CITY OF SUWANEE, GEORGIA

REQUEST FOR PROPOSALS

Suwanee Arts Center Design-Build Services

RFP Issue Date:	June 12, 2026
Pre-Proposal Site Visit:	June 29 at 3:00 pm - Attendance Encouraged
Questions Deadline:	July 16, 2026 at 5:00 PM
Proposal Due Date:	July 27, 2026 at 2:00 PM
Project Location:	431 Main Street, Suwanee, GA 30024 (adjacent to Town Center on Main)
Estimated Project Budget:	$1,450,000 (exclusive of Owner contingency)
Owner:	City of Suwanee, Georgia

Proposals (in PDF format) must be submitted to:

Jim Simpson, Project Manager

330 Town Center Avenue, Suwanee, GA 30024

jim.simpson@oneatlas.com

This document and all attachments are available at: www.suwanee.com and on the Georgia Procurement Registry (GPR).

1. INTRODUCTION

The City of Suwanee ("City") is soliciting proposals to select a Design-Builder based on qualifications, project approach, and other factors, and to proceed using a design-build process.

The project involves two distinct scopes of work delivered under a single design-build contract:

- Renovation of an existing 2,000 square foot, 1940's era house and grounds, into the Creative Arts, Media & Gathering Hub, and
- Demolition of an existing detached shed and construction of a new 30' × 50' metal building (the Pottery Barn) in its place.

The City engaged Lord Aeck Sargent (LAS) to prepare a conceptual expansion study, which is attached as Exhibit A to this RFP. The LAS study establishes the programmatic vision, spatial framework, and design intent that the selected design-build firm will develop into construction documents. The design-build team is expected to bring its own licensed architect and to carry the project from schematic design through construction completion.

2. PROJECT OVERVIEW

2.1 General Description

The site is located at 431 Main Street, Suwanee, GA. It contains an approximately 2,000 square foot house that was constructed in the 1940's and a detached approximately 1,000 square foot barn. The house is to be renovated and the barn is to be demolished and replaced with an approximately 1,500 square foot metal building. New construction also includes an outdoor community deck and a new driveway.

The conceptual expansion study describes the project goals and should be used as a reference document with one noted significant adjustment: the concept study initially anticipated renovating the detached pottery barn, however, after further study demolition and replacement is now the preferred option.

The anticipated construction includes:

Renovation of an approximately 2,000 square foot existing residential structure into multiple open rooms for an arts facility

Demolition of an existing barn/garage structure

Construction of a new detached metal building (approximately 1,500 square feet), inspired or modeled after the detached metal building at Co-Hatch co-working in Duluth Georgia.

Related site improvements and connectivity between structures

Environmental and structural reports have been prepared and are incorporated as attachments.

A structural assessment of the existing house has been completed and is attached as Exhibit F. The report identifies required structural improvements associated with the conversion of the existing residential structure to a commercial arts facility, including crawlspace framing reinforcement, pier reconstruction, floor framing strengthening, roof framing coordination, and potential lateral system modifications required by Code. Proposers shall review the report and incorporate all required

structural modifications. Final structural design, code compliance, and verification of existing conditions shall remain the responsibility of the Design-Builder.

2.2 Project Goals

- Deliver a high-quality, functional arts facility within the established budget
- Honor the programmatic vision established in the LAS expansion study
- Create an architecturally distinctive facility that reflects Suwanee's commitment to arts and community
- Achieve full ADA accessibility throughout the facility and site
- Complete construction as expeditiously as possible

3. ANTICIPATED PROCUREMENT PROCESS

The City intends to utilize a qualifications-based, criteria-driven design-build delivery method. Under this approach, a single design-build entity holds responsibility for both design and construction services. The process is structured in phases to allow collaborative development of the design and cost prior to execution of a construction contract, as described below.

3.1 Phase 1 — Initial Selection: Proposal submission, evaluation against stated criteria, potential interviews (tentatively scheduled for Thursday August 13, 2026), and selection of the design-build firm. No design work begins during this phase. If agreement cannot be reached, the City reserves the right to negotiate with the next-ranked firm.

3.2 Phase 2 — Preconstruction Services: Execution of a preconstruction services agreement. The design-build team develops design through construction documents in collaboration with City staff. This phase concludes with a negotiated lump sum or GMP proposal.

3.3 Phase 3 — Construction Agreement: If the City and design-builder reach agreement on the GMP or lump sum, a construction contract is executed.

3.4 Phase 4 — Construction: Full construction through substantial completion, punch list, and closeout.

4. SCOPE OF WORK

4.1 House Renovation

The existing house shall be renovated to accommodate the following program elements:

- Lobby and display area
- Creative arts classroom (approx. 453 SF) — large, light-filled space suitable for painting, drawing, workshops, and camps
- Fused glass studio / community multipurpose room — flexible space for fused glass classes, community events, and allied arts functions
- Digital media room (approx. 133 SF) — space for green screen, video recording, claymation, photography, and digital/analog media
- Sound recording room / booth (approx. 55 SF) — acoustically treated; allied to the digital media room
- Office nook (approx. 30 SF)

- Storage rooms

Interior renovation work shall include, at minimum:

- Selective interior demolition per the LAS demolition plan (Exhibit A): removal of all existing flooring, kitchen, bathrooms, fixtures, and identified partition walls
- Existing structural rehabilitation
- New partition walls and interior configuration per schematic program
- Two (2) restrooms
- New vinyl plank or similar commercial-grade flooring throughout
- New paint throughout
- New energy-efficient LED lighting throughout
- New plumbing — fixtures proximate to existing rough-in locations; minimum 1 sink in flex classroom, 2 sinks in creative arts room, restroom facilities
- New HVAC system
- Upgraded or new electrical system(s) as needed
- Acoustic wall treatment in sound recording room
- New double-door / glass panel entry with steel frame and wood slat screen facade treatment (eastern facade facing Town Center on Main)
- All work to meet current building code and ADA requirements
- Smoke detection system throughout, meeting fire code requirements for the intended assembly occupancy. Note: Based on the building size and anticipated occupant load, automatic fire sprinkler systems and manual fire alarm systems are not anticipated to be required; however, the design-builder is responsible for confirming all fire and life safety code compliance. If a fire sprinkler system is deemed required by the Authority Having Jurisdiction (AHJ) during the design phase, it shall be treated as a scope adjustment/change to the $1,450,000 budget.

Exterior renovation work shall include, at minimum:

- New roof (asphalt or metal TBD)
- Replacement of siding
- General carpentry and exterior improvements as needed

4.2 Pottery Barn — New Metal Building

The existing shed shall be demolished in its entirety and a new 30’ × 50’ (1,500 SF) metal building constructed in its general location. The new building shall serve as the Pottery Barn and shall accommodate the following program:

- Pottery studio — large open space for 8–10 thrown pottery wheels, with adequate sinks, storage, and supply storage
- Pottery classroom — pottery room with flat work surfaces, sinks, and storage; flexible for other classes
- Kiln room — 1-hour fire-rated enclosure for 3–4 electric kilns
- Two (2) interior restrooms
- If budget permits, city would like to increase the size of the building up to 2,000 square feet

The building shall be a pre-engineered metal building of contemporary, stylish design based on the metal building at the Co-Hatch facility in Duluth. The City's design intent for this building is a simple, clean, modern industrial aesthetic with significant glazing. Key design features shall include:

- Three (3) full-width glass garage doors on the primary facade to enable indoor/outdoor connectivity
- Contemporary metal panel exterior with architectural detailing that complements the renovated house
- High interior clearance appropriate for an active arts studio environment
- MEP systems including: new electrical service and panel with sufficient capacity for 3–4 electric kilns at 240v; the design-builder's electrician shall confirm required service type (single-phase vs. three-phase) as part of the design process
- Kiln ventilation and air management: The kiln room shall include a professional-grade mechanical ventilation system specifically designed for electric kiln operation
- New water/sewer connections
- Floor shall consist of a durable, non-porous, non-slip-resistant finish capable of withstanding frequent water exposure and clay "slip"
- Floor drains shall be provided in the pottery studio and kiln room, sized and located to accommodate water and clay slip from wheel-throwing operations
- LED lighting throughout
- Full ADA compliance
- Smoke detection system throughout, meeting fire code requirements for the intended assembly occupancy. Note: Based on the building size and anticipated occupant load, automatic fire sprinkler systems and manual fire alarm systems are not anticipated to be required; however, the design-builder is responsible for confirming all fire and life safety code compliance. If a fire sprinkler system is deemed required by the Authority Having Jurisdiction (AHJ) during the design phase, it shall be treated as a scope adjustment/change to the $1,450,000 budget.

Reference images of a comparable building aesthetic (Co-hatch co-working facility, Duluth, GA) are provided as an attachment.

4.3 Site Work & Civil

The design-build scope shall include all site work necessary to complete the project, including:

- Demolition of existing shed, concrete walks, existing deck and steps as identified in the LAS study
- New asphalt paving and regrading for drop-off area (right-in / right-out configuration from Main Street)
- ADA-compliant concrete parking space with ramp
- New concrete ADA ramps connecting house, community deck, and Pottery Barn (the site currently has approximately 4' of grade change across the project area)
- New raised wood pressure-treated outdoor community deck (approx. 40' × 25') with 20' × 20' metal louvered pergola with power and festoon lighting

- Covered walkway connecting the house and the Pottery Barn, designed to provide weather protection along the primary pedestrian circulation path between the two structures. Design and dimensions to be determined during preconstruction in coordination with City staff.
- Pottery patio — hardscape area adjacent to the Pottery Barn
- New sewer connection for the Pottery Barn
- Grading, drainage, and erosion control
- Basic landscaping and planting areas at entry and along Main Street frontage
- New sloped entry walkway and entry porch at house
- Coordination with existing utilities; utility locates and protection
- Asbestos abatement is required prior to any demolition or renovation activity. The design-build scope includes all abatement work including coordination with a GA EPD licensed abatement contractor, submission of required written notifications to the Georgia Environmental Protection Division (GA EPD), and appropriate disposal of all ACM. Known ACM locations identified in the environmental reports (Exhibits B and C) include the kitchen floor vinyl and exterior siding, both confirmed at 25% Chrysotile. The design-builder is responsible for confirming full abatement scope and the contract price shall include all abatement work regardless of any additional ACM discovered during construction.
- Lead paint testing was conducted at 431 Main Street. All samples returned below the EPA threshold requiring certified abatement (0.5% by weight). No lead abatement is required. The lead lab report is provided for reference.

5. BUDGET

The City has established a construction budget of $1,450,000 for this project. This figure represents the total hard cost budget available for the design-build contract, inclusive of all design fees, construction costs, contractor overhead and profit. The City will maintain a separate owner's contingency of $150,000 that is not part of the design-build contract. The city will also separately fund the cost of permits as needed.

Proposers should review the LAS expansion study and assess the feasibility of delivering the described program within this budget prior to submitting. The City expects proposers to advise on any scope adjustments necessary to achieve budget compliance as part of the pre-contract negotiation process.

The City expects the selected firm to maintain cost transparency throughout the design process and to provide updated cost projections at each design milestone, as mutually agreed upon during preconstruction.

6. PROPOSAL REQUIREMENTS

Proposals shall be submitted as a single PDF document no more than 20 total pages. Responses should be concise and directly responsive to the criteria listed. The City does not require elaborate graphic presentations at this stage.

