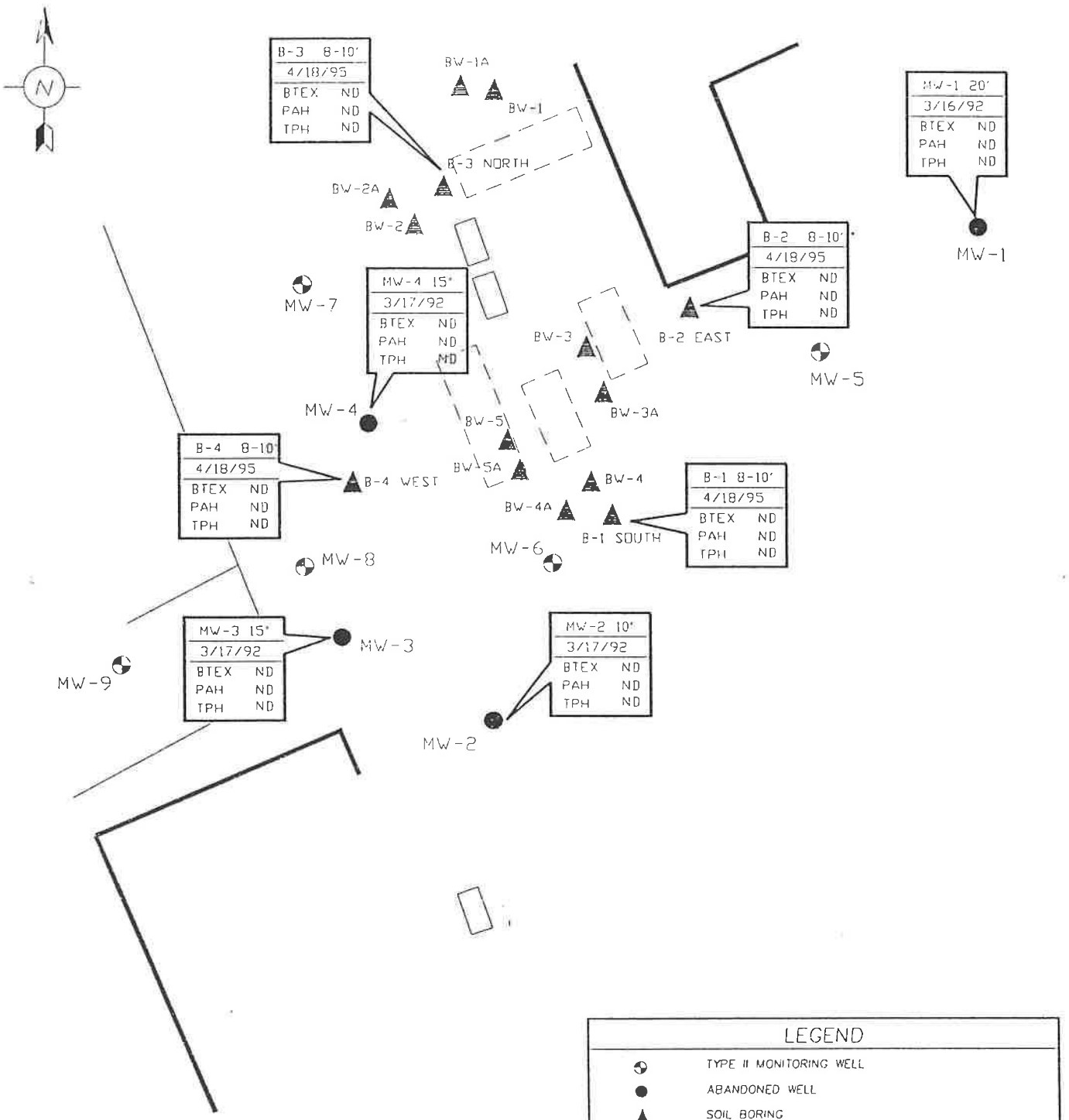
ENVIRONMENTAL CORPORATION OF AMERICA ECA

ECA Project # 5-718-1



Corrective Action Plan – Part A
Georgia Power Company – West Fulton Headquarters

Figure 5: Soil Quality Map

SOURCE: International Technology, 1992

DRAWN BY: JLM DATE: 12/21/95
FILE NAME: I:\X\57181c2.dwg

ECA Project # 5-718-1

Appendix C

Tables

ENVIRONMENTAL CORPORATION OF AMERICA

Georgia Power Company - West Fulton Operating Headquarters
Atlanta, Georgia

TABLE 1: GROUNDWATER ELEVATIONS

Well Number	Measured Date	Ground Surf. El.	Top of Casing Elev. (ft)	Screen Depth	Water Depth (ft)	Groundwater Elev. (ft)
MW-1 *	3-18-92	NM	99.50	5-20	7.27	92.23
MW-2 *	3-18-92	NM	98.28	5-20	10.42	87.86
MW-3 *	3-18-92	NM	98.55	2-22	12.40	86.15
MW-4 *	3-18-92	NM	97.93	5.5-20.5	12.05	85.88
MW-5	12-11-95	101.00	100.72	7.85-17.25	7.86	92.86
MW-6	12-11-95	99.96	99.68	8.04-17.44	8.27	91.41
MW-7	12-11-95	99.49	99.21	7.50-17.50	9.38	89.83
MW-8	12-11-95	100.38	100.00	7.25-17.25	10.16	89.84
MW-9	12-11-95	94.12	93.66	5.28-15.28	3.17	90.49

Elevations referenced to site datum, TOC = 100.00 ft @ MW-7.

* MW-1 - MW-4 were grouted or destroyed prior to site visit 12-11-95

* MW-1 - MW-4 groundwater elevation was obtained from IT report dated May 1992

NM = Not measured

Table prepared by: APS

Table reviewed by: JRR

ENVIRONMENTAL CORPORATION OF AMERICA

Georgia Power Company - West Fulton Operating Headquarters
Atlanta, Georgia

TABLE 2: SOIL ANALYSIS RESULTS

(VOLATILE ORGANIC COMPOUNDS)

Sample Location	Depth (feet)	Date Sampled	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-benzene (mg/kg)	Xylenes (mg/kg)	Total BTEX (mg/kg)	PID (ppm)	TPH-418.1 (mg/kg)	TPH-DRO (mg/kg)	TPH-GRO (mg/kg)
MW-1	20	3-16-92	ND	ND	ND	ND	ND	>9,999	ND	--	--
MW-2	10	3-17-92	ND	ND	ND	ND	ND	2	ND	--	--
MW-3	15	3-17-92	ND	ND	ND	ND	ND	<1	ND	--	--
MW-4	15	3-17-92	ND	ND	ND	ND	ND	5.8	ND	--	--
B1 SOUTH	8-10	4-18-95	ND	ND	ND	ND	ND	--	--	ND	ND
B2 EAST	8-10	4-18-95	ND	ND	ND	ND	ND	--	--	ND	ND
B3 NORTH	8-10	4-18-95	ND	ND	ND	ND	ND	--	--	ND	ND
B4 WEST	8-10	4-18-95	ND	ND	ND	ND	ND	--	--	ND	ND
Threshold Level (Table B)			11.3	500	140	700	NA	NA	NA	NA	NA

Based on Tables in GUST Chap. 391-3-15-.09. Only constituents with possible Threshold Levels are tabulated.
If any other constituents were detected, they are shown on laboratory reports.
ND = Not Detected above method detection limits.
NA = No applicable Threshold Level
-- = Not analyzed
mg/kg = milligrams/kilogram or parts per million (ppm)
Shaded test results indicate constituent concentrations above the applicable state Threshold Level

Table Prepared by: APS
Table Reviewed by: JRR

i:\%\57181A.WK4

TABLE 2: SOIL ANALYSIS RESULTS (Cont'd)

(POLYNUCLEAR AROMATIC HYDROCARBONS)

Sample Location	Depth (feet)	Date Sampled	Benz(a) anthracene (mg/kg)	Benzo(a) pyrene (mg/kg)	Benzo(b) fluoranthene (mg/kg)	Benzo(k) fluoranthene (mg/kg)	Chrysene (mg/kg)	Dibenz(a,h) anthracene (mg/kg)	Indeno(1,2,3-c,d) pyrene (mg/kg)
MW-1	20	3-16-92	--	--	--	--	--	--	--
MW-2	10	3-17-92	--	--	--	--	--	--	--
MW-3	15	3-17-92	--	--	--	--	--	--	--
MW-4	15	3-17-92	--	--	--	--	--	--	--
B1-SOUTH	8-10	4-18-95	ND	ND	ND	ND	ND	ND	ND
B2 EAST	8-10	4-18-95	ND	ND	ND	ND	ND	ND	ND
B3 NORTH	8-10	4-18-95	ND	ND	ND	ND	ND	ND	ND
B4 WEST	8-10	4-18-95	ND	ND	ND	ND	ND	ND	ND
Threshold Level (Table B)			**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

Based on Tables in GUST Chap. 391-3-15-.09. Only constituents with possible Threshold Levels are tabulated.
If any other constituents were detected, they are shown on laboratory reports.
ND = Not Detected above method detection limits.
NA = No applicable Threshold Level
-- = Not analyzed
mg/kg = milligrams/kilogram or parts per million (ppm)
Shaded test results indicate constituent concentrations above the applicable state Threshold Level

Table Prepared by: APS
Table Reviewed by: JRR

ENVIRONMENTAL CORPORATION OF AMERICA

Georgia Power Company - West Fulton Operating Headquarters
Atlanta, Georgia

TABLE 3: GROUNDWATER ANALYSIS RESULTS

(Volatile Organic Compounds)

Well Number	Date Sampled	Benzene (ug/l)	Toluene (ug/l)	Ethyl-benzene (ug/l)	Xylenes (ug/l)	Total BTEX (ug/l)
MW-1	3-18-92	ND	ND	ND	ND	ND
	6-18-92	ND	ND	ND	ND	ND
MW-2	3-18-92	ND	ND	ND	ND	ND
	6-18-92	ND	ND	ND	ND	ND
MW-3	3-18-92	9.34	ND	ND	8.36	17.7
	6-18-92	7.30	ND	ND	6.40	13.7
MW-4	3-18-92	ND	ND	ND	ND	ND
	6-18-92	ND	ND	ND	ND	ND
TW-1 S	4-18-95	ND	ND	1.1	ND	1.1
TW-2 E	4-18-95	ND	1	1.1	ND	2.1
TW-3 N	4-18-95	ND	ND	1.2	ND	1.2
TW-4 W	4-18-95	ND	1.04	1.2	ND	2.24
MW-5	8-16-95	ND	ND	ND	ND	ND
MW-6	8-16-95	ND	ND	ND	ND	ND
MW-7	8-16-95	ND	ND	ND	ND	ND
MW-8	8-16-95	ND	ND	ND	ND	ND
MW-9	8-16-95	ND	ND	ND	ND	ND
ISWQ Std		71.28	20,000	28,718	NA	NA