6.1 Cover Letter

A one-page cover letter on firm letterhead signed by an authorized representative confirming the firm's interest, legal name, address, primary contact, and acknowledgment of all RFP addenda (if any).

6.2 Team Qualifications & Experience

Provide the following:

- Brief description of firm structure and design-build experience
- Proposed team: general contractor, architect of record, key subcontractors (MEP, civil) if known
- Bios for proposed project manager, superintendent, and lead architect
- Minimum three (3) completed project examples with: project name and location, owner reference and contact, project type and size, contract value, delivery method, and completion date. Preference given to adaptive reuse / renovation, metal building construction, arts or community facilities, and public-sector clients

6.3 References

Minimum three (3) owner references from completed projects of similar scope and complexity. Include name, title, organization, phone, and email. May be the same projects listed in 6.2.

6.4 Project Approach

Provide a narrative (maximum three pages) describing:

- Approach to design-build delivery and budget/schedule alignment
- Preliminary thoughts on scope, concerns, opportunities, or value engineering ideas

6.5 Project Schedule

Provide a realistic preliminary project schedule from contract execution through substantial completion. The schedule should identify major milestones including design phases, permitting, procurement of the metal building package, demolition, and construction.

6.6 Cost Projection

Proposers shall provide a brief preliminary cost assessment demonstrating their review of the project scope and their assessment of budget feasibility. **This is not a bid** and will not be used as a binding cost commitment. It will be used to evaluate whether the proposer has a realistic understanding of the project scope and the City's $1,450,000 budget.

The preliminary cost assessment shall include:

- A statement confirming whether the proposer believes the described scope is achievable within the City's $1,450,000 design-build budget, based on their review of the RFP and attached exhibits
- A high-level allocation of the budget across the following major components, with any noted assumptions or qualifications:

Scope Component	Preliminary Allocation	Notes / Assumptions
Design fees (architecture, engineering)	$	
Demolition & abatement	$	
House renovation (including structural)	$	
New Pottery Barn metal building	$	
Community deck, pergola & covered walkway	$	
Site work, civil & grading	$	
MEP — all buildings	$	
Performance & payment bonds	$	
Contractor overhead & profit	$	
Other (as appropriate)	$	
TOTAL		

- Any scope items the proposer would recommend modifying, deferring, or value-engineering to achieve budget compliance
- Any items the proposer cannot assess without additional information, and what information would be needed

The final negotiated contract price will be established during Phase 2-Preconstruction Services and Phase 3-Construction Services and through a collaborative open-book design and estimating process. The preliminary cost assessment submitted with this proposal does not constitute a price commitment by either party.

7. SELECTION PROCESS

7.1 Process Overview

The City will use a qualifications-based selection process followed by fee negotiation with the top-ranked firm. Proposals will be evaluated, up to three firms shortlisted for interviews, and the top-ranked firm selected for fee negotiation. If agreement cannot be reached, the City will negotiate with the next-ranked firm.

7.2 Evaluation Criteria

Evaluation Criterion	Points	
Relevant experience and qualifications of firm and key personnel	30	
Demonstrated experience with adaptive reuse, and public construction projects	20	
Project approach and understanding of scope	20	
Proposed schedule and ability to deliver expeditiously	15	
Preliminary cost assessment that demonstrates understanding of project budget constraints.	15	
TOTAL	**100**	

8. SUBMISSION INSTRUCTIONS

Proposals must be received no later than July 27, 2026 at 2:00 PM Eastern Time. Late proposals will not be accepted. Submit as a single PDF to jim.simpson@oneatlas.com

A pre-proposal site visit is scheduled for June 29, 2026 at 3:00 PM at 431 Main Street. Attendance is strongly encouraged. The City will provide interior access to the existing house. Firms unable to attend may arrange an alternative visit with the contact above.

All questions must be submitted in writing to the contact above by July 16, 2026 at 5:00 PM. Responses will be issued by addendum to all firms on record. Firms are responsible for monitoring addenda posted on the City's website prior to submission of their proposal.

9. TERMS AND CONDITIONS

- The City of Suwanee reserves the right to reject any or all proposals, to waive informalities, and to accept the proposal deemed most advantageous to the City.
- This RFP does not constitute a commitment to award a contract. The City is not liable for any costs incurred by proposers in preparing or submitting proposals.
- All proposals become public records upon submission and may be subject to disclosure under the Georgia Open Records Act.
- The selected design-build firm will be required to carry general liability insurance (minimum $1,000,000 per occurrence / $2,000,000 aggregate), professional liability / errors & omissions insurance, workers' compensation coverage, and automobile liability insurance at levels acceptable to the City.

- The selected firm shall obtain all required permits and approvals, including City of Suwanee building permits and any Gwinnett County or state approvals required for the work.
- This RFP and any resulting contract are subject to the laws of the State of Georgia. The project will be posted on the Georgia Procurement Registry in accordance with state law.
- The City does not discriminate on the basis of race, color, religion, sex, national origin, age, disability, or any other protected class in the award of contracts.
- Proposers may not contact elected City officials regarding this RFP during the procurement process. All communications shall be directed to the designated point of contact.
- The City reserves the right to issue addenda to this RFP. It is the proposer's responsibility to verify that no addenda have been issued prior to submission.
- The selected design-build firm shall comply with all applicable federal, state, and local requirements governing asbestos abatement and demolition, including Georgia EPD notification requirements under the Georgia Air Quality Act. The firm shall employ a GA EPD licensed asbestos abatement contractor for all ACM removal. The City has provided known environmental reports as exhibits to this RFP; however, the design-builder is solely responsible for verifying the full extent of any hazardous materials present and the contract price shall be inclusive of all required abatement work.
- The selected design-build firm shall comply with Georgia's E-Verify requirements pursuant to O.C.G.A. § 13-10-91. The firm shall execute an E-Verify affidavit prior to contract execution and shall require the same of all subcontractors.
- Performance and Payment Bonds: The selected Design-Build firm shall furnish a Performance Bond and a Payment Bond, each in the amount of 100% of the total contract price, from a surety company licensed to do business in the State of Georgia. The cost of these bonds shall be included in the Proposer's preliminary cost projection.

10. EXHIBITS

The following exhibits are attached to and made part of this RFP:

- Exhibit A — Suwanee Community Arts Center Expansion Study (Lord Aeck Sargent, dated November 7, 2025). Note: The shed renovation scope shown in Exhibit A is superseded by the new metal building described in Section 2.2 of this RFP. All other elements of the study represent the conceptual basis for the design-build scope.
- Exhibit B — ES-America Environmental Lab Letter, dated March 24, 2026 (Environmental Services of America)
- Exhibit C — EMSL Asbestos Lab Report, EMSL Order No. 072602497, dated March 18, 2026
- Exhibit D — EMSL Lead Paint Lab Report, EMSL Order No. 412650724, dated March 20, 2026
- Exhibit E — Photographs of Co-Hatch building in Duluth, Ga.
- Exhibit F – Structural Assessment Report prepared by Sterling M. Cochran, S.E.

###END###

Exhibit A - Suwanee Community Arts Center Expansion Study

(Lord Aeck Sargent, dated November 7th, 2025)

(Note: The shed renovation scope shown in Exhibit A is superseded by the new metal building described in Section 2.2 of this RFP. All other elements of the study represent the conceptual basis for the design-build scope.)

SUWANEE COMMUNITY ARTS CENTER: EXPANSION STUDY

city of Suwanee georgia

suwanee ARTS CENTER

LORD AECK SARGENT

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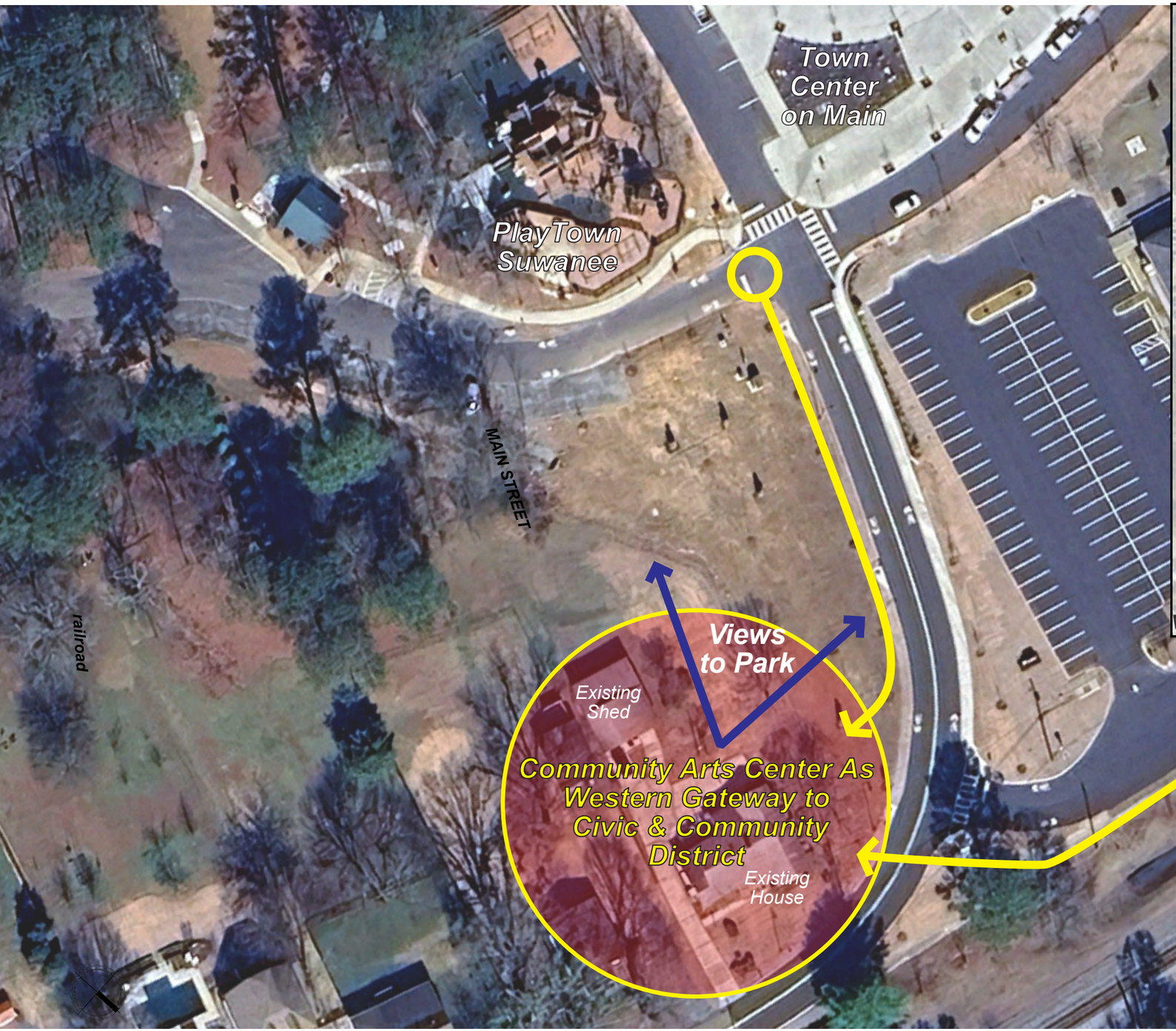
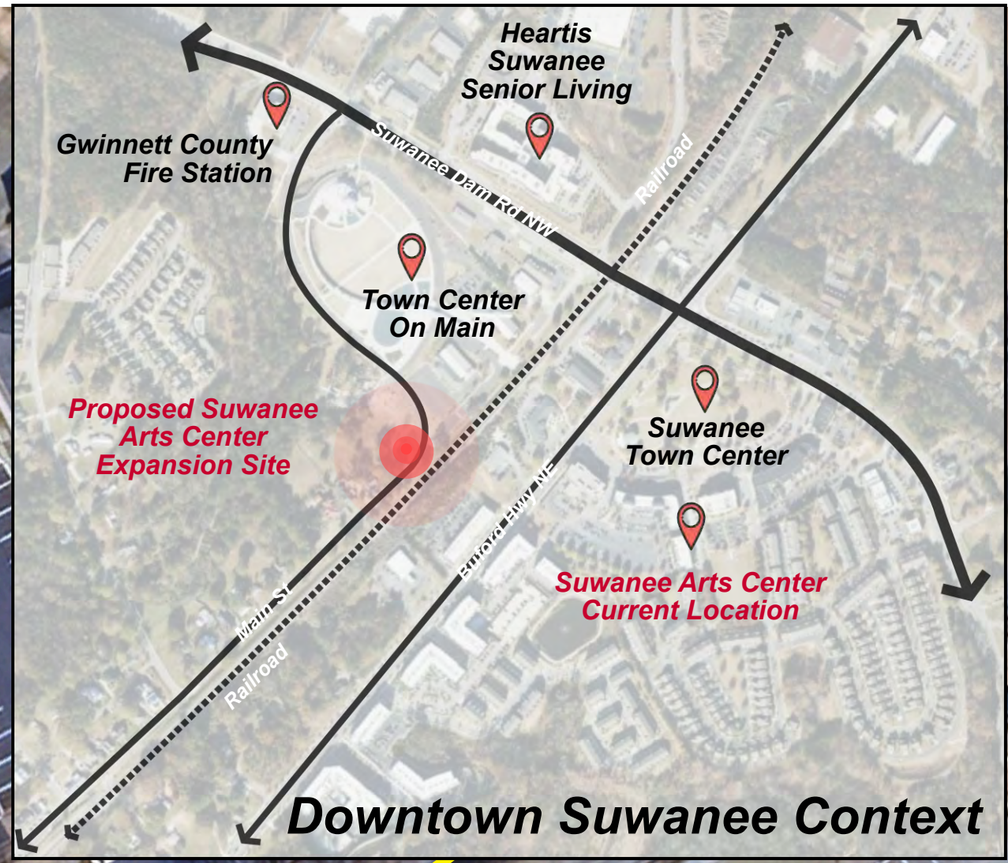
ARTS CENTER SITE