ND = Not Detected above method detection limits.
-- = Not Analyzed
ug/l = micrograms/liter or parts per billion (ppb)
ISWQ Std = Georgia InStream Water Quality Std
Shaded test results indicate constituent concentrations above the applicable Water Quality standards
NA = No applicable water quality standard

TABLE 3: GROUNDWATER ANALYSIS RESULTS (cont'd)

(Polynuclear Aromatic Hydrocarbons)

Well Number	Date Sampled	Benz(a) anthracene (ug/l)	Benzo(a) pyrene (ug/l)	Benzo(b) fluoranthene (ug/l)	Benzo(k) fluoranthene (ug/l)	Chrysene (ug/l)	Dibenz(a,h) anthracene (ug/l)	Indeno(1,2,3-cd) pyrene (ug/l)	Naphthalene (ug/l)	Phenanthrene (ug/l)	Fluorene (ug/l)
MW-1	3-18-92	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	6-18-92	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-2	3-18-92	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	6-18-92	ND	ND	ND	ND	ND	ND	ND	3.92	ND	ND
MW-3	3-18-92	ND	ND	ND	ND	ND	ND	ND	8.45	6.80	ND
	6-18-92	ND	ND	ND	ND	ND	ND	ND	9.93	ND	ND
MW-4	3-18-92	ND	ND	ND	ND	ND	ND	ND	ND	5.82	ND
	6-18-92	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
TW-1 S	4-18-95	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
TW-2 E	4-18-95	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
TW-3 N	4-18-95	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
TW-4 W	4-18-95	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-5	8-16-95	--	--	--	--	--	--	--	--	--	--
MW-6	8-16-95	--	--	--	--	--	--	--	--	--	--
MW-7	8-16-95	--	--	--	--	--	--	--	--	--	--
MW-8	8-16-95	--	--	--	--	--	--	--	--	--	--
MW-9	8-16-95	--	--	--	--	--	--	--	--	--	--
ISWQ Std		0.0311	0.0311	NA	0.0311	0.0311	0.0311	0.0311	NA	NA	NA

ND = Not Detected above method detection limits.

-- = Not Analyzed

ug/l = micrograms/liter or parts per billion (ppb)

ISWQ Std = Georgia InStream Water Quality Std

Shadec test results indicate constituent concentrations above the applicable Water Quality standards

NA = No applicable water quality standard

Table Prepared by: APS

Table Reviewed by: JRR

Other Supporting Documentation:

Northeast adjoining property - 3550 Bankhead hwy

Georgia Department of Natural Resources

Environmental Protection Division
Underground Storage Tank Management Program
4244 International Parkway, Suite 104, Atlanta, Georgia 30354
Joe D. Tanner, Commissioner
Harold F. Reheis, Director
(404)362-2687

March 9, 1995

Mr. Robert Weaver
Consolidated Freightways, Inc.
P.O. Box 3010
Menlo Park, CA 94026-3010

SUBJECT: Underground Storage Tank (UST) Closure Report:
Consolidated Freightways
3350 Bankhead Hwy
Atlanta, GA; Fulton
Facility ID: 9060133

Dear Mr. Weaver:

This is in reply to your Underground Storage Tank Closure Report, received on December 28, 1994, prepared by Blymyer Engineers, Inc., for our review.

Based on current requirements of the Georgia Underground Storage Tank Act and the Georgia Rules for Underground Storage Tank Management (GUST Rules) and the data contained in your report, dated December 20, 1994, no further corrective action is required for the release referenced in the subject report, at this time.

However, further corrective action for this release may be required in the future if mandated through more stringent State or Federal statutory or regulatory changes, or if additional soil contamination or if free product on or dissolved contaminants in groundwater is identified as originating from this site.

If you have any questions, please contact Chifeng Gu at (404)362-2687.

Sincerely,

Peggy E. McGee
Environmental Engineer
Corrective Action Unit

cg/mbg.34

cc: Michael S. Lewis, Blymyer Engineers, Inc.
Randolph D. Williams, GA EPD

File (CA): Fulton; Atlanta; Consolidated Freightways; 3350 Bankhead Hwy.

Georgia Department of Natural Resources
205 Butler Street, S.E., Floyd Towers East, Atlanta, Georgia 30334
Joe D. Tanner, Commissioner
Harold F. Reheis, Director
Environmental Protection Division

March 9, 1995

MEMORANDUM

TO: Peggy E. McGee

FROM: Chifeng gu

SUBJECT: Review Information Leading to Determination of "No Further Corrective Action Required" (NFCAR)
Consolidated Freightways
3350 Bankhead Hwy
Atlanta, GA; Fulton County

I am recommending NFCAR at the subject site at this time based on the following reasons:

1. Seven (7) USTs (3 diesel USTs, 1 motor oil UST, 1 waste oil UST, 1 transmission fluid UST, and 1 antifreeze UST) were removed in October of 1994.

2. Groundwater was not encountered in any of the three UST excavations during tank removal.

3. Soil samples were collected from the bottom of the tank pits and stockpiles. Lab analytical results showed that TPH and BTEX in soil samples were below detection limits except two stockpiled soil samples with 26 and 170 ppm of TPH, respectively.

4. Contaminated soil (about 60 tones) was transported to SRTI thermal treatment plant in Atlanta, Georgia.

cg

File (CA): Fulton; Atlanta; Consolidated Freightways; 3350 Bankhead Hwy.

5.0 Summary and Recommendations

- Two 20,000-gallon diesel USTs, one 12,000-gallon diesel UST, one 1,000-gallon MO UST, one 550-gallon AF UST, one 550-gallon ATF UST, one 550-gallon WO UST, associated piping, and fuel dispensers were removed by Dames & Moore on October 4 through 7, 1994.

- All USTs and associated product piping were observed to be in good condition with no visible evidence of holes.

- Groundwater was not encountered in the excavation during the removal of the USTs.

- Minor amounts of petroleum contamination were encountered around the fill pipes of WO-1, D-1, D-2, and D-3. Minor amounts of petroleum contamination were also encountered directly underneath the fill pipes of D-2 and D-3, and underneath the fuel dispensers. The petroleum contaminated soil found in these areas was excavated, stockpiled on heavy plastic, and covered with heavy plastic. A limited amount of soil from underneath the fuel dispensers was removed.

- Soil samples were collected from the floors of the WO, AF/ATF/MO, and fuel UST excavations and were analyzed for the appropriate compounds specified by the Georgia EPD.

- The appropriate compounds specified by the Georgia EPD were not detected above the respective method reporting limits or were found to be below the cleanup levels established by the Georgia EPD in the soil samples collected from the three UST excavations and from underneath the fuel dispensers.

- A total of 59.79 tons of petroleum-contaminated soil excavated from the WO and fuel UST excavations were recycled at the SRTI thermal treatment plant in Atlanta, Georgia.

- Based on visual observations and PID readings obtained during the removal of the USTs, a release of petroleum had occurred in the WO UST and fuel UST excavation and underneath the fuel dispensers. However, soil sample analytical results collected from the bottom of the USTs and from the bottom of the areas where petroleum-contaminated soil was excavated indicate that the extent of contamination was very limited and petroleum contamination above the Georgia EPD cleanup guidelines was removed from all of the UST excavations.

- A small amount of soil with petroleum-contamination above the Georgia EPD cleanup guidelines may exist directly underneath the fuel dispenser. However, the soil sample analytical results confirm the limited nature of the release underneath the fuel dispensers and the dispenser openings have been sealed with concrete to prevent further leaching of contaminants due to surface runoff. The petroleum-contaminated soil underneath the dispensers will be addressed upon the termination of operation of the existing fuel dispenser and the removal of the fuel island and canopy.

- Blymyer Engineers recommends that no additional work be performed at the site.

- Blymyer Engineers recommends that a copy of this report be submitted to:

  Georgia Department of Natural Resources
  Underground Storage Tank Management Program
  4244 International Parkway
  Suite 100
  Atlanta, GA 30354

April 26, 2024

342 Marietta St. NW
Unit 3
Atlanta, Georgia 30313

Attention: Ms. Lily del C. Barrios AIA LEED BD&C

Subject: Limited Coring, Testing, and Documentation Services Report
FULTON COUNTY PUBLIC SAFETY TRAINING CENTER
1281 FULTON INDUSTRIAL BLVD
Atlanta, Georgia 30336
NOVA Project Number 1024048

Dear Ms. Barrios:

NOVA Engineering and Environmental, LLC (NOVA) has completed the requested coring, testing, and documentation services for the proposed Fulton County Public Safety Training Center project located at 1281 Fulton Industrial Blvd, Atlanta, Georgia. The work was performed in general accordance with NOVA Proposal Number 1024048, dated March 15, 2024. This letter report briefly discusses our understanding of the project at the time of our site visit, and presents our exploratory procedures and findings

PROJECT INFORMATION

Our understanding of the project requirements is based on the original conversation and email correspondence with you from Tuesday February 13th, 2024, Thursday February 15th, 2024, and March 14, 2024. From reviewing Google Earth historical aerial photos of the area, we note that the structure was constructed prior to February 1993. The existing spaces will be renovated into a proposed 2046 SF PAT and 1326 SF Simulation Lab. As-built survey's and/or original construction documents were unavailable for review at the time of this proposal. As such, NOVA had no knowledge of the existing structural conditions of the area prior to our site visit.

SCOPE OF WORK

Based upon discussions with you and Angel Kauffmann, the design team requested NOVA perform scanning, coring, and testing for the second floor elevated slab, and observe the framing elements in the area. Sizemore Group engaged NOVA to provide these services as outlined in our NOVA Proposal Number 1024048, dated March 15, 2024.

Our proposed scope of work included coring of the existing elevated slab at three (3) locations, designated as Core 1 through Core 3, and perform curing and compressive strength testing on the obtained cores in general accordance with applicable portions of ASTM C42 “Standard Test Method for Obtaining and Testing Drilled Cores and Sawed Beams of Concrete”. The approximate locations of the cores obtained are outlined in diagram located in the appendix.

Cores were placed in a moisture-proof bag and transported to a local NOVA laboratory for curing and testing. During coring operations, the depth of the slab was measured at the three locations where cores were obtained. Additional cores were obtained near cores 2 and 3, totaling five obtained cores.

Additionally, the depth, spacing, size, span and visual condition of the open web joists and supporting beams and columns were noted (if available for visual access) on the first (ground) level in the approximate areas where cores were obtained.

CONCRETE SLAB ON METAL DECK

In the areas where coring was performed, NOVA noted that the elevated slab structure consisted of a cast-in-place concrete slab on metal deck. The depth from the top flange to the bottom flange of the metal deck was measured to be approximately 0.5”. The gauge of the metal deck was inaccessible for measurement at the time of our site visit. Typical concrete thickness (slab) over the metal deck was noted to be a minimum of 2.5” to the top flange and was noted as deep as 3” to the bottom flange. Ground Penetrating Radar (GPR) was employed to identify reinforcement in the slab for the purposes of obtaining concrete cores free of WWR or deformed reinforcing steel. **Preliminary scanning indicated that the slab was reinforced with WWR mesh reinforcement; however, scanning was limited in nature, and these findings should not be considered conclusive for structural determinations.**

Photo 1: Depth to Metal Decking

Photo 2: Depth to Metal Decking

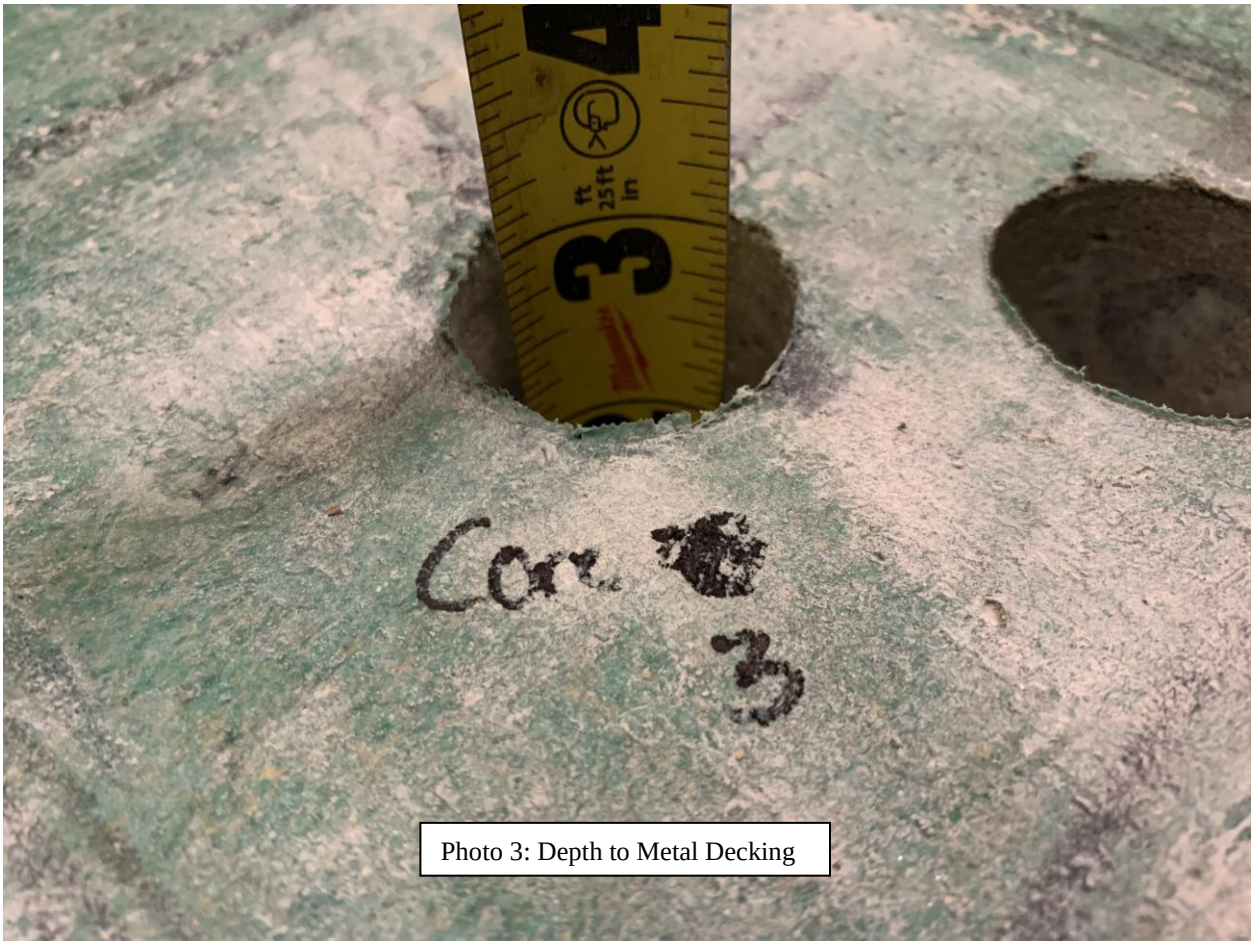


Photo 3: Depth to Metal Decking

CONCRETE CORES

Five cores were obtained during our site visit dated April 17, 2024. The length of the cores obtained were measured from 2" to 2.75", with a diameter of 1.25". The nominal maximum aggregate size observed in the cores varied from ¾" to 3/8". Compressive strength results on the obtained cores varied from approximately 2920 psi to 4170 psi. The locations of the cores and results of our testing are presented in the diagram included in the appendix.

JOISTS, BEAMS, COLUMNS DOCUMENTATION

JOISTS

Joists supporting the slab on deck around core 1 (lines A-B/5-9) were noted to be spaced at approximately 2 ft on center. The depth of the joist was measured to be approximately 16". These joists appeared to span from the exterior wall of the building (southern exterior wall) 25' to an interior wall. Due to this wall being framed, the supporting beam or element is unknown. The joists in this area were painted, and obvious distress/damage was not visually evident during our site visit.

Photo 4: Typical depth of Joists noted during site visit

Photos 5 + 6: Spacing of Joists

Photo 7: Beam connection supporting joists in this area unavailable to view

BEAMS, COLUMNS

Beams and columns were inaccessible to view during NOVA's visit due to interior framing. A follow up visit can be performed (if requested) if these framing elements are removed and exposed for observation.

We appreciate your selection of NOVA and the opportunity to be of service on this project. If you have any questions, or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,

NOVA Engineering and Environmental, LLC

Jonathan A. Bryant
Project Manager

Appendix: Concrete Core Test Report
Core Location Diagram

3900 Kennesaw 75 Parkway, Suite 100
Kennesaw, Georgia 30144
770-425-0777 www.usanova.com

CONCRETE CORE TEST REPORT

Project: Fulton County Public Safety Training Center
Client: Sizemoregroup

Date: April 23, 2024
NOVA Job No.: 10102-1024048.000
NOVA Lab No.: 65293.Rev.1

Date Concrete Placed:	**Not Indicated**
Date Concrete Cored:	04/17/2024
Date Cores Received:	04/17/2024
Date Cores Last Wetted:	04/18/2024
Date Core Tested:	04/22/2024

Placement Location: See attached location plan.

COMPRESSION TEST RESULTS

Core ID	Received Length Nearest (1/4-inch)	Sawed Length (inch)	Capped Length (inch)	Diameter (inch)	Area (sq.in.)	Maximum Load (lbf)	Length/ Diameter Correction Factor	Compressive Strength (psi)	Core Density (pcf)
#1	2.00	1.90	2.15	1.25	1.23	5,250	0.978	**4,170**	131
#2	2.50	2.20	2.45	1.25	1.23	3,700	1.000	**3,010**	130
#2.5	2.25	1.65	1.90	1.25	1.23	4,300	0.962	**3,360**	134
#3	2.75	2.35	2.55	1.25	1.23	4,000	1.000	**3,250**	134
#3.5	2.00	1.80	2.05	1.25	1.23	3,700	0.971	**2,920**	130

Test Procedure: Received cores was tested in general accordance with ASTM C 42, "Standard Test Method for Obtaining and Testing Drilled Cores and Sawed Beams of Concrete."

Core Orientation: Perpendicular to the Horizontal Plane of the Concrete as Placed.

Curing Conditions: Cores was wrapped in a plastic bag from date received until date tested

Nominal Maximum Aggregate Size Observed: From ¾" - 3/8"

RESPECTFULLY SUBMITTED:

William P. O'Hora, CET
(NICET LEVEL III 082050)

CORING LOCATION

CORING LOCATION PLAN
SCALE: NTS
SOURCE: Provided by Client, 2/13/24

NOVA
PROFESSIONAL | PRACTICAL | PROVEN

Fulton County Public Safety Training Center
3024 Merk Rd SW
College Park, Georgia
NOVA Proposal Number 1024048

FULTON COUNTY

FULTON COUNTY INFORMATION TECHNOLOGY

COUNTYWIDE STRUCTURED CABLING

and

PHYSICAL SECURITY

SCOPE OF WORK AND TECHNICAL SPECIFICATIONS

1.0 OVERVIEW

Fulton County Structured Cabling and Physical Security (Access Control and Video Surveillance) Infrastructure… providing products for the installation and maintenance of **Fulton County main distribution frames (MDF s), intermediate distribution frames (IDF s), Data Center,** and other cable distribution requirements. This includes installation of inside and outside plant structured cabling as well as associated equipment and services to support the cabling and its operability. T**he installations will comprise of Voice, Data, Video Surveillance and Physical Access Control System cabling.** Cabling types will consist of copper, fiber, low and high voltage electrical to include **new buildings and renovations**, as well as additions to and repair of existing cabling systems. Products and services will be provided by vendor, on demand, as determined necessary by Fulton County, known hereafter as the County.

2.0 GENERAL

Fulton County operates a number of facilities located throughout the County which require cabling infrastructure to facilitate connectivity for **Voice, Data, Video and Access Control services.** The County has standardized on various components and products to obtain and maintain a consistency in its infrastructure. Many of those components and products which are related to cabling and interconnection are listed within this document**. (See Appendix (A)**

Vendor shall provide, install, terminate, test, and document all hardware necessary to complete a functional cable plant fully compliant with the specifications contained within this document. The Vendor shall provide the County with comprehensive documentation on any supplied product and/or service when requested. All wiring services shall be performed in accordance with the current industry standards and governing building construction and electrical codes. For the purposes of this specification, the terms "wiring" and "cabling" are used interchangeably. Cabling services may include, but are not limited to, installation, termination, and validation of wiring for new systems, repair and modifications to existing wiring systems, and installation and cabling services also include any necessary modifications to building walls, ceilings, floors, or other structures which are required in order to complete an installation. All services must be performed with a high degree of quality in workmanship and physical appearance. Any facility or structure which is disturbed or modified by the vendor must be returned by the vendor to original or better condition.

Leviton being the County's primary standard for structured cabling components, the vendor must be certified as a Leviton Authorized Network Installer or Leviton Authorized Premier Network Installer through Leviton's Certified Contractor Program.

With Fulton County undertaking MDF and IDF closet remediation on a regular basis it is required that vendor possess a valid Georgia Unrestricted Electrical License to perform electrical work in conjunction with the cabling work. Vendor shall hold a current Electrical Unrestricted license issued by the State of Georgia or by a state with reciprocity with Georgia and listed as such.

Physical Access Control System (PACS)

Fulton County has standardized on the **IDENTIV Velocity brand Physical Access Control System (PACS…** Note: Minimum Requirements:

Security Vendor/Contractor/Subcontractor - Minimum Requirements for the PACS

The PACS Security Vendor/Contractor/Subcontractor shall be a currently certified IDENTIV Velocity Channel Partner in good standing with IDENTIV.