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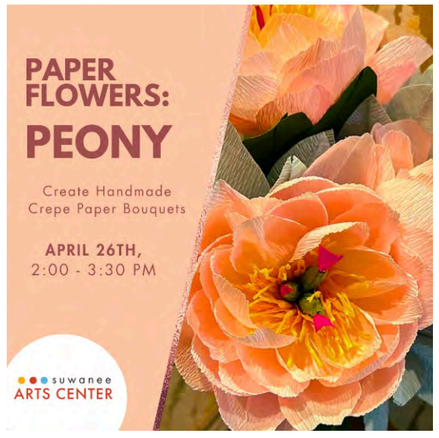
ARTS CENTER PROGRAM



CREATIVE ARTS, MEDIA, & GATHERING - *Existing House*

Lobby & Display Area

Creative Arts Classroom - Large light filled space flexible enough for creative arts classes and camps.

Fused Glass Studio / Community Multi-purpose room - Large room flexible enough for Fused Glass Classes, community events, camps, and other allied arts functions.

Digital Media Room - Flexible room with space for a green screen, video recording, claymation, photography and other digital/analog media functions.

Sound Recording Room - Allied to the Digital Media Room, acoustically treated room for sound recording, podcasts, and other audio functions.

THE POTTERY BARN - *Existing Shed*

Pottery Studio - Large room with enough space for 8-10 thrown pottery wheels, sinks, storage, and supply storage.

Pottery Classroom - Hand-built pottery room with flat work surfaces, storage, sinks. Flexible enough for other potential classes.

Kiln Room - Fire rated room with 3 to 4 electric kilns.

All rooms to use existing roll up door garage openings for indoor/outdoor potential

COMMUNITY DECK & EXTERIOR

Community Deck - Large 40' x 25' Deck with 20' x 20' deck usable for community events, additional classes, and camps.

Pottery Patio - Hardscape outside Pottery Barn to allow indoor/outdoor use of space.

ADA Ramps - In conjunction with the Community Deck, ADA ramps create a fluid connection between the house, the community deck, and the Pottery Barn.

Front Drop Off & Landscape - Eastern facade of the house facing Town Center on Main will receive a wood slat and canopy treatment to create a welcoming entry to the arts center. Combined with a raised drop-off and native landscapes, the entry will create a western gateway to this civic and cultural hub of Downtown Suwanee.

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ARTS CENTER FRAMEWORK

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ARTS CENTER VISION

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ARTS CENTER VISION

CREATIVE ARTS, MEDIA, & GATHERING - *Existing House*

1 - Lobby & Display Area

2 - Creative Arts Classroom

3 - Fused Glass Studio / Community Multi-purpose room

4 - Digital Media Room

5 - Sound Recording Room

COMMUNITY DECK & EXTERIOR

6 - Community Deck

7 - Pottery Patio

8 - ADA Ramps

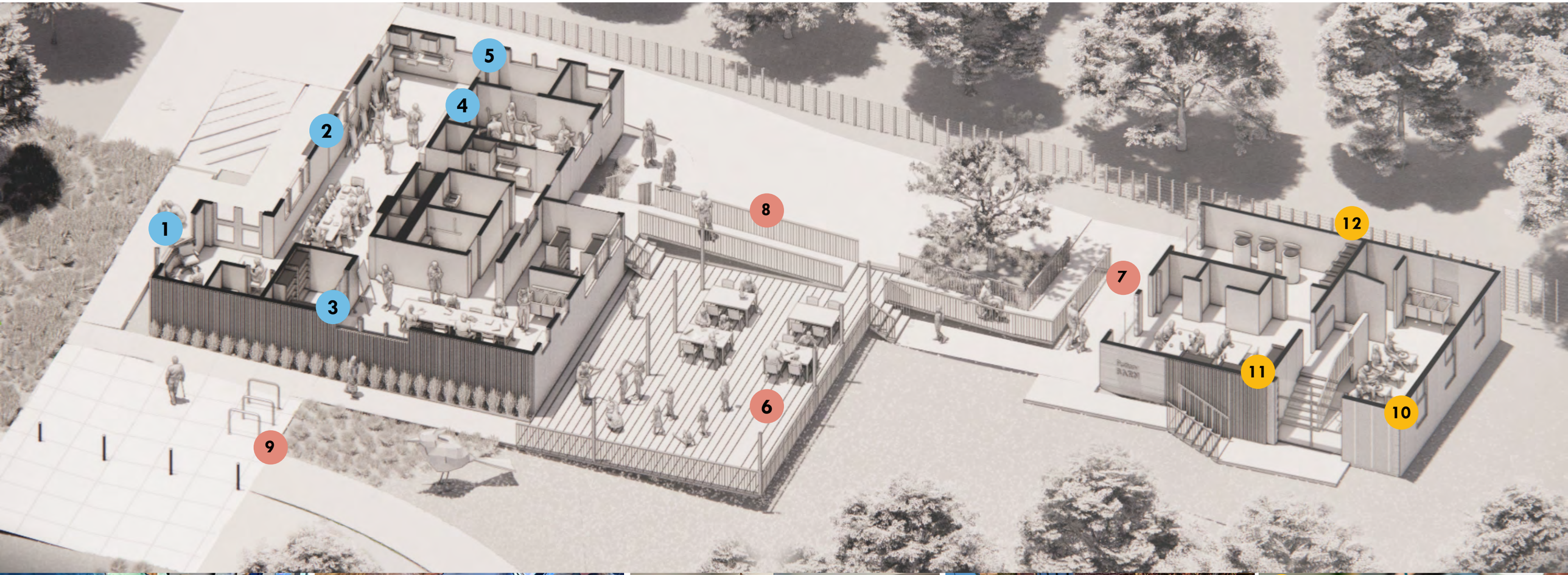
9 - Front Drop Off & Landscape

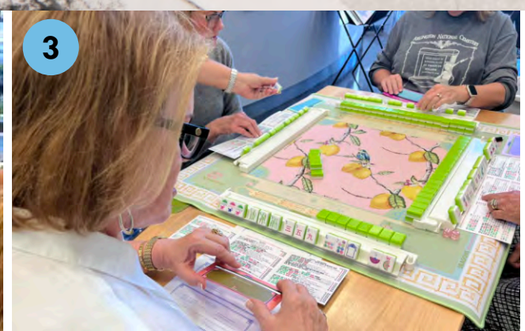
THE POTTERY BARN - *Existing Shed*

10 - Pottery Studio

11 - Pottery Classroom

12 - Kiln Room





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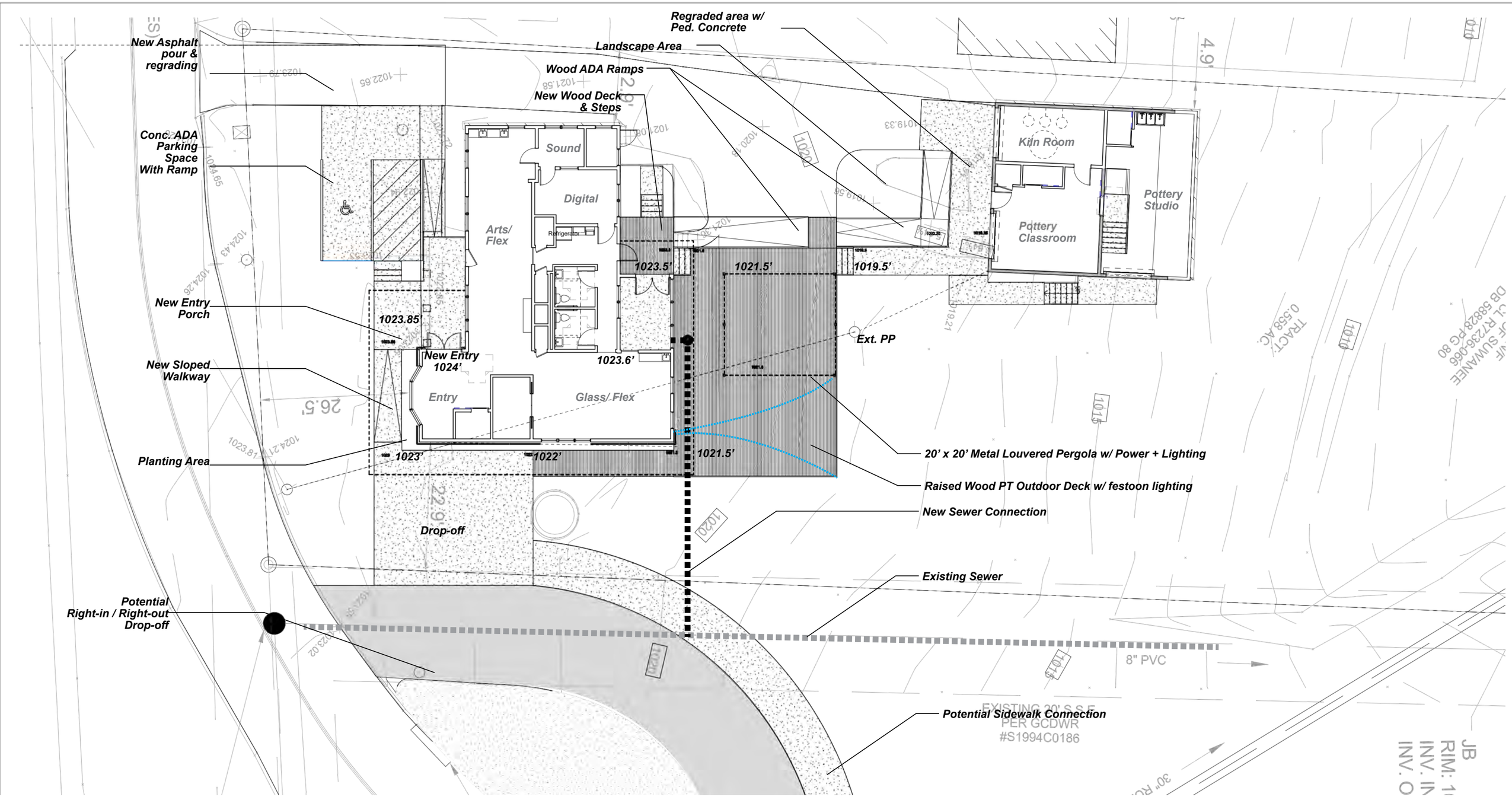
ARTS CENTER PLANS: SITE PLAN