Component Standards & Requirements:

All items within this section are part of the County's standards and requirements. No substitutes or exceptions will be permitted without the advance approval of Fulton County.

1. **Work Area Connectivity (Category 6)**

   a. **Modular Category 6 rated information outlets,,,,,**
      - Station hardware for information outlets shall be eight
      - position/eight conductor modular jack (RJ-45 style) connectors
      - Category 6 rated
      - Retention Force Technology
      - T568B
      - Color: determined by owner
      - Leviton Part Number 61110-RL6

   b. **Patch Panels**
      - Shall berated for Category 6 performance
      - 48-port
      - 110 style T568B
      - Shall be rack mounted, standard 19" mounting style.
      - 10% spare terminations
      - Proper labeling at the port
      - Leviton Part Number 69586-U48

   c. **Patch Cords**
      - Provide two high performance Category 6 patch cords for

each patch panel port
- Length to be determined by owner
- Color to be determined by owner
- Leviton Part Number 6D460-xx□

d. UTP Cable Category 6 rated
- 4P23AWG UTP Cable
- PLUS Category 6□ CMP
- Blue 1000' Reel PAK II
- HCA Part Number 30025-8-xxy

e. Universal Angled Patch Panel, 48-Port, 2RU, CAT 6
- Shall be rated for Category 6□performance
- 48-port
- 110 style T568B
- Shall be rack mounted, standard 19" mounting style.
- 10% spare terminations
- Proper labeling at the port
- Leviton Part Number# 69587-U48

2. Face Plates
- Two-Port, Four-Port
- Single Gang
- Identification windows
- Color: White
- Leviton Part Number42080-2WS, 42080-4WS

3. Cable Management

a. Cable Management - Horizontal
- Provide front and rear horizontal cable manager above and below every Patch Panel.
- Front & Rear
- 2RU
- Leviton Part Number (492RU-HFR)

b. Cable Management - Vertical
- Provide front and rear vertical cable manager with every floor rack
- Front & Rear
- 8” x 8” channels
- Leviton Part Number 8980L-VFR

4. Fiber Optic

a. Fiber Optic Cable - Backbone Subsystem 50/125
- 24 Strand
- Multi-mode, 50/125 OM3/OM4

- o Tight Buffer, 900 micron
- o OFNP rated.
- o Fiber cable jacket shall be legibly marked by surface printing (a minimum of every 24inches) and identify the following:
  - Manufacturer's identification
  - cable construction
  - UL and/or ETL verification
  - Plenum identification
  - Cable footage markers
  - HCA Part Number 61337-12

b. Fiber Optic Patch Cords

- o LC – LC / other
- o Multimode, 50/125 OM3
- o Duplex
- o Fiber patch cords shall be from the same manufacturer as the new Structured Cabling System being installed
- o All fiber patch cords will vary in length
- o Leviton Part Number 5LDLC- Mxx
- o

c. Fiber Optic Patch Cords

i. LC – LC / other
ii. Multimode, 50/125 OM4
iii. Duplex
iv. Fiber patch cords shall be from the same manufacturer as the new Structured Cabling System being installed
v. All fiber patch cords will vary in length
vi. Leviton Part Number 54DLC- Mxx

d. Fiber Optic Patch Cords

i. LC – LC / other
ii. **Single-Mode**, 50/125
iii. OS2 OFNR Duplex
iv. Fiber patch cords shall be from the same manufacturer as the new Structured Cabling System being installed
v. All fiber patch cords will vary in length
vi. Leviton Part Number UPDLC-Sxx

e. Equipment Racks

- o 2 – Post Equipment Rack and installation
  - Chatsworth Universal Two-Post Rack 45 RMU 19" W x 7' H x 3" D – Black or compatible

f. APC Basic Rack-Mount PDU

- Horizontal PDU
  - APC– 9560

- APC– 9559

g. Access Control IDENTIV/Hirsch authorized dealer and installer – minimum one (1) year support for all parts

- IDENTIV MX Controller, 4 Door, and one year support (MX-4)
- IDENTIV MX Controller, 8 Door, and one year support (MX-8)
- IDENTIV MX Controller Memory Expansion Board-Code/Event (MEB/CB128)
- IDENTIV MX Controller Alarm Expansion Board -8 Inputs. Eight Line Module accessory included (MELM1) - (AEB8)
- IDENTIV MX Controller Accessory, Relay Expansion Board – 8 Relays (REB8)
- IDENTIV MX Upgrade Kit, 4 to 8 with 4 MELM3 Line Modules (MX-UK-4-8)
- MATCH2 Reader Interface Assembly – Includes match board and assembly (MRIA)
- Hirsch MB2 Surface Mounting Box for MRIA (Model- MB2)
- IDENTIV MX-1 PoE□ 1 Controller 1 door with 2 MELM3 line modules (MX-N3)

CABLING BASIC REQUIREMENTS

A. Hardware

Required hardware includes, but is not limited to, termination blocks or patch panel, cable, fiber, fastening devices, cable management devices, face plate (including that required for wall mounted equipment), data outlets, telecommunications outlets, patch cords and all required accessories to comply with this specification.

GROUNDING AND BONDING

All grounding and bonding shall meet the National Electrical Code (NEC□) as well as local codes, which may specify additional grounding and/or bonding requirements. Local Codes may or may not be more restrictive; at all times the more restrictive codes shall apply and be adhered to. Minimum 6 AWG [4.1 mm (0.16 in)] insulated copper bonding conductors (part of the Telecommunications Bonding Backbone [TBB]) are installed through every major telecommunications pathway (backbone pathway) and directly bonded to a Telecommunications Grounding Bus bar (TGB) in each telecommunications equipment location. According to ANSI/TIA/EIA-607, consideration should be given to sizing conductors as large as 3/0 AWG [10 mm(0.39 in)].

SPECIAL REQUIREMENTS FOR CABLE ROUTING AND INSTALLATION

A. Cabling

All communications cabling used throughout this contract shall comply with the requirements as outlined in the National Electric Code (NEC□) Articles 725, 760, 770, and 800 and the appropriate local codes. All cabling shall bear CMP (Plenum Rated), CM/CMR (Riser Rated) and/or appropriate markings for the environment in which it is installed.

B. Cable Pathway

In suspended ceiling and raised floor areas where duct, cable trays or conduit are not available, the Vendor shall bundle, in bundles of 50 or less, station wiring with plastic cable ties snug, but not deforming the cable geometry. The cable bundling shall be supported via "J", hooks attached to the existing building structure and framework at a maximum of five (5) foot intervals. Plenum rated cable will be used in all areas. The Vendor shall adhere to the manufacturers' requirements for bending radius and pulling tension of all data and telecommunications cables.

C. Fire Stopping

Sealing of openings between floors through rated fire and smoke walls, existing or created by the Vendor for cable pass through, shall be the responsibility of the Vendor. Sealing material and application of this material shall be accomplished in such a manner which is acceptable to the local fire and building authorities having jurisdiction over this work. Creation of such openings as are necessary for cable passage between locations as shown on the drawings will be the responsibility of the Vendor. Any openings created by or for the Vendor and left unused shall also be sealed as part of this work.

D. Inside and Outside Plant Installations

The vendor shall be responsible to provide both Inside and Outside plant work. The outside plant work shall be for inter-building connectivity that may include trenching, placing of conduit, as well as installation of copper or fiber cabling. Vendor shall assure that trenching and other similar tasks are performed by valid Georgia Utility Contractor licensee as mandated by code.

Due to the existence of aerial outside plant projects the vendor must own or have access to a bucket / boom truck.

E. Vendor Responsibility

The Vendor will be responsible for damage to any surfaces damaged or work disrupted as a result of his/her work. Repair of surfaces, including painting, will be included as necessary. All effected structures and/or work areas shall be restored by the vendor to original or better condition.

EQUIPMENT RACKS

The Equipment Racks (ER) shall be equipped with a system to house owner-

provided equipment and vendor provided termination bays for the multiple cable types. The equipment rack shall be designed to meet the requirements of cabling and equipment distribution systems. The racks shall be made of lightweight steel, and include the flexibility to mount various types of hardware to the frame, (i.e. vertical and horizontal wire ways)

A. Space and Usage of Existing Racks

Where sufficient rack space is available on an existing EIA approved rack, the connections may be installed on the existing rack. The minimum rack size shall be a standard 19 inch rack with sufficient rack space to allow the Fiber Distribution Center (FDC) to be placed at the top of rack.

B. Mounting

Racks shall be mounted on an isolation pad and utilize non-conductive washers to secure the rack to the floor. Floor mounted open racks shall be secured from the top rail to the backboard in the room with a length of cable runway to prevent movement. All racks should be grounded to the isolated ground bus bar within the equipment room using a standard ground lug and a minimum 6 AWG [4.1 mm (0.16 in)] insulated copper bonding conductors. According to ANSI/TIA/EIA-607, consideration should be given to sizing conductors as large as 3/0 AWG [10 mm (0.39 in)].

C. Fiber Communications Circuits

Fiber Communications TC locations shall be equipped with patch panels for termination of fiber optic cable strands.

1. All fibers will be interlocking armored or in inner-duct and terminated in the TC's with ST, SC, or LC type connectors in rack mounted fiber distribution shelves equipped or cabinets with sufficient panels, couplers and jumper storage shelves to terminate and secure all fibers.

2. One 24 strand, 50/125 OM3/OM4 fiber cable, sufficient connectors, and couplers. To support and protect fiber install in plenum rated 1" inner• duct.

3. All fiber patch panels shall be securely fastened to the equipment racks.

4. Vendor shall provide all required cable management, D-rings, or other approved guides as required to make a neat installation.

5. All optical fiber cables shall be 100% tested with an optical power meter and light source for attenuation and length. The length shall be recorded using an OTDR, optical length test measurement device or sequential cable measurement markings.

6. Attenuation shall be tested at 850 nm and at 1300 nm for multimode fiber cable. Each strand shall not exceed a level of: 3.5 db/km of attenuation for 850 nm 1.5 db/km of attenuation for 1300 nm.

7. Each strand test results shall be turned over to the owner, with the following information required:

- Test from point to point
- Fiber I.D. label number
- Fiber length
- RX level
- Attenuation total
- db/km of attenuation for 850 nm
- db/km of attenuation for 1300 nm
- Wave length
- Reference level

WORKMANSHIP

Components of structured cable systems (SCS) shall be installed in a neat, workmanlike manner. Wiring color codes shall be strictly observed and terminations shall be uniform throughout the system. Identification markings and systems shall be uniform. EIA/TIA 568-D wiring codes shall

standardize all SCS wiring.

INSTALLATION

All installations shall be done in conformance with ANSI/TIA-568-D standards.

The Vendor shall ensure that the maximum pulling tensions of the specified distribution cables **are not** exceeded and cable bends maintain the proper radius during the placement of the facilities. Failure to follow the appropriate guidelines will require the Vendor to provide in a timely fashion, the additional material and labor necessary to properly rectify the situation. This will also apply to any and all damages sustained to the cables by the Vendor during the installation.