LORD AECK SARGENT

city of suwanee georgia

For Study Purposes Only

Suwanee Community Arts Center Expansion Study

11.07.25

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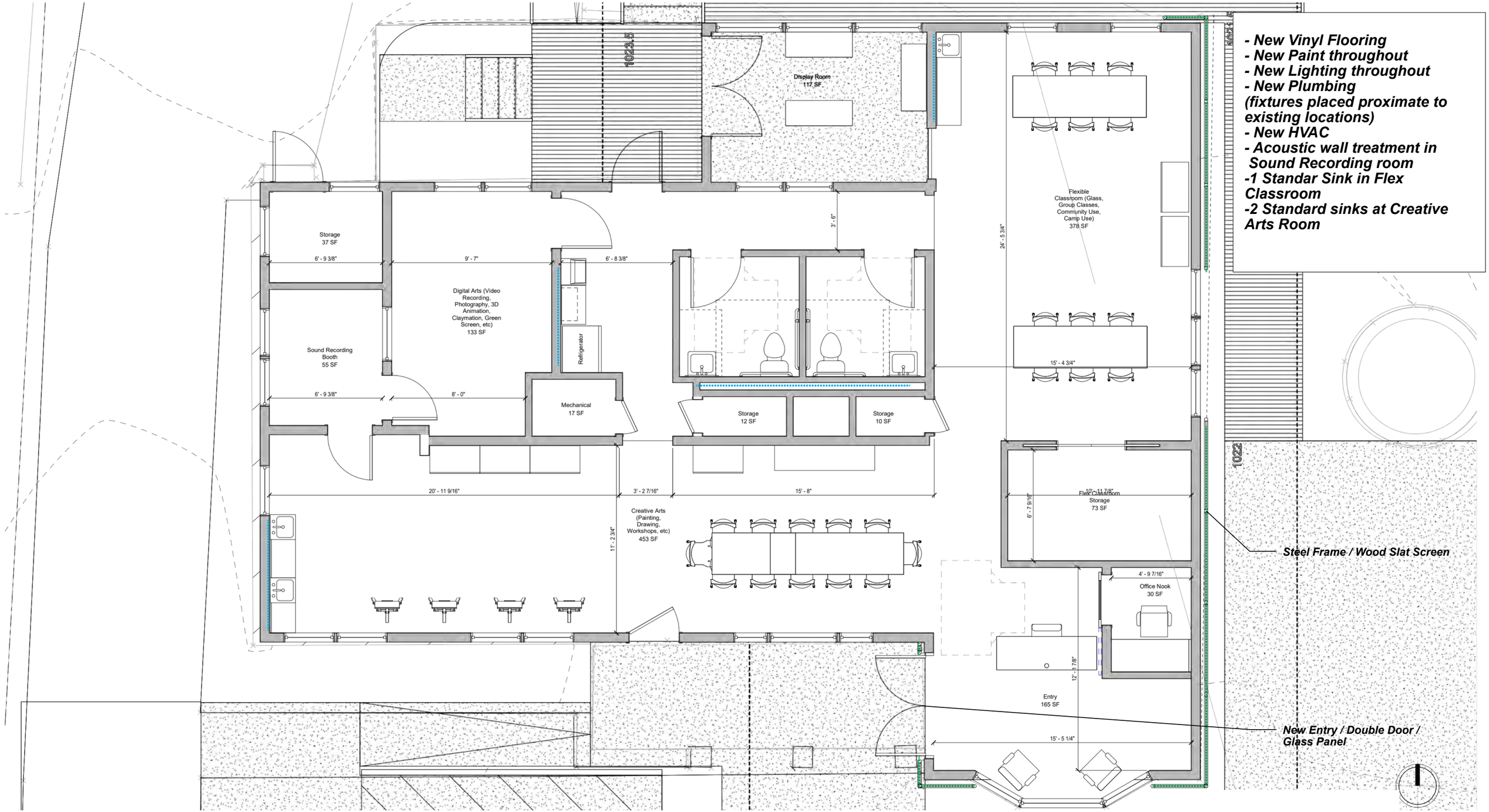
ARTS CENTER PLANS: CREATIVE ARTS, MEDIA, & GATHERING



- New Vinyl Flooring
- New Paint throughout
- New Lighting throughout
- New Plumbing
(fixtures placed proximate to existing locations)
- New HVAC
- Acoustic wall treatment in Sound Recording room
-1 Standar Sink in Flex Classroom
-2 Standard sinks at Creative Arts Room

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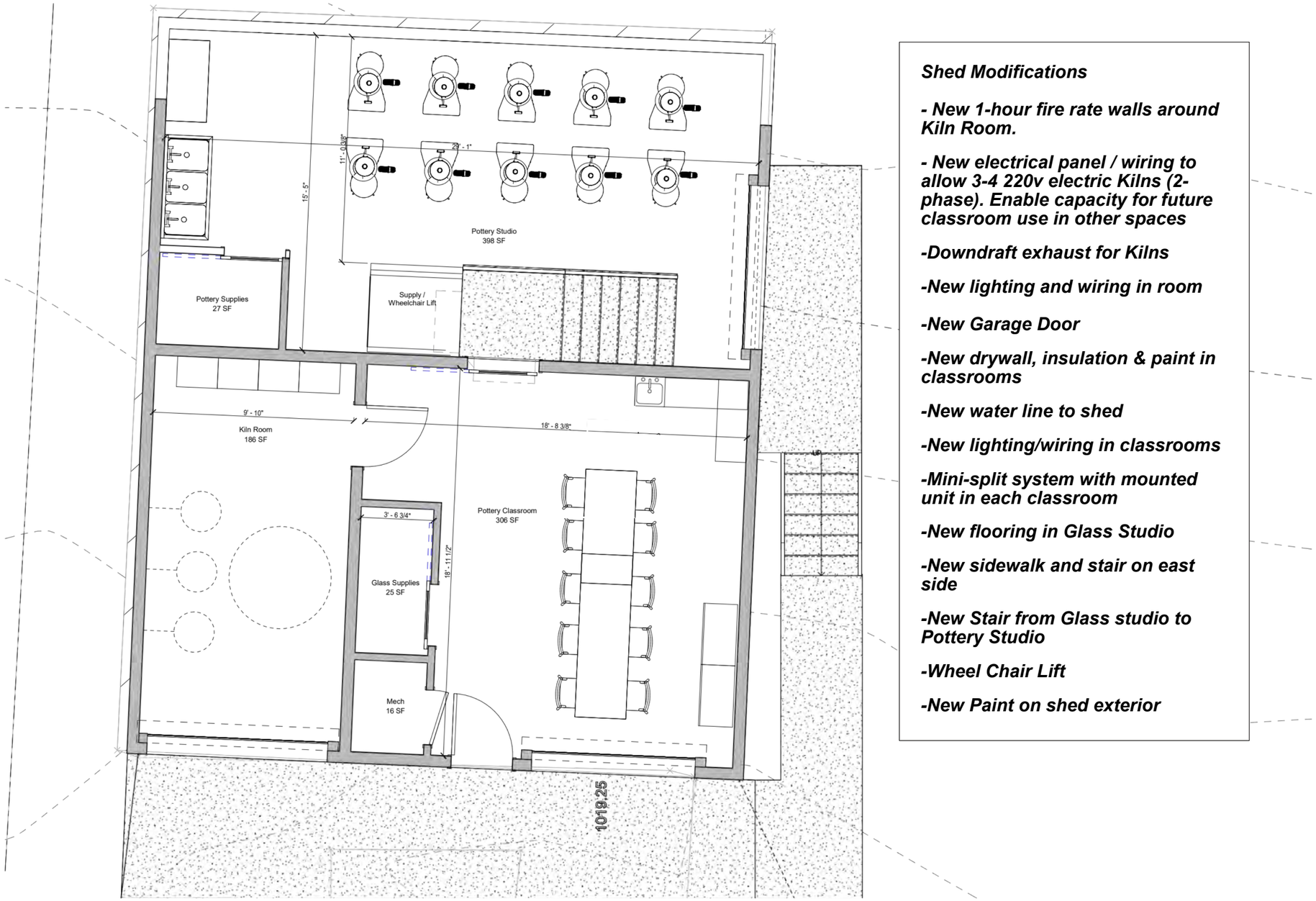
ARTS CENTER PLANS: THE POTTERY BARN



Shed Modifications

- New 1-hour fire rate walls around Kiln Room.

- New electrical panel / wiring to allow 3-4 220v electric Kilns (2-phase). Enable capacity for future classroom use in other spaces

-Downdraft exhaust for Kilns

-New lighting and wiring in room

-New Garage Door

-New drywall, insulation & paint in classrooms

-New water line to shed

-New lighting/wiring in classrooms

-Mini-split system with mounted unit in each classroom

-New flooring in Glass Studio

-New sidewalk and stair on east side

-New Stair from Glass studio to Pottery Studio

-Wheel Chair Lift

-New Paint on shed exterior

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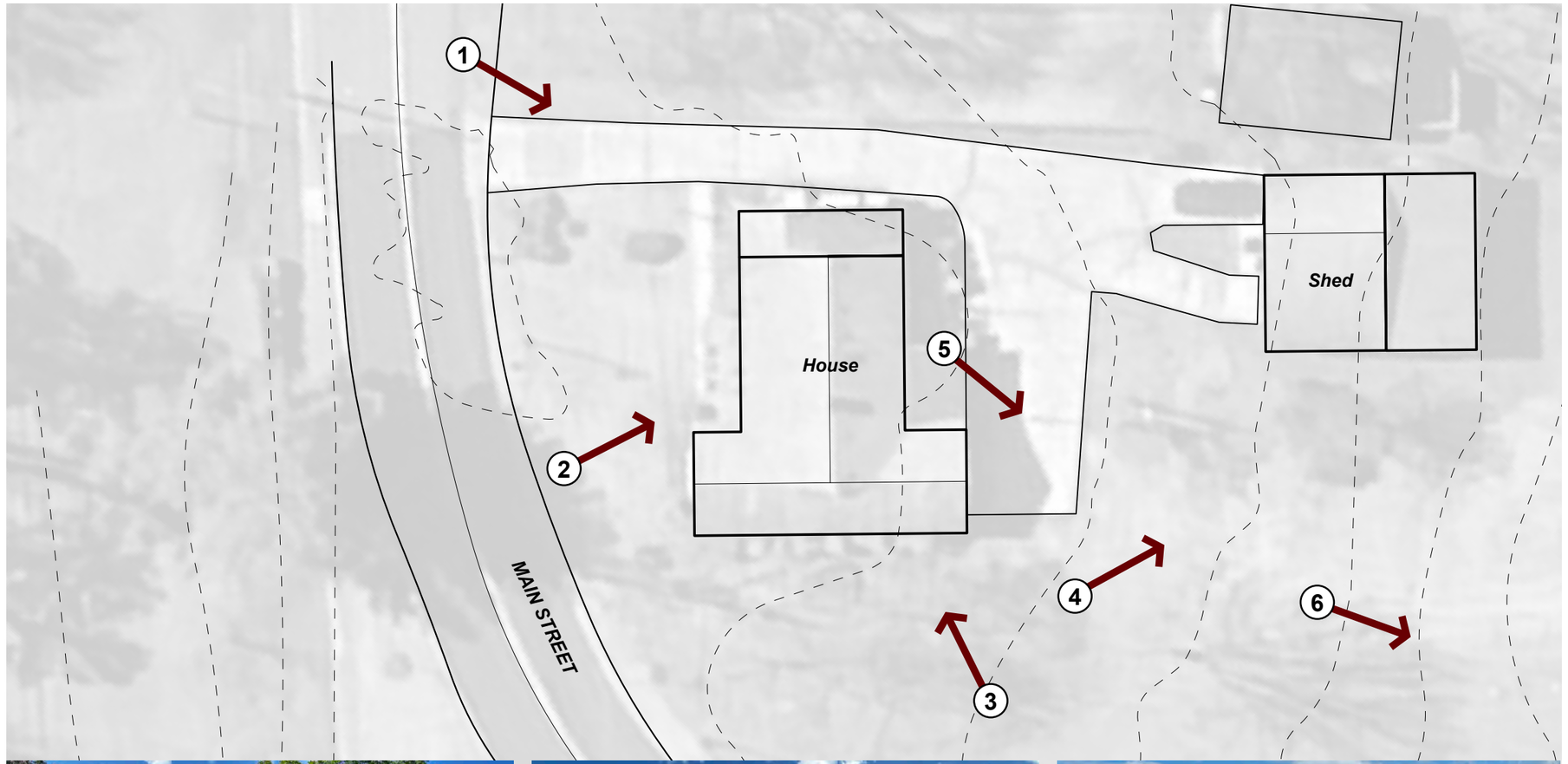
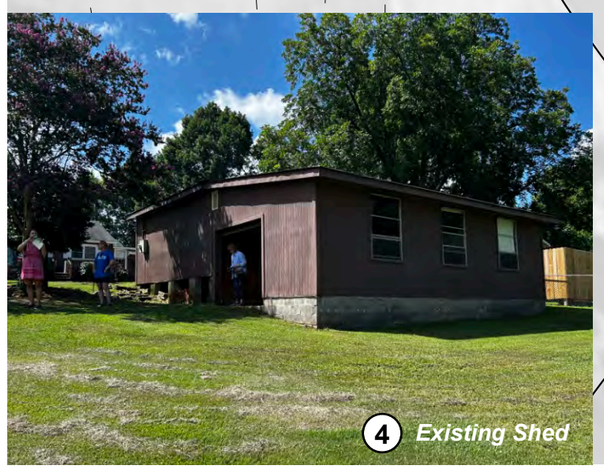
ARTS CENTER APPENDIX: EXISTING HOUSE


1 Existing House & Shed - Front Left


2 Existing House - Front




3 Existing House - Right Side


4 Existing Shed


5 Space Between House & Shed


6 View To Town Center On Main Park

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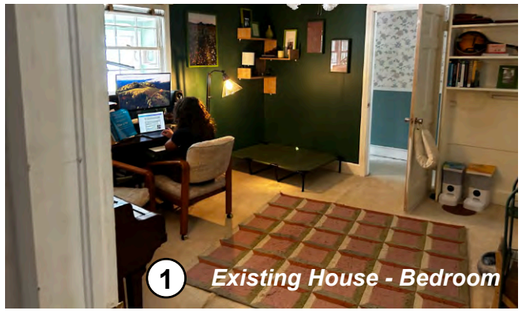
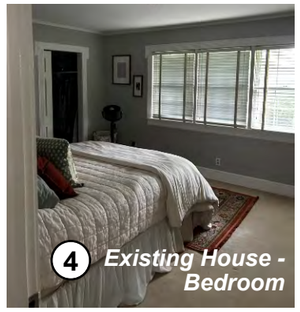
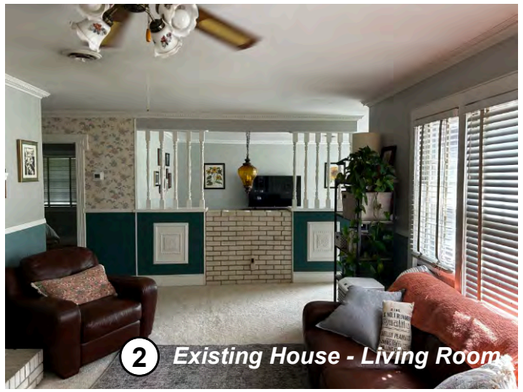
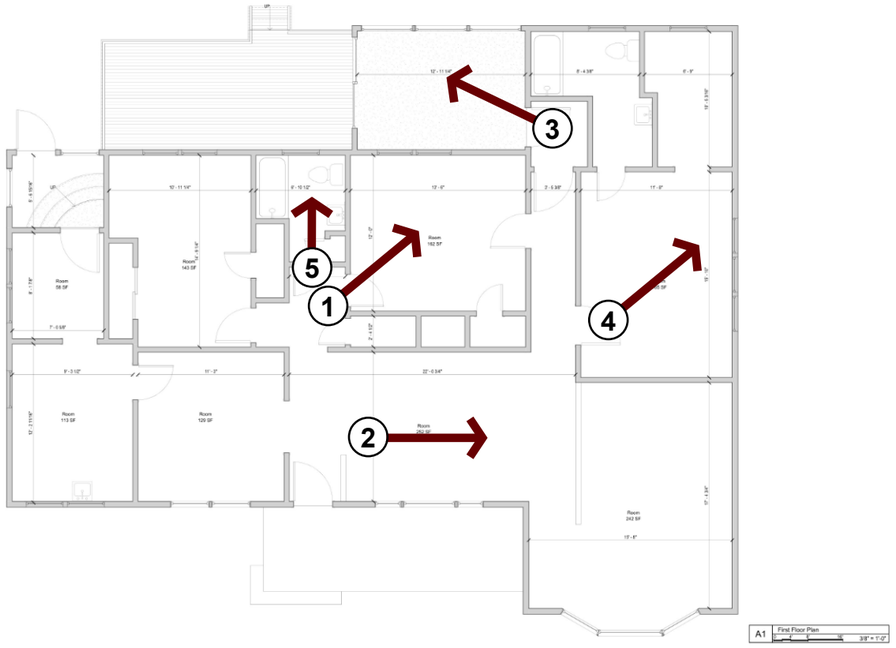
ARTS CENTER APPENDIX: EXISTING HOUSE