A. Bonding and Grounding

The Vendor shall be responsible for providing an approved ground at all newly installed distribution frames, and/or insuring proper bonding to any existing facilities. The Vendor shall also be responsible for ensuring ground continuity by properly bonding all appropriate cabling, closures, cabinets, service boxes, and framework. All grounds shall consist of #6 AWG copper wire and shall be supplied from an approved building ground and bonded to the main electrical ground. Grounding shall be in accordance with EIA/TIA 607-C, NEC, NFPA and all local codes and practices.

B. Power Separation

The Vendor shall not place any distribution cabling alongside power lines, or share the same conduit, channel or sleeve with electrical apparatus.

C. Miscellaneous Materials

The Vendor shall provide any necessary tie wraps, straps, clamps, mounting screws, anchors, D-rings, J hooks, wire surface mount molding (MC/MDF & TC/IDF locations), labels, miscellaneous grounding and support hardware, etc., necessary to facilitate the installation of the System, and labor to install horizontal and patch cables, dress, test, certify, and label these completed cable drops. This includes cable management (i.e. routing and dressing of cables) on the port side as well as the punch down side of the patch panel and/or punch down block (110).

D. Special Equipment and Tools

It shall be the responsibility of the Vendor to furnish any special installation equipment or tools necessary to properly complete the System. This may include, but is not limited to, tools for terminating cables, testing devices, ladders, lifts, splicing equipment, etc.

E. Labeling (See Appendix B)

The Vendor shall be responsible for printed labels for all cables and cords, distribution frames, and outlet locations, according to the County's specifications. No labels are to be written by hand. The standard labeling method that shall be enforced is as follows: Building ID, Floor, Closet, Voice/Data, Line or Cable Drop Number (Example for 395 Pryor Street, Third floor(3), South closet, Voice line, cable drop number 122; 395-3-S-V- 122).

F. Cable Storage

The Vendor shall not roll or store cable reels without an appropriate underlay and the prior approval of the County or its General Contractor.

DAMAGES

The Vendor will be held responsible for any and all damages to portions of the building caused by it, its employees or subcontractors, including, but not limited to:

A. Building

Damage to any portion of the building caused by the movement of tools, materials or equipment

B. Work Spaces

Damage to any component of the construction of spaces "turned over" to the Vendor

C. Electrical Distribution

Damage to the electrical distribution system and/or other space "turned over" to the Vendor

D. Systems

Damage to the electrical, mechanical and/or life safety or other systems caused by inappropriate operation or connections made by the Vendor or other actions of Vendor

E. Other

Other damage to the materials, tools and/or equipment of the County, its consultants, General Contractor, subcontractors, Architect, other vendors, agents and lessees

PENETRATIONS OF WALLS, FLOORS AND CEILINGS

A. Creating Penetrations

The Vendor shall make no penetration of floors, walls or ceiling without the prior consent of the County. When requested, the vendor will create penetrations through fire-rated, acoustical or other walls for cableways such penetrations shall be sleeved and sealed, by the Vendor, in compliance with applicable code requirements and as directed by the County. This could/would include X-ray of floor or wall.

B. Penetration Utilization and Requirements: Non Fire-Rated

Where penetrations through acoustical walls or other walls for cableways have been provided for the Vendor, such penetrations shall be sealed by the Vendor in compliance with applicable code requirements and as directed by the County.

C. Penetration Utilization and Requirements: Fire-Rated

Where penetrations through fire-rated walls for cableways have been provided for the Vendor, such penetrations shall be sealed by the Vendor as required by code and as directed by the County.

TESTING

Testing of all copper wiring shall be performed prior to system cut over. 100 percent of the horizontal and riser wiring pairs shall be tested for opens, shorts, polarity reversals, transposition and presence of AC voltage. Telecommunications and data horizontal wiring pairs shall be tested from the information outlet (jack) to the TC. Category 6 cable runs shall be tested for conformance to the specifications of EINTIA 568A5 Category 5e. Category 6 cable runs shall be tested for conformance to the specifications of EIA/TIA 568-C.2 Testing shall be done with a EIA/TIA TSB-67/95 UL Certified Level 2 test set. Test shall include length, mutual capacitance, characteristic impedance,

attenuation, and near-end and far end crosstalk. Any pairs not meeting the requirements of the standard shall be brought into compliance by the Vendor at no charge to the County. Complete, end to end test results shall be submitted to the County prior to payment for the installation.

COMPLETION OF WORK and SERVICE LEVEL AGREEMENTS

A. Site

At the completion of the Work, the Vendor shall restore to its former condition, all aspects of the project site, and shall remove all waste and excess materials, rubbish, debris, tools and equipment resulting from or used in the services provided under this Contract. All clean-up, restoration, and removal noted above will be by the Vendor and at no additional cost to the County. If the Vendor fails in its duties under this paragraph, the County may, upon notice to the Vendor, perform the necessary clean up and deduct the costs thereof from any amounts due or to become due to the Vendor. The County is not responsible for any materials or equipment left on County property.

CONDUCT

The conduct and appearance of the Vendor's employees is just one of the steps in creating a professional work force to support the County business. As such, the vendor must provide each employee with proper training and an Employee Handbook to establish expectations. Included, but not limited to the following in such Handbook, will be the following:

- Code of Conduct
- Substance abuse policy
- Insurance policy reference information
- Dress Code including logo shirts and appropriate trousers
- Training Policy

(Appendix: A)

Item Number	Item Description
1a	Plenum cable - Cat 6 Horizontal Cable (single drop, single pull) Installed Category 6 Horizontal Cable: Including specified cable (280 – 300 ft length), Cat6 RJ45 outlets, faceplates, miscellaneous materials, specified termination materials and labor to terminate each end, one category-6 7ft patch cord, and one category-6 10-ft patch cord.

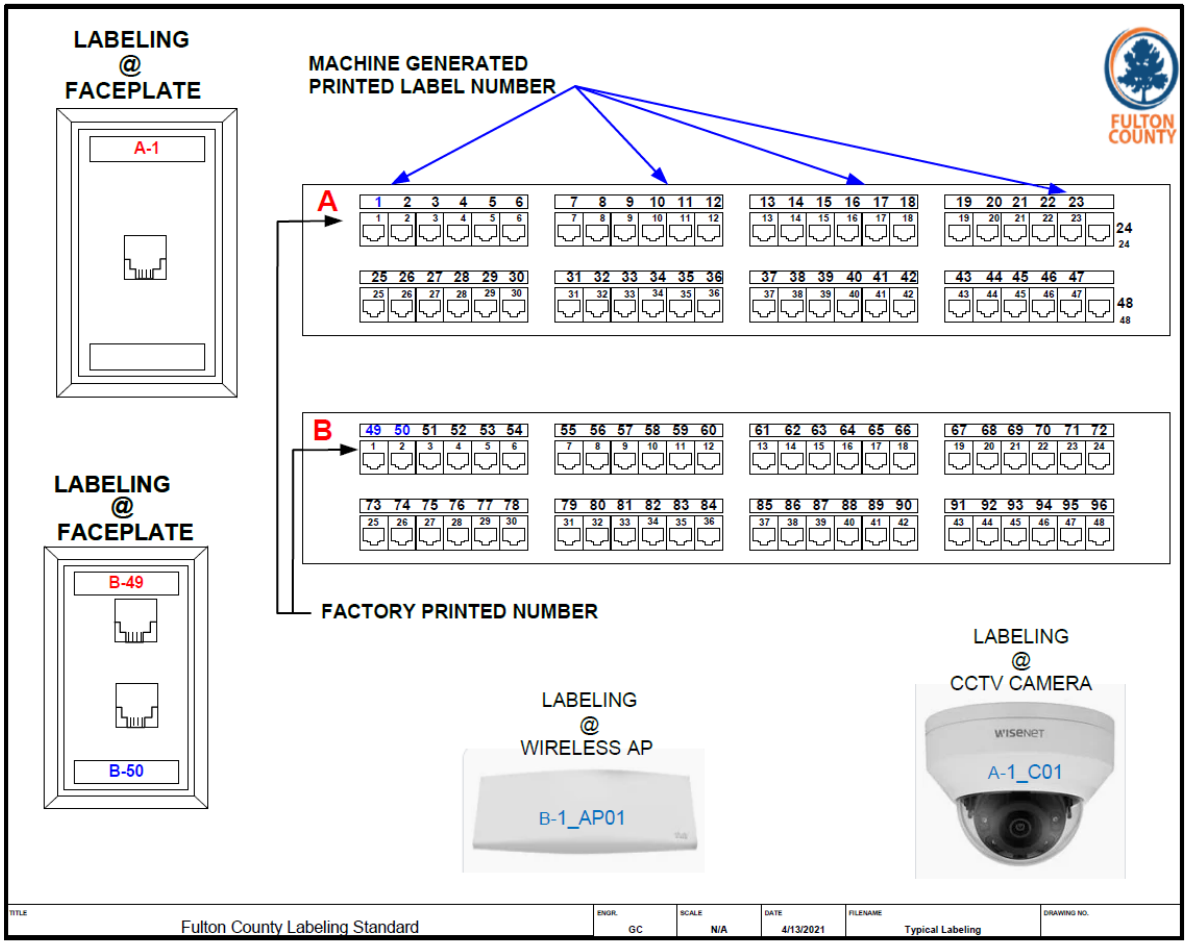
1b	One (24-Strand, 50/125 MM} OM3 fiber cable (600 ft. length/inner-duct, installed}: Secure all plenum fiber ONFP and 1" plenum inner- duct. All fibers will be run in inner-duct and terminated in the TC's with SC, LC type connectors in rack mounted shelves equipped with sufficient panels, couplers, and jumper storage shelves to terminate and secure all fibers.
2a	APC Smart-UPS On-Line, 3kVA, Rackmount 2U, 125V, 8x 5-20R+1x L5-30R NEMA outlets, Network Card,
2b	APC Smart-UPS X 120V External Battery Pack Rack/Tower - battery enclosure - lead acid

2c	Installation of Electrical Circuit with breaker and twist-lock receptacle for APC UPS devices **NEMA L5-30P 125V Twist Lock**
3a	Leviton Angled QuickPort Patch Panel, 48-port, 2RU, with magnifying lens (49256-L48)
3b	Leviton Angled QuickPort Patch Panel 24-Port 1RU With Magnifying Lens (49256-L24)
3c	Leviton HRZ Wire manager for patch panel (49RU- HFR)
3d	Leviton VRT Wire manager for patch panel (4980L- VFR)
3e	Leviton Copper patch cords, Cat 6, 5 ft. (6D460-05)
3f	Leviton Copper patch cords, Cat 6, 7 ft. (6D460-07)
3g	Leviton Copper patch cords, Cat 6, 10 ft. (6D460-10)
3h	Leviton Copper patch cords, Cat 6, 15 ft. (6D460-15)
3i	Leviton Copper patch cords, Cat 6, 25 ft. (6D460-25)
3j	Category-6 UTP Network Cable - 1000' Spool

4a	Leviton Economy Patch Cord - FIBER OPTIC CABLE PCORD **OM3** LC-LC 3M (5LDLC-M03)
4b	Leviton Economy Patch Cord - FIBER OPTIC CABLE PCORD **OM3** LC-LC 5M (5LDLC-M05)
4c	Leviton Economy Patch Cord - FIBER OPTIC CABLE PCORD **OM3** LC-LC 10M (5LDLC-M10)
4d	Leviton Economy Patch Cord - FIBER OPTIC CABLE PCORD **OM3** LC-LC 15M (5LDLC-M15)

4e	Leviton Economy Patch Cord FIBER OPTIC CABLE PCORD **OM4** SC-LC 1M (54DCL-M01)
4f	Leviton Economy Patch Cord FIBER OPTIC CABLE PCORD **OM4** SC-LC 5M (54DCL-M05)
4g	Leviton Economy Patch Cord FIBER OPTIC CABLE PCORD **OM4** SC-LC 10M (54DCL-M10)
4h	Leviton Economy Patch Cord FIBER OPTIC CABLE PCORD **OM4** SC-LC 15M (54DCL-M15)
4i	Leviton Economy Patch Cord 9/125 um **Single-Mode** OS2 OFNR Duplex LC-LC 3m (UPDLC-S03)
4j	Leviton Economy Patch Cord 9/125 um **Single-Mode** OS2 OFNR Duplex LC-LC 10m (UPDLC-S10)
5a	IDENTIV MX-1-ME Mx-1 Controller - 1 Door Edge with Metal Enclosure
5b	IDENTIV MX Controller, 4 Door, and one year support (Part Number: MX-4)
5c	IDENTIV) MX Controller, 8 Door, and one year support (Part Number: MX-8)
5d	IDENTIV MX Controller Memory Expansion Board-Code/Event (MEB/CB128)
5e	IDENTIV MX Controller Alarm Expansion Board -8 Inputs. Eight Line Module accessory included (MELM1) - (AEB8)
5f	IDENTIV MX Controller Accessory, Relay Expansion Board – 8 Relays (REB8)

(Appendix: B)



Cable Labeling

A consistent labeling and numbering scheme shall be used. The labeling shall be clearly legible and easily identifiable on both ends of the termination. If properly labeled and documented, a technician should be able to easily identify the exact location of the remote end of the termination.

A. Telecommunications Closet Labeling

1. **<u>Rack Labeling</u>**

Patch panels will be labeled with a capital letter starting with "A" at the top and continuing consecutively down the rack.

Each terminated cable should be labeled with a consecutive number starting with "001" on the cable sheathing at the rack end and the remote end.

UTP feeders between IDF's (as required) should be labeled on the patch panel in the label section below the actual ports. (Ex. *Cat 6 feeders 1-6 to IDF 233.*)

No other labeling is required on the patch panels.
A technician should be able to refer to a cable either by its consecutive number or its port location. Ex. The cable terminated at patch panel A, port 1 would be labeled *"001"* on the

sheath but referred to as *A1*. The cable terminated at patch panel B, port 1 would be labeled *"049"* but referred to as *B1*.

2. Fiber Labeling
   Fiber panels will be labeled on the outside surface with the feeder location. (Ex. *Fiber Feeder to Lumbee Hall MDF Rm 115)* The actual fiber will also be labeled at the point before it enters the termination box. Single-mode and multi-mode fiber connector sections should be distinctively labeled. (Ex. *SM 1-12, MM 13-24)* Each fiber should be numbered and labeled at the connector.

3. Voice Feeder (As required)
   The rack-mounted voice feeder patch panel should be labeled with the termination location and cable pairs. (Ex. *25 PR to DMRC Rm. 115 1-25, 25 PR to DMRC Rm. 115 26-50,* etc.) The demarcation end should be labeled similarly. (Ex. *25 PR to IDF Rm. 138 1-25*.)

B. Workstation End Labeling

Each drop location in a user area should be labeled. From this label, a technician should be able to identify the exact location of the termination in the appropriate telecommunications closet. A wall plate with dual labeling windows should be used with one at the top and one at the bottom. A typical drop will consist of one data connection. The label should include the telecommunication closet room number where the cable is terminated, the patch panel where the cable is terminated, the type of cable, D for data and V for voice, the actual patch panel port number, and the current room number and location letter for when multiple drops are placed in a room.

Example Top Wall plate Label: A-1

A - patch panel this cable is terminated on.
1 - port 1 on the patch panel

Example Bottom Wall plate Label: B-49 / B-50

B - patch panel this cable is terminated on.
49 / 50 - ports 49 and 50 on the patch panel

C. Telecommunications Closet Documentation

Each telecommunications closet should hold a copy of the workstation-to-patch panel assignment table and a copy of the "As-Built Drawings" with the actual cable numbers and termination locations. The table should list the telecommunications room number, the cable number, the cable type (voice or data), the patch panel letter, the port number, and the remote termination location (room number and wall plate location). All data connections should be listed first followed by all voice connections. This list should be laminated, bound and hung near or on the rack.

Ex:	BDF RM#	TYPE	CABLE#	PORT	PANEL	WRKSTN LCTN
	125	D	1,2	1,2	A	101 A
	125	D	4,5	3,4	A	101 B
	125	V	3	1	F	101A

D. Device Labeling - Cameras

Each drop location for Cameras - From this label, a technician should be able to identify the exact location of the termination in the appropriate telecommunications closet. The label should include where the cable is terminated (P*atch Panel Identifier - Port Number) and (Camera Identifier)*

Example Camera Label: **A-1 C01**

A - patch panel this cable is terminated on.

1 - port 1 on the patch panel
C01 - Camera Identifier

E. Device Labeling – Wireless Access Points

Each drop location for Wireless Access Points - From this label, a technician should be able to identify the exact location of the termination in the appropriate telecommunications closet. The label should include where the cable is terminated (Patch Panel Identifier - Port Number) and (AP identifier).