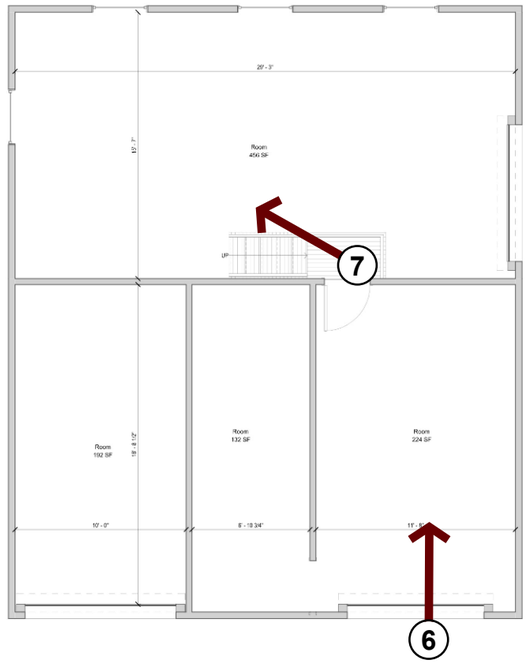








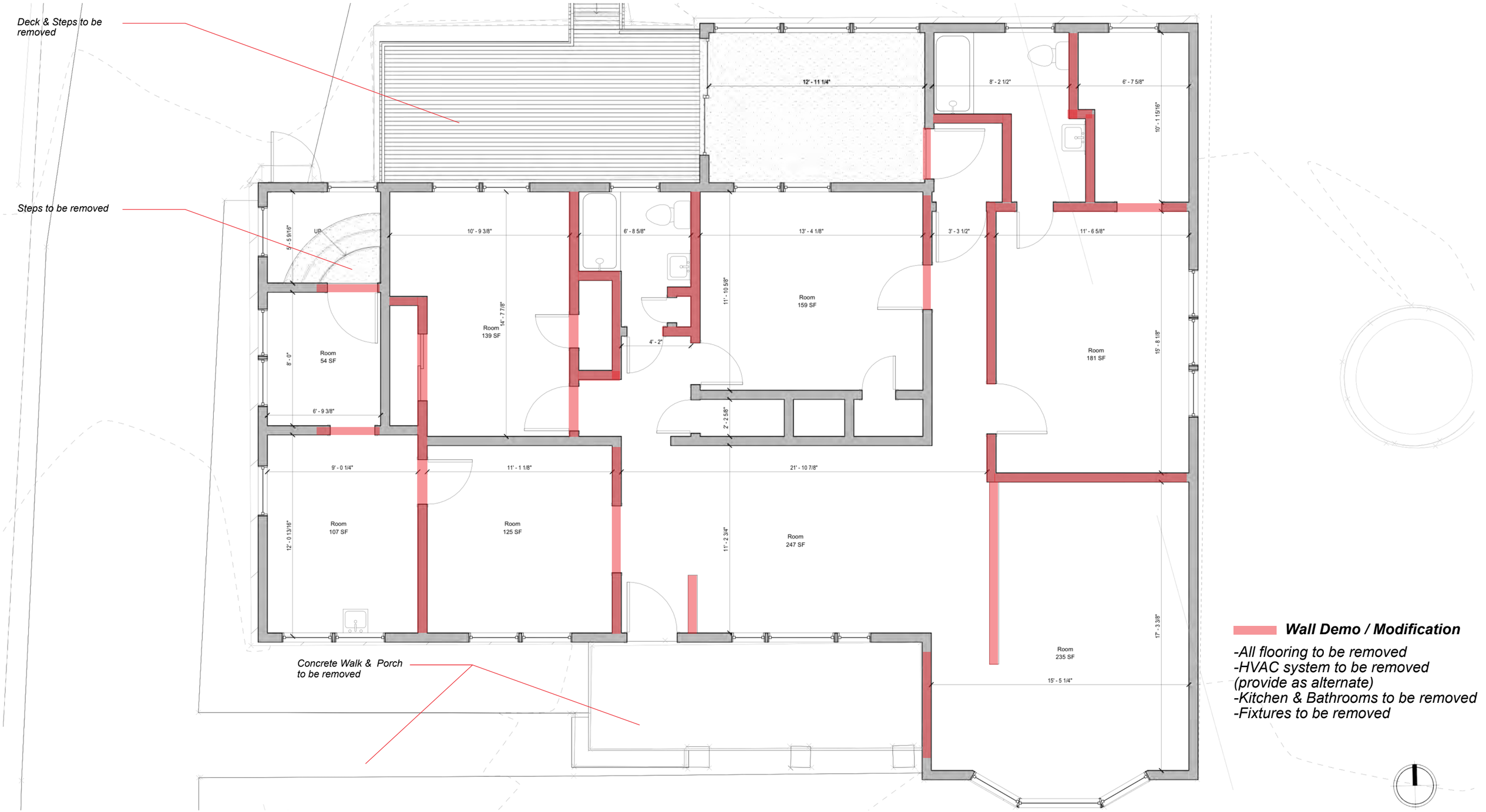
House - Existing Floor Plan



Shed - Existing Floor Plan

suwanee

ARTS CENTER APPENDIX: EXISTING HOUSE, DEMOLITION



Wall Demo / Modification

-All flooring to be removed
-HVAC system to be removed (provide as alternate)
-Kitchen & Bathrooms to be removed
-Fixtures to be removed

LORD AECK SARGENT

city of suwanee georgia

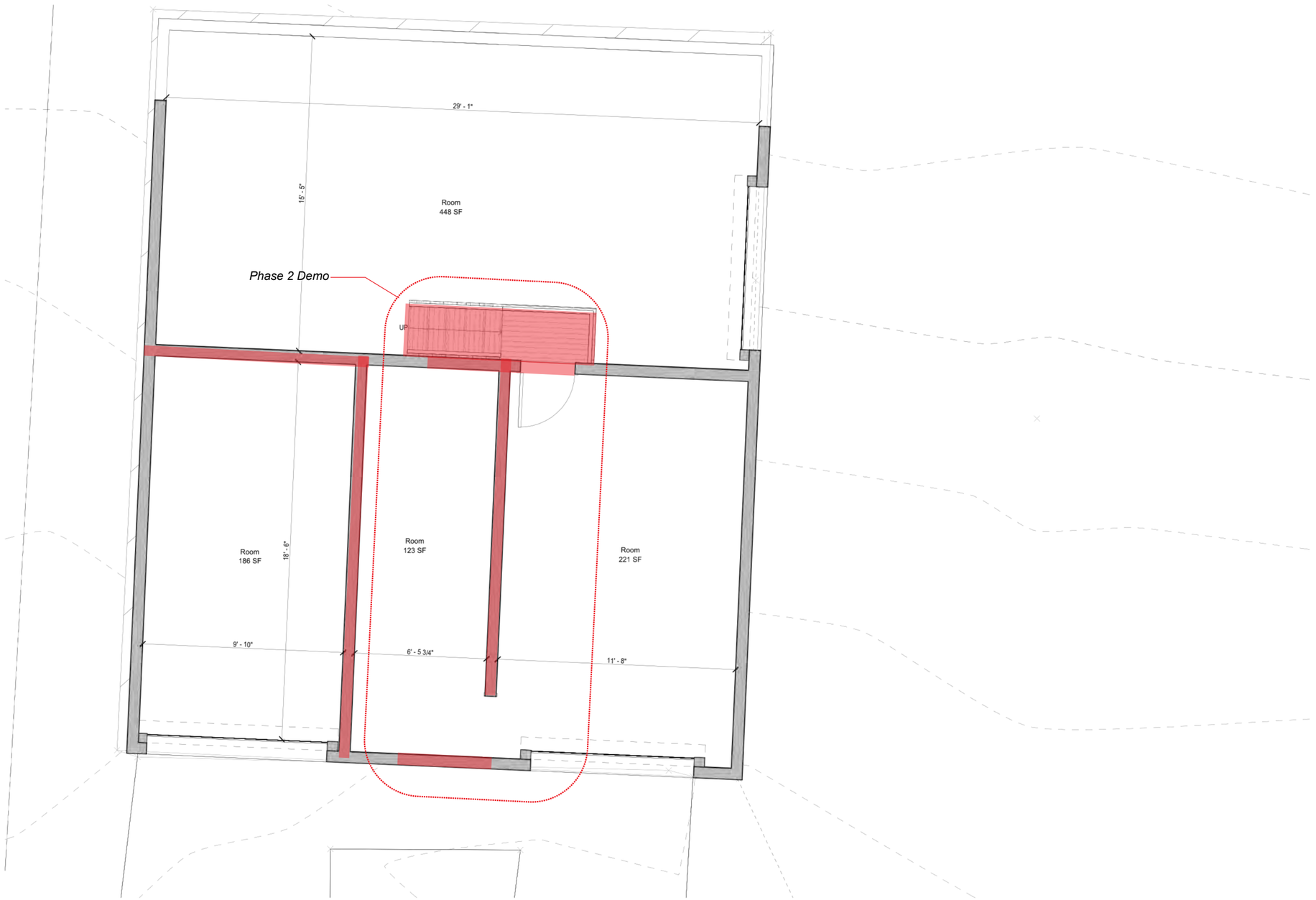
For Study Purposes Only

Suwanee Community Arts Center Expansion Study

11.07.25

suwanee

ARTS CENTER APPENDIX: EXISTING HOUSE, DEMOLITION



Wall Demo / Modification

-Highlighted walls to be modified for 1 hour fire rating

Exhibit B - ES-America Environmental Lab Letter, dated March 24th, 2026

(Environmental Services of America)

From: Sarah Starnes <sarah@es-america.com>
Sent: Tuesday, March 24, 2026 11:22 AM

Subject: ESA lab reports
Attachments: 431 Main StreetSuwanee, Georgia - asbestos lab report .pdf; Jacob Benton - Asbestos Inspector Refresh 2025 - 2026 .PDF; 431 Main StreetSuwanee, Georgia 30024 -lead lab report .pdf

Good Afternoon,

Thank you for allowing ES-America to handle your asbestos and lead testing needs. Attached are your lab report(s).

Your asbestos lab report indicates that the listed materials are ACM (asbestos-containing material). This indicates that abatement (removal) is required in these areas before disturbing these materials during renovations or demolition at this property.

Detected areas:
- kitchen floor vinyl (laundry floor vinyl homogeneous)
- exterior siding

We are creating a quote for the removal of the ACM materials.

Regulatory Overview :
Friable ACM, Category I and Category II non-friable ACM which is in poor condition and has become friable or which will be subjected to drilling, sanding, cutting, grinding, or abrading and which could be crushed or pulverized during anticipated demolition activities are considered regulated ACM (RACM). RACM must be removed prior to demolition or renovations activities, which will disturb the materials. The owner or operator must provide the Georgia Environmental Protection Division (GA EPD) with written notification at least 10 working days prior to commencement of demolition activity which will include the disturbance of at least 10 linear feet or 10 square feet of RACM. Removal of RACM must be conducted by a GA EPD licensed asbestos abatement contractor. All ACM must be disposed of at a permitted landfill. The Georgia Department of Natural Resources (DNR) provides the GA EPD authority for regulating asbestos containing waste.

--
In reference to the lead lab report.

Your lead paint chip report shows that all samples yielded results less than 0.5%, therefore professional lead removal by an abatement company is not necessary.

According to the Environmental Protection Agency (EPA), paint containing ≥1 milligram per square centimeter (mg/cm2) of lead using an XRF or >0.5% by weight (paint chip analysis) is considered lead-based paint (LBP).

What does this mean? :
Lead paint chip sampling results are reported in units of percentage (%) and equally in PPM. The federal standard for lead in paint states it must come back less than 0.5% in order to not require abatement (removal) by a certified company.

https://epd.georgia.gov/lead-based-paint-hazard-management-rules-summary

The full inspection report for this property will be ready in approximately one - two weeks. You are not required to wait for this report to move forward with asbestos removal or demolition (if the plan is to completely demolish the structures). You are required to remove the asbestos prior to demolition. Please let me know if you have any questions.

Thank you,

Sarah Hernandez
Service manager
M. (706) 661-0487
W. www.es-america.com

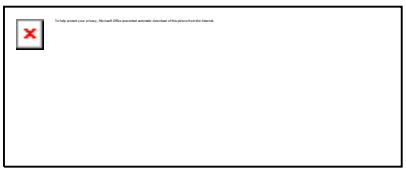


Exhibit C – EMSL Asbestos Lab Report, EMSL Order No. 072602497

(dated March 18th, 2026)

EMSL Analytical, Inc.

2205 Corporate Plaza Parkway SE, Suite 200 Smyrna, GA 30080
Tel/Fax: (770) 956-9150 / (770) 956-9181
http://www.EMSL.com / atlantalab@emsl.com

EMSL Order: 072602497
Customer ID: ESAG42
Customer PO:
Project ID:

Attention: Elias Hernandez
Environmental Services Of America
PO Box 250
Watkinsville, GA 30677

Project: 431 Main St. - JB

Phone: (706) 206-3733
Fax:
Received Date: 03/17/2026 2:05 PM
Analysis Date: 03/18/2026
Collected Date:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
001-Joint Compound *072602497-0001*	Living Wall NW	Tan Non-Fibrous Homogeneous	HA: A	100% Non-fibrous (Other)	**<1% Chrysotile**
001-Drywall *072602497-0001A*	Living Wall NW	Gray Non-Fibrous Homogeneous	HA: A	100% Non-fibrous (Other)	None Detected
002-Joint Compound *072602497-0002*	Living Wall SE	White Non-Fibrous Homogeneous	HA: A	100% Non-fibrous (Other)	**<1% Chrysotile**
002-Drywall *072602497-0002A*	Living Wall SE	Gray Non-Fibrous Homogeneous	HA: A	100% Non-fibrous (Other)	None Detected
003-Joint Compound *072602497-0003*	Dining Wall	White Non-Fibrous Homogeneous	HA: B	100% Non-fibrous (Other)	**<1% Chrysotile**
003-Drywall *072602497-0003A*	Dining Wall	Gray Non-Fibrous Homogeneous	HA: B	100% Non-fibrous (Other)	None Detected
004-Joint Compound *072602497-0004*	Kitchen/Laundry Wall	Tan Non-Fibrous Homogeneous	HA: B	100% Non-fibrous (Other)	**<1% Chrysotile**
004-Drywall *072602497-0004A*	Kitchen/Laundry Wall	Gray Non-Fibrous Homogeneous	HA: B	100% Non-fibrous (Other)	None Detected
005-Joint Compound *072602497-0005*	Pink Bed Wall NW	Tan Non-Fibrous Homogeneous	HA: C	100% Non-fibrous (Other)	**<1% Chrysotile**
005-Drywall *072602497-0005A*	Pink Bed Wall NW	Gray Non-Fibrous Homogeneous	HA: C	100% Non-fibrous (Other)	None Detected
006-Joint Compound *072602497-0006*	Pink Bed Wall SE	Tan Non-Fibrous Homogeneous	HA: C	100% Non-fibrous (Other)	**<1% Chrysotile**
006-Drywall *072602497-0006A*	Pink Bed Wall SE	Gray Non-Fibrous Homogeneous	HA: C	100% Non-fibrous (Other)	None Detected

Initial report from: 03/18/2026 14:08:48

EMSL Analytical, Inc.

2205 Corporate Plaza Parkway SE, Suite 200 Smyrna, GA 30080

Tel/Fax: (770) 956-9150 / (770) 956-9181

http://www.EMSL.com / atlantalab@emsl.com

EMSL Order:	072602497
Customer ID:	ESAG42
Customer PO:	
Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
007 *072602497-0007*	Hall Wall NW	Gray Non-Fibrous Homogeneous	HA: D	100% Non-fibrous (Other)	None Detected
008 *072602497-0008*	Hall Wall SE	Gray Non-Fibrous Homogeneous	HA: D	100% Non-fibrous (Other)	None Detected
009-Joint Compound *072602497-0009*	Bath Wall NW	White Non-Fibrous Homogeneous	HA: E	100% Non-fibrous (Other)	None Detected
009-Drywall *072602497-0009A*	Bath Wall NW	Gray Non-Fibrous Homogeneous	HA: E	100% Non-fibrous (Other)	None Detected
010-Joint Compound *072602497-0010*	Bath Wall SE	White Non-Fibrous Homogeneous	HA: E	100% Non-fibrous (Other)	None Detected
010-Drywall *072602497-0010A*	Bath Wall SE	Gray Non-Fibrous Homogeneous	HA: E	100% Non-fibrous (Other)	None Detected
011-Joint Compound *072602497-0011*	Green Bed Wall NW	White Non-Fibrous Homogeneous	HA: F	100% Non-fibrous (Other)	**<1% Chrysotile**
011-Drywall *072602497-0011A*	Green Bed Wall NW	Gray Non-Fibrous Homogeneous	HA: F	100% Non-fibrous (Other)	None Detected
012-Joint Compound *072602497-0012*	Green Bed Wall SE	White Non-Fibrous Homogeneous	HA: F	100% Non-fibrous (Other)	**<1% Chrysotile**
012-Drywall *072602497-0012A*	Green Bed Wall SE	Gray Non-Fibrous Homogeneous	HA: F	100% Non-fibrous (Other)	None Detected
013-Joint Compound *072602497-0013*	Master Bed Wall NW	White Non-Fibrous Homogeneous	HA: G	100% Non-fibrous (Other)	**<1% Chrysotile**
013-Drywall *072602497-0013A*	Master Bed Wall NW	Gray Non-Fibrous Homogeneous	HA: G	100% Non-fibrous (Other)	None Detected
014-Joint Compound *072602497-0014*	Master Bed Wall SE	White Non-Fibrous Homogeneous	HA: G	100% Non-fibrous (Other)	**<1% Chrysotile**
014-Drywall *072602497-0014A*	Master Bed Wall SE	Gray Non-Fibrous Homogeneous	HA: G	100% Non-fibrous (Other)	None Detected
015-Ceramic Tile *072602497-0015*	Master Bath Wall NW	Tan/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 03/18/2026 14:08:48

EMSL Analytical, Inc.

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Tel/Fax: (770) 956-9150 / (770) 956-9181

http://www.EMSL.com / atlantalab@emsl.com

EMSL Order:	072602497
Customer ID:	ESAG42
Customer PO:	
Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
			HA: H		
015-Grout *072602497-0015A*	Master Bath Wall NW	Gray Non-Fibrous Homogeneous	HA: H	100% Non-fibrous (Other)	None Detected
015-Joint Compound *072602497-0015B*	Master Bath Wall NW	White Non-Fibrous Homogeneous	HA: H	100% Non-fibrous (Other)	**<1% Chrysotile**
015-Drywall *072602497-0015C*	Master Bath Wall NW	Gray Non-Fibrous Homogeneous	HA: H	100% Non-fibrous (Other)	None Detected
016-Ceramic Tile *072602497-0016*	Master Bath Wall SE	Tan/White Non-Fibrous Homogeneous	HA: H	100% Non-fibrous (Other)	None Detected
016-Grout *072602497-0016A*	Master Bath Wall SE	Gray Non-Fibrous Homogeneous	HA: H	100% Non-fibrous (Other)	None Detected
016-Joint Compound *072602497-0016B*	Master Bath Wall SE	White Non-Fibrous Homogeneous	HA: H	100% Non-fibrous (Other)	**<1% Chrysotile**
016-Drywall *072602497-0016C*	Master Bath Wall SE	Gray Non-Fibrous Homogeneous	HA: H	100% Non-fibrous (Other)	None Detected
017-Vinyl Sheet Flooring 1 *072602497-0017*	Kitchen Floor	Green Fibrous Homogeneous	HA: I	75% Non-fibrous (Other)	**25% Chrysotile**
017-Mastic 1 *072602497-0017A*	Kitchen Floor	Yellow Non-Fibrous Homogeneous	HA: I	100% Non-fibrous (Other)	None Detected
017-Vinyl Sheet Flooring 2 *072602497-0017B*	Kitchen Floor	White Non-Fibrous Homogeneous	HA: I	100% Non-fibrous (Other)	None Detected
017-Mastic 2 *072602497-0017C*	Kitchen Floor	White Non-Fibrous Homogeneous	HA: I	100% Non-fibrous (Other)	None Detected
017-Vinyl Sheet Flooring 3 *072602497-0017D*	Kitchen Floor	Brown Non-Fibrous Homogeneous	HA: I	100% Non-fibrous (Other)	None Detected
017-Mastic 3 *072602497-0017E*	Kitchen Floor	Tan Non-Fibrous Homogeneous	HA: I	100% Non-fibrous (Other)	None Detected

Initial report from: 03/18/2026 14:08:48

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http://www.EMSL.com / atlantalab@emsl.com

EMSL Order: 072602497
Customer ID: ESAG42
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
018-Vinyl Sheet Flooring 1 *072602497-0018*	Laundry Floor		HA: I		**Positive Stop (Not Analyzed)**
018-Mastic 1 *072602497-0018A*	Laundry Floor	Yellow Non-Fibrous Homogeneous	HA: I	100% Non-fibrous (Other)	None Detected
018-Vinyl Sheet Flooring 2 *072602497-0018B*	Laundry Floor	White Non-Fibrous Homogeneous	HA: I	100% Non-fibrous (Other)	None Detected
018-Vinyl Sheet Flooring 3 *072602497-0018C*	Laundry Floor	Tan Non-Fibrous Homogeneous	HA: I	100% Non-fibrous (Other)	None Detected
018-Mastic 2 *072602497-0018D*	Laundry Floor	Tan Non-Fibrous Homogeneous	HA: I	100% Non-fibrous (Other)	None Detected
018-Vinyl Sheet Flooring 4 *072602497-0018E*	Laundry Floor	Gold Non-Fibrous Homogeneous	HA: I	100% Non-fibrous (Other)	None Detected
018-Mastic 3 *072602497-0018F*	Laundry Floor	Tan Non-Fibrous Homogeneous	HA: I	100% Non-fibrous (Other)	None Detected
019-Ceramic Tile *072602497-0019*	Hall Bath Floor NW	White Non-Fibrous Homogeneous	HA: J	100% Non-fibrous (Other)	None Detected
019-Grout *072602497-0019A*	Hall Bath Floor NW	Gray Non-Fibrous Homogeneous	HA: J	100% Non-fibrous (Other)	None Detected
020-Ceramic Tile *072602497-0020*	Hall Bath Floor SE	White Non-Fibrous Homogeneous	HA: J	100% Non-fibrous (Other)	None Detected
020-Grout *072602497-0020A*	Hall Bath Floor SE	Gray Non-Fibrous Homogeneous	HA: J	100% Non-fibrous (Other)	None Detected
021-Ceramic Tile *072602497-0021*	Master Bath Floor NW	Various Non-Fibrous Homogeneous	HA: K	100% Non-fibrous (Other)	None Detected
021-Grout *072602497-0021A*	Master Bath Floor NW	White Non-Fibrous Homogeneous	HA: K	100% Non-fibrous (Other)	None Detected
021-Mortar *072602497-0021B*	Master Bath Floor NW	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 03/18/2026 14:08:48

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http://www.EMSL.com / atlantalab@emsl.com

EMSL Order:	072602497
Customer ID:	ESAG42
Customer PO:	
Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
			HA: K		
022-Ceramic Tile *072602497-0022*	Master Bath Floor SE	Gray Non-Fibrous Homogeneous	HA: K	100% Non-fibrous (Other)	None Detected
022-Grout *072602497-0022A*	Master Bath Floor SE	White Non-Fibrous Homogeneous	HA: K	100% Non-fibrous (Other)	None Detected
022-Mortar *072602497-0022B*	Master Bath Floor SE	Gray Non-Fibrous Homogeneous	HA: K	100% Non-fibrous (Other)	None Detected
023-Joint Compound *072602497-0023*	Kitchen Ceiling	Tan Non-Fibrous Homogeneous	HA: L	100% Non-fibrous (Other)	**<1% Chrysotile**
023-Drywall *072602497-0023A*	Kitchen Ceiling	Gray Non-Fibrous Homogeneous	HA: L	100% Non-fibrous (Other)	None Detected
024 *072602497-0024*	Dining Ceiling	Gray Non-Fibrous Homogeneous	HA: L	100% Non-fibrous (Other)	None Detected
025-Joint Compound *072602497-0025*	Living Ceiling	White Non-Fibrous Homogeneous	HA: L	100% Non-fibrous (Other)	None Detected
025-Drywall *072602497-0025A*	Living Ceiling	Gray Non-Fibrous Homogeneous	HA: L	100% Non-fibrous (Other)	None Detected
026-Joint Compound *072602497-0026*	Hall Bath Ceiling	White Non-Fibrous Homogeneous	HA: M	100% Non-fibrous (Other)	None Detected
026-Drywall *072602497-0026A*	Hall Bath Ceiling	Gray Non-Fibrous Homogeneous	HA: M	100% Non-fibrous (Other)	None Detected
027-Texture *072602497-0027*	Pink Bed Ceiling	White Non-Fibrous Homogeneous	HA: M	100% Non-fibrous (Other)	None Detected
027-Drywall *072602497-0027A*	Pink Bed Ceiling	Gray Non-Fibrous Homogeneous	HA: M	100% Non-fibrous (Other)	None Detected
028-Texture *072602497-0028*	Green Bed Ceiling	White Non-Fibrous Homogeneous	HA: M	100% Non-fibrous (Other)	None Detected
028-Drywall *072602497-0028A*	Green Bed Ceiling	Gray Non-Fibrous Homogeneous	HA: M	100% Non-fibrous (Other)	None Detected

Initial report from: 03/18/2026 14:08:48

EMSL Analytical, Inc.