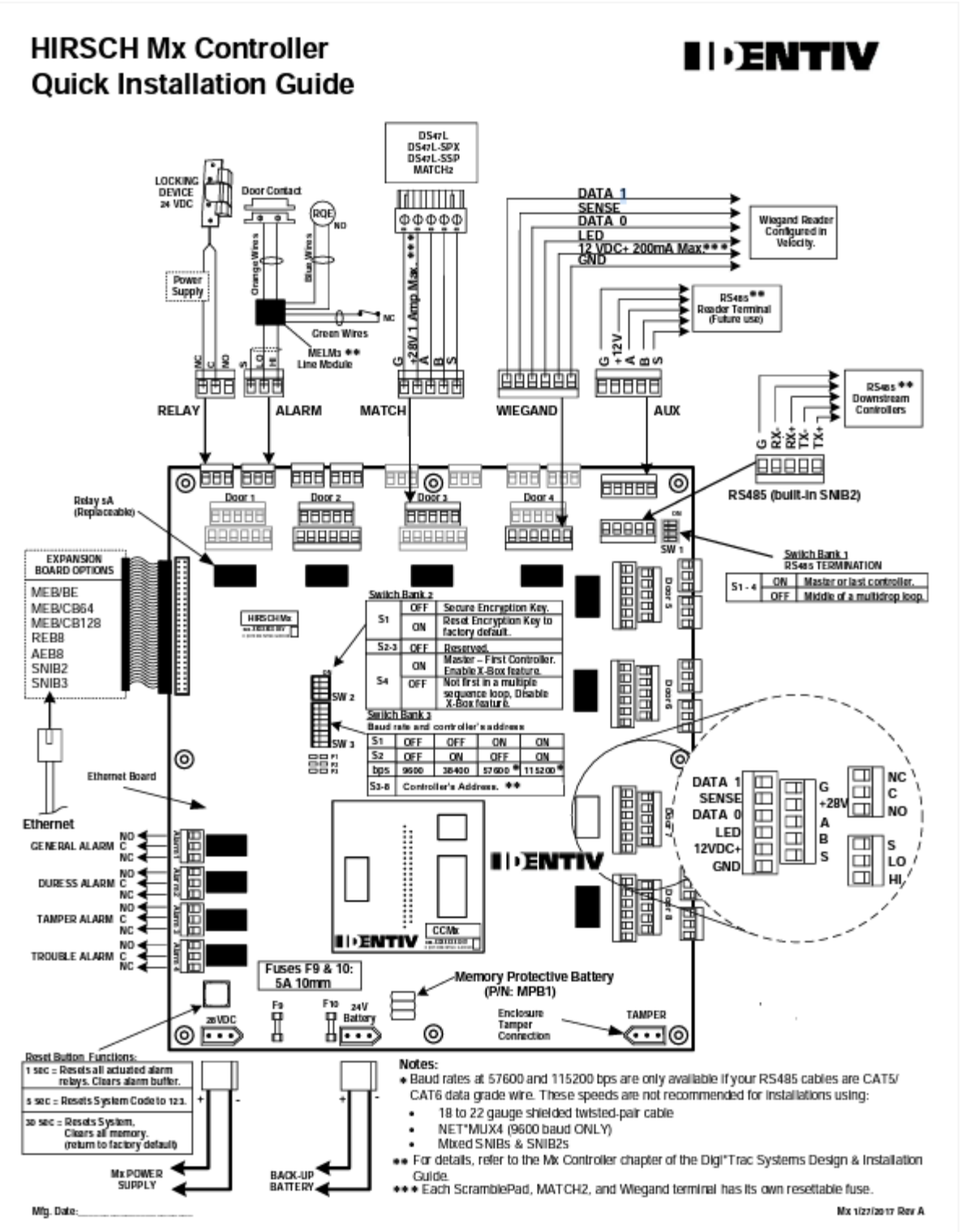
Example Wireless AP Label: **B-1□AP01**

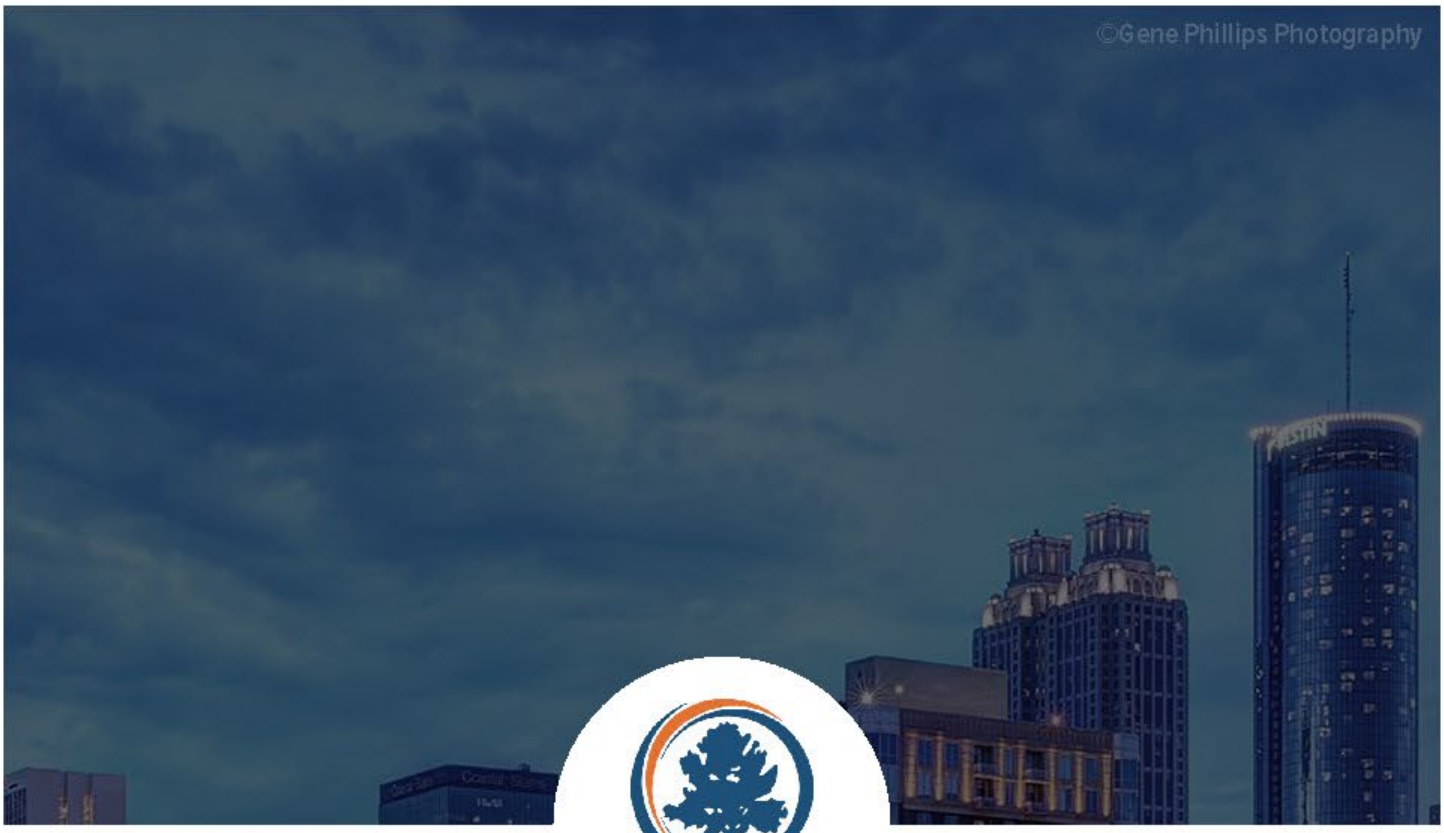
B - patch panel this cable is terminated on.
1 - port 1 on the patch panel
AP01 - AP Identifier

Example Camera Label: **B-1□AP01**

FC Network Cable Color Scheme Preference

Plenum cable - Cat 6 Horizontal Cable (single drop, single pull) Installed Category 6 Horizontal Cable: Including specified cable (250 – 300 Feet length), Cat6 RJ45 outlets, faceplates, miscellaneous materials, specified termination materials and labor to terminate each end.	**Color**
Cabling - Data Connections	**Blue**
Cabling - Data Connection Patch Panels and Jack Inserts	**Blue**
Cabling - Data Patch Cables - From data jacks to endpoint devices (Printers/Desktops)	**Black**
Backbone Cabling - Cameras	**Green**
Cabling - Cameras Patch Cables/Jack Inserts	**Green**
Backbone Cabling - Wireless Access Points	**Purple**
Cabling - Wireless Access Points Patch Cables/Jack Inserts	**Purple**
Voice Cabling / Jack Inserts	**White**
Cabling - UPS Connection - Patch Cables	**Orange**
Backbone Cabling - Cables to Access Control Panels - Plenum Rated Composite Access Control Cabling	**Yellow**

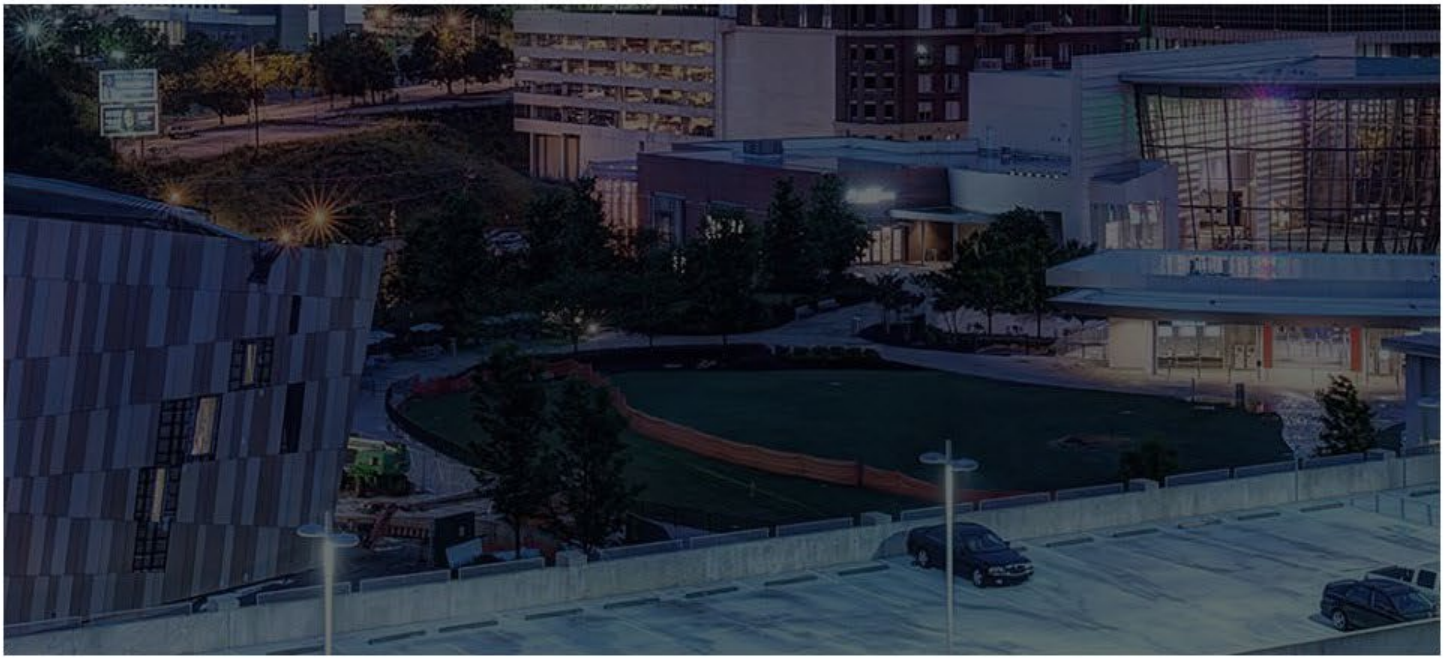




FULTON COUNTY

SPACE STANDARDS

FULTON COUNTY – SPACE USE & ALLOCATION



PRIVATE OFFICES –

Proposing three typical office sizes:

1) **Private Office = PO1** – ~250 SF - Executive Director/Department Head **DIRECTOR**– to provide necessary space for desktop and meetings with up to 8 guests. Proposed location could be a corner where possible or exterior wall. Use of sidelights, clerestories, or glass fronts would allow natural light to travel to interior of building.

2) **Private Office =** PO2 – ~ 180 SF - Director / Deputy Executive / Division Director / Local Manager **DEPUTY DIRECTOR**– to provide necessary space for desktop and meetings with up to 6 guests. Proposed location would be interior with use of sidelights, clerestories, or glass fronts to allow for natural light and provides a sense of openness.

3) **Private Office =** PO3 - ~ 120 SF - Manager / Staff **MANAGER / ADMINISTORS /OFFICER/SUPERVISOR** whose work requires confidentiality – to provide necessary space for desktop and meetings with up to 2 guests. Proposed location would be interior with use of sidelights, clerestories, or glass fronts to allow for natural light and provides a sense of openness.

OPEN (MODULAR) WORKSPACES

Workspaces would be provided in the form of soft-wall furniture systems and allowing for three typical sizes:

1) Open Space 1 - ~9'x12' or 9'x9' – Manager / / Coordinator/**ASSOCIATE/OFFICER/ASSISTANT/ANALYST**– to allow space for large documents to be spread out, moderate filing space, and occasional meeting with 1 to 2 persons. Proposed location and use of materials (glass) would be close to exterior to allow for natural light.

2) Open Space 2 - ~8'x8' or 6'x6' – Professional Staff / Administrative / Technician /**SPECIALIST/ENGINEER/CLERK** – work centered on data management. Limited desktop space and filing, and occasional meeting with 1 person. Proposed location and use of materials (glass) would be closer to interior but still exposed to natural light.

3) Open Space 3 - ~5'x4' – Technician / Call Center / Hotel - work centered on data management. Limited desktop space and no filing. Proposed location would be closer to interior but still exposed to natural light.

All work areas to be wired for data, voice and electrical connections. Some panels to be acoustical and some glass. Height of panels may vary per function and need for transparency versus privacy. Recommend the usage of sound masking system.

MEETING SPACE STANDARDS

Proposing a total of six typical spaces:

1) Huddle (CS1) - ~120 SF – to allow for small groups (1 to 4 occupants) impromptu meetings while still providing a level of confidentiality. Recommend the same size of private office PO3 to allow for future flexibility of space changes. Proposed location would be in the interior with use of sidelights, clerestories or glass fronts to allow for natural light. Could also be used as a "quiet room", "deposition room", etc. The proposed amount of Huddle (CS1) Meeting Rooms would be determined by a ratio of 1 Huddle Room per every 10 employees located in Modular Workspaces (OS1, OS2, OS3). The total number of huddle rooms should not exceed 5 unless the department is willing to trade larger meeting spaces for more Huddle Rooms.

2) Open / Collaborative (OC1) - to allow personnel assigned to modular workspaces the flexibility of spontaneous meetings. Proposed location would be spread out among modular workspaces in the floor. The proposed amount of Open/Collaborative (OC1) would be determined by a ratio of 1 Open/Collaborative area per every 20 employees.

3) Small (CS2) – ~ 250 SF – to accommodate 8 to 10 occupants. Proposed location would be in the exterior to allow for natural light The use of storefronts, sidelights, or clerestories would also allow light into interior spaces.. Recommend the same size as private office PO1 to allow for future flexibility of space changes. The proposed amount of Small (CS2) Meeting Rooms is a minimum of **ONE** per department.

4) Medium (CS3) - ~350 SF - to accommodate 10 to 16 occupants. Proposed location would be in the interior with use of sidelights, clerestories or glass fronts to allow for natural light. The proposed amount of Medium (CS3) Meeting Rooms per department would be determined by the total hours per week needed by each department for meetings of this size.

5) Large (CS4) – ~500 SF - to accommodate 18 to 22 Occupants. Proposed location to be central in the floor, near the elevators, in the interior, with use of sidelights, clerestories or glass fronts to allow for natural light. Could also be used as a multi-purpose room. The proposed amount of Large (CS4) Meeting Rooms per department would be determined by the total hours per week needed by each department for meetings of this size.

6) Training Room or Multi-purpose room (CS5) - ~1,000 SF - 24 to 32 occupants – should be located near an outside entry for easy access. Could also be used as a multi-purpose room. The proposed amount of Training Rooms (CS5) would be determined by an aggregate of all total hours needed for training across all departments.

All meeting rooms should be equipped with a speaker phone, flat screen or overhead projector, screen, data connectivity at the table, data and power access in perimeter walls.

Provide option for video conference in CS3, CS4 and CS5.

Provide option for distributed speakers and distributed power access in CS4 and CS5.

COMMON / SHARED SPACE STANDARDS

Proposing three typical spaces:

1) Copy/Workroom – size is based on equipment, millwork and aisles. To serve an entire floor or individual departments. Proposed location would be in the interior.

2) Breakroom – size of room to be a ratio to the number of people on the floor. To serve an entire floor.

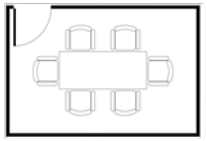
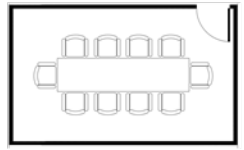
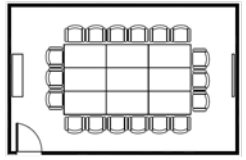
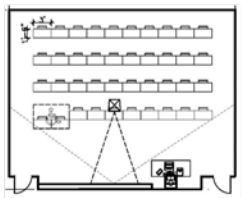
3) Storage – size of room determined by standard office supply needs. To serve individual departments. Proposed location would be in the interior.

4) Special Storage Rooms – Special storage room requirements based on information provided by each department during interviews and in Space Needs Assessment Questionnaire. For example, an art storage room for the Art Department and Tax Maps Storage for the Tax Assessor/Tax Commissioner.

OFFICE SPACE STANDARDS

Title/Function	Space Type	Standard	Recommended Size (Sq.Ft.)	Citeria	Technology/Equipment	Architectural Requirements	Drawing
●Executive Director ●Department Head	Office	PO1	~250	●Functionality ●Seniority ●Confidentiality	●Phone at Desk ●Speaker Phone at Conference Table ●Laptop / Monitor ●WiFi ●Projection Surface	●Hard walls with insulation ●Lockable doors ●Acoustical ceiling tiles ●Corner location ●Sidelights/Glass Fronts	
●Deputy Executive or Director ●Division Director ●Local Manager	Office	PO2	~180	●Functionality ●Seniority ●Confidentiality	●Phone ●Laptop / Monitor ●WiFi	●Hard walls with insulation ●Lockable doors ●Acoustical ceiling tiles ●Interior location ●Sidelights/Glass Fronts	
●Manager ●Staff whose work requires confidentiality	Office	PO3	~120	●Functionality ●Seniority ●Confidentiality	●Phone ●Laptop / Monitor ●WiFi	●Hard walls with insulation ●Lockable doors ●Acoustical ceiling tiles ●Interior location ●Sidelights/Glass Fronts	
●Manager ●Supervisor ●Coordinator	Workstation	OS1	~9' x 12' or 9" x 9'	●Functionality ●Seniority ●Confidentiality	●Phone ●Laptop / Monitor ●WiFi	●Furniture Systems ●Acoustic Panels with glass on top and laminate exterior ●Perimeter locations	
●Professional Staff ●Administrative ●Tech	Workstation	OS2	~8'x8' or 6'x6'	●Functionality ●Seniority ●Confidentiality	●Phone ●Laptop / Monitor ●WiFi	●Furniture Systems ●Acoustic Panels with glass on top and laminate exterior ●Interior locations	
●Technician ●Call Center	Workstation	OS3	~5' x 4'		●Phone ●Laptop / Monitor ●WiFi	●Furniture Systems ●Acoustic Panels with glass on top and laminate exterior ●Interior locations	

Open Station panel heights: ~53" high (62-67" if more visual privacy is needed)

MEETING SPACE STANDARDS							
Capacity	**Space Type**	**Standard**	**Recommended Size (Sq.Ft.)**	**Citeria**	**Technology/Equipment**	**Architectural Requirements**	**Drawing**
●1 - 4 Occupants	Huddle	CS1	~120	●Functionality ●Confidentiality ●Ratio to staff in modular furniture	●Speaker Phone ●WiFi	●Hard walls with insulation ●Sidelights/Glass Fronts	
●1 - 3 Occupants	Open / Collaborative	OC1		●Ratio to staff in modular furniture		●Open space	
● 6 - 8 Occupants	Small	CS2	~250	●Functionality ●Confidentiality ●Determined by demand and requirements within the area of the floor	●Speaker Phone ●WiFi ●Flat Screen or ●Overhead Projector with Screen ●Data Connectivity at Table	●Hard walls with insulation ●Acoustical ceiling tiles ●Sidelights/Glass Fronts	
●10 - 16 Occupants	Medium	CS3	~350	●Functionality ●Confidentiality ●Determined by demand and requirements within the area of the floor	●Speaker Phone ●WiFi ●Flat Screen or ●Overhead Projector with Screen ●Data Connectivity at Table ●Option for Video Conferencing	●Hard walls with insulation ●Acoustical ceiling tiles ●Sidelights/Glass Fronts	
●18 - 22 Occupants	Large Multi Purpose	CS4	~500	●Functionality ●Confidentiality ●Determined by demand and requirements within the area of the floor	●Speaker Phone ●WiFi ●Flat Screen or ●Overhead Projector with Screen ●Data Connectivity at Table ●Option for Video Conferencing and Distributed Speakers	●Hard walls with insulation ●Acoustical ceiling tiles ●Sidelights ●Centrally located near elevators ●Flexibilty to be used as multi-purpose room	
●24 - 32 Occupants	Training Multi Purpose	CS5	~1000		●Speaker Phone ●WiFi ●Flat Screens or ●Overhead Projectors with Screens ●Data Connectivity at Table ●Option for Video Conferencing and Distributed Speakers ●Distributed Power Access	●Hard walls with insulation ●Acoustical ceiling tiles ●Sidelights ●Proximity to atrium/outside entry ●Flexibilty to be used as multi-purpose room	

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Envelope Originator:
Craig R. Bogan
141 Pryor Street
Purchasing & Contract Compliance, Suite 1168
Atlana, GA 30303
craig.bogan@fultoncountyga.gov
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Signer Events	Signature	Timestamp
Paul H. Hogan H.Hogan@hoganconstructiongroup.com Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Accepted: 9/24/2025 6:04:40 AM ID: e795af64-9e8d-41fe-93a9-747b7a5f714f	Signed by: Paul H. Hogan 61B08C4B5D9E42A... Signature Adoption: Pre-selected Style Using IP Address: 96.73.223.217	Sent: 9/23/2025 3:45:44 PM Resent: 9/29/2025 8:36:14 AM Viewed: 10/6/2025 11:30:45 AM Signed: 10/6/2025 11:34:57 AM
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Joseph Davis Joseph.Davis@fultoncountyga.gov Director Security Level: Email, Account Authentication (None)	Signed by: Joseph Davis B20354A88008422... Signature Adoption: Pre-selected Style Using IP Address: 74.174.59.10	Sent: 10/14/2025 9:28:30 AM Viewed: 10/14/2025 10:28:07 AM Signed: 10/14/2025 10:28:17 AM
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Kaye Burwell Kaye.Burwell@fultoncountyga.gov Deputy County Attorney Security Level: Email, Account Authentication (None)	Signed by: Kaye Burwell 40352659B237414... Signature Adoption: Pre-selected Style Using IP Address: 172.0.242.18	Sent: 10/15/2025 12:36:34 PM Viewed: 10/17/2025 11:14:14 AM Signed: 10/17/2025 11:16:10 AM
Electronic Record and Signature Disclosure: Accepted: 10/17/2025 11:14:14 AM ID: 36c4b4d6-e878-4dc8-9464-8b36aefff88f		
Nikki Peterson nikki.peterson@fultoncountyga.gov Chief Deputy Clerk to the Board of Commissioners Fulton County Government Security Level: Email, Account Authentication (None)	**Completed** Using IP Address: 74.174.59.10	Sent: 10/17/2025 11:16:33 AM Resent: 10/20/2025 4:12:11 PM Viewed: 10/21/2025 4:04:31 PM Signed: 10/27/2025 11:08:41 AM
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Robert L. Pitts harriet.thomas@fultoncountyga.gov Chairman Fulton County Security Level: Email, Account Authentication (None)	Signed by: Robert L. Pitts 14E1B4AA5F6A44A... Signature Adoption: Pre-selected Style Using IP Address: 74.174.59.10	Sent: 10/27/2025 11:09:07 AM Resent: 10/29/2025 9:07:30 AM Viewed: 10/29/2025 9:45:27 AM Signed: 10/29/2025 9:45:39 AM
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Tonya Grier Tonya.Grier@fultoncountyga.gov Clerk to the Commission Fulton County Government Security Level: Email, Account Authentication (None)	Signed by: EEC476C4837648D...  Signature Adoption: Uploaded Signature Image Using IP Address: 134.231.232.249	Sent: 10/29/2025 9:46:00 AM Viewed: 10/29/2025 9:58:07 AM Signed: 10/29/2025 9:58:18 AM
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Craig R. Bogan craig.bogan@fultoncountyga.gov Assistant Purchasing Agent Hogan Construction Group, LLC Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	**Completed** Using IP Address: 74.174.59.4	Sent: 10/29/2025 9:58:40 AM Viewed: 10/29/2025 12:24:33 PM Signed: 10/29/2025 12:56:19 PM
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Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Dian DeVaughn Dian.DeVaughn@fultoncountyga.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 10/29/2025 12:56:43 PM Viewed: 10/30/2025 4:43:54 PM
Dian DeVaughn dian.devaughn@fultoncountyga.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 11/14/2025 11:16:08 AM

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/23/2025 3:45:44 PM

Envelope Summary Events	Status	Timestamps
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Envelope Updated	Security Checked	11/3/2025 11:28:26 AM
Certified Delivered	Security Checked	11/14/2025 11:15:03 AM
Signing Complete	Security Checked	11/14/2025 11:15:45 AM
Completed	Security Checked	11/14/2025 11:16:08 AM
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Electronic Record and Signature Disclosure		

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Required hardware and software

Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only)
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	Allow per session cookies

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