2205 Corporate Plaza Parkway SE, Suite 200 Smyrna, GA 30080

Tel/Fax: (770) 956-9150 / (770) 956-9181

http://www.EMSL.com / atlantalab@emsl.com

EMSL Order:	072602497
Customer ID:	ESAG42
Customer PO:	
Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
029 *072602497-0029*	Siding NW	Gray Fibrous Homogeneous	HA: N	75% Non-fibrous (Other)	**25% Chrysotile**
030 *072602497-0030*	Siding SE		HA: N		**Positive Stop (Not Analyzed)**
031 *072602497-0031*	Window Glazing NW	Tan Non-Fibrous Homogeneous	HA: O	100% Non-fibrous (Other)	None Detected
032 *072602497-0032*	Window Glazing SE	Tan Non-Fibrous Homogeneous	HA: O	100% Non-fibrous (Other)	None Detected
033-Shingle 1 *072602497-0033*	Roof NW	Black Fibrous Homogeneous	10% Glass HA: P	90% Non-fibrous (Other)	None Detected
033-Shingle 2 *072602497-0033A*	Roof NW	Black Fibrous Homogeneous	10% Glass HA: P	90% Non-fibrous (Other)	None Detected
033-Felt *072602497-0033B*	Roof NW	Black Fibrous Homogeneous	60% Cellulose HA: P	40% Non-fibrous (Other)	None Detected
034-Shingle 1 *072602497-0034*	Roof SE	Black Fibrous Homogeneous	10% Glass HA: P	90% Non-fibrous (Other)	None Detected
034-Shingle 2 *072602497-0034A*	Roof SE	Black Fibrous Homogeneous	10% Glass HA: P	90% Non-fibrous (Other)	None Detected
034-Felt *072602497-0034B*	Roof SE	Black Fibrous Homogeneous	60% Cellulose HA: P	40% Non-fibrous (Other)	None Detected
035 *072602497-0035*	Chimney Mastic A	Black Non-Fibrous Homogeneous	HA: Q	100% Non-fibrous (Other)	None Detected
036 *072602497-0036*	Chimney Mastic B	Black Non-Fibrous Homogeneous	HA: Q	100% Non-fibrous (Other)	None Detected
037-Shingle 1 *072602497-0037*	Garage Roof NW	Black Fibrous Homogeneous	10% Glass HA: R	90% Non-fibrous (Other)	None Detected
037-Shingle 2 *072602497-0037A*	Garage Roof NW	Black Fibrous Homogeneous	10% Glass HA: R	90% Non-fibrous (Other)	None Detected
037-Felt *072602497-0037B*	Garage Roof NW	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected

Initial report from: 03/18/2026 14:08:48

EMSL Analytical, Inc.

2205 Corporate Plaza Parkway SE, Suite 200 Smyrna, GA 30080

Tel/Fax: (770) 956-9150 / (770) 956-9181

http://www.EMSL.com / atlantalab@emsl.com

EMSL Order:	072602497
Customer ID:	ESAG42
Customer PO:	
Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
			HA: R		
038-Shingle 1	Garage Roof SE	Black Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
072602497-0038			HA: R		
038-Shingle 2	Garage Roof SE	Black Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
072602497-0038A			HA: R		
038-Felt	Garage Roof SE	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
072602497-0038B			HA: R		

Analyst(s)

Erricka Smith (84)

Violedah Melissa Richardson

Violedah Richardson, Laboratory Manager
or Other Approved Signatory

Initial report from: 03/18/2026 14:08:48

Exhibit D – EMSL Lead Paint Lab Report, EMSL Order No. 412650724

(dated March 20th, 2026)

EMSL Analytical, Inc.

10801 Southern Loop Blvd, Pineville, NC, 28134
Telephone: (704) 525-2205 Fax:(704) 525-2382
emsl.com

EMSL Order ID: 412650724
LIMS Reference ID: LE50724
EMSL Customer ID: ESAG42

Attention: Elias Hernandez
Environmental Services Of America [ESAG42]
PO Box 250
Watkinsville, GA 30677
(706) 206-3733
reports@es-america.com

Project Name: 431 Main St. - JB

Customer PO:
EMSL Sales Rep: Emily Stressman
Received: 03/19/2026 10:05
Reported: 03/20/2026 07:42

Analytical Results

Analyte	Results	RL	Weight	Prep Date & Tech	Prep Method	Analysis Date & Analyst	Analytical Method	Q	DF
Client Sample ID: L001/Trim Paint White								**Date Sampled: 03/17/26**	
Matrix: Chips								**LIMS Reference ID: LE50724-01**	
Lead	<0.018 % wt	0.018 % wt	0.0882 g	03/19/26 MSX	SW-846 3050B	03/19/26 MTS	SW 846-7000B		1
Client Sample ID: L002/Living Paint Grey								**Date Sampled: 03/17/26**	
Matrix: Chips								**LIMS Reference ID: LE50724-02**	
Lead	<0.0064 % wt	0.0064 % wt	0.2512 g	03/19/26 MSX	SW-846 3050B	03/19/26 MTS	SW 846-7000B		1
Client Sample ID: L003/Living Paint Blue								**Date Sampled: 03/17/26**	
Matrix: Chips								**LIMS Reference ID: LE50724-03**	
Lead	<0.020 % wt	0.020 % wt	0.0816 g	03/19/26 MSX	SW-846 3050B	03/19/26 MTS	SW 846-7000B		1
Client Sample ID: L004/Bedroom paint Pink								**Date Sampled: 03/17/26**	
Matrix: Chips								**LIMS Reference ID: LE50724-04**	
Lead	<0.0064 % wt	0.0064 % wt	0.2528 g	03/19/26 MSX	SW-846 3050B	03/19/26 MTS	SW 846-7000B		1
Client Sample ID: L005/Bedroom Paint Green								**Date Sampled: 03/17/26**	
Matrix: Chips								**LIMS Reference ID: LE50724-05**	
Lead	<0.0094 % wt	0.0094 % wt	0.1708 g	03/19/26 MSX	SW-846 3050B	03/19/26 MTS	SW 846-7000B		1
Client Sample ID: L006/Hall Bath Paint Green								**Date Sampled: 03/17/26**	
Matrix: Chips								**LIMS Reference ID: LE50724-06**	
Lead	0.015 % wt	0.0064 % wt	0.2534 g	03/19/26 MSX	SW-846 3050B	03/19/26 MTS	SW 846-7000B		1
Client Sample ID: L007/Master Bed Paint Grey								**Date Sampled: 03/17/26**	
Matrix: Chips								**LIMS Reference ID: LE50724-07**	
Lead	<0.0064 % wt	0.0064 % wt	0.2532 g	03/19/26 MSX	SW-846 3050B	03/19/26 MTS	SW 846-7000B		1
Client Sample ID: L008/Ext Trim Paint White								**Date Sampled: 03/17/26**	
Matrix: Chips								**LIMS Reference ID: LE50724-08**	
Lead	0.061 % wt	0.0064 % wt	0.2542 g	03/19/26 MSX	SW-846 3050B	03/19/26 MTS	SW 846-7000B		1
Client Sample ID: L009/Ext Wall Paint Burgundy								**Date Sampled: 03/17/26**	
Matrix: Chips								**LIMS Reference ID: LE50724-09**	
Lead	0.10 % wt	0.0064 % wt	0.2516 g	03/19/26 MSX	SW-846 3050B	03/19/26 MTS	SW 846-7000B		1

EMSL Analytical, Inc.

10801 Southern Loop Blvd, Pineville, NC, 28134
Telephone: (704) 525-2205 Fax:(704) 525-2382
emsl.com

EMSL Order ID: 412650724
LIMS Reference ID: LE50724
EMSL Customer ID: ESAG42

Attention: Elias Hernandez
Environmental Services Of America [ESAG42]
PO Box 250
Watkinsville, GA 30677
(706) 206-3733
reports@es-america.com

Project Name: 431 Main St. - JB

Customer PO:
EMSL Sales Rep: Emily Stressman
Received: 03/19/2026 10:05
Reported: 03/20/2026 07:42

Certified Analyses included in this Report

Analyte	Certifications
SW 846-7000B in Chips	
Lead	41-AIHA ELLAP

List of Certifications

Code	Description	Number	Expires
41-AIHA ELLAP	American Industrial Hygiene Association (AIHA LAP, LLC) - ELLAP	192283	12/01/2026
41-AIHA EMLAP	American Industrial Hygiene Association (AIHA LAP, LLC) - EMLAP	192283	12/01/2026
41-AIHA IHLAP	American Industrial Hygiene Association (AIHA LAP, LLC) - IHLAP	192283	12/01/2026
41-NCDHHS	North Carolina Department of Health and Human Services	37907	07/31/2026
41-SCDES	South Carolina Department of Environmental Services	99067	07/31/2026

Please see the specific Field of Testing (FOT) on www.emsl.com <http://www.emsl.com> for a complete listing of parameters for which EMSL is certified.

Notes and Definitions

Item	Definition
(Dig)	For metals analysis, sample was digested.
[2C]	Reported from the second channel in dual column analysis.
DA	Direct Analysis
DF	Dilution Factor
MDL	Method Detection Limit.
ND	Analyte was NOT DETECTED at or above the reporting limit, or the mdl if provided.
NR	Spike/Surrogate showed no recovery.
Q	Qualifier
RCS	Respirable Crystalline Silica
RL	Reporting Limit
Wet	Sample is not dry weight corrected.

Measurement of uncertainty and any applicable definitions of method modifications are available upon request. Per EPA NLLAP policy, sample results are not blank corrected.

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Lee Plumley Laboratory Manager or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. QC sample results are within quality control criteria and met method specifications unless otherwise noted. All results for soil samples are reported on a dry weight basis, unless otherwise noted.

Analysis following EMSL SOP for the Determination of Environmental Lead by FLAA. The laboratory has a reporting limit of 0.0064% by wt., based upon a minimum sample weight of 0.25g submitted to the lab, and is not responsible for any result or reporting limit provided in mg/cm2 since it is dependent upon an area value provided by non-lab personnel. A "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty and definitions of modifications are available upon request. Results in this report are not blank corrected unless specified.

Lead Chain of Custody

EMSL Order Number / Lab Use Only: LE50724

EMSL ANALYTICAL, INC.
TESTING LABS • PRODUCTS • TRAINING

EMSL Analytical, Inc.
2205 Corporate Plaza Pkwy SE
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EMAIL: atlantalab@emsl.com

Customer Information		Billing Information	
Customer ID: ES America		Billing ID:	
Company Name:		Company Name:	
Contact Name:		Billing Contact:	
Street Address:		Street Address:	
City, State, Zip:	Country:	City, State, Zip:	Country:
Phone:		Phone:	
Email(s) for Report:		Email(s) for Invoice:	

Project Information

Project Name/No: 431 Main St. - JB			Purchase Order:
EMSL LIMS Project ID: (If applicable, EMSL will provide)		US State where samples collected:	State of Connecticut (CT) must select project location: ☐ Commercial (Taxable) ☐ Residential (Non-Taxable)
Sampled By Name: Jacob Benton	Sampled By Signature: JB		No. of Samples in Shipment

Turn-Around-Time (TAT)

☐ 3 Hour ☐ 6 Hour ☑ 24 Hour ☐ 32 Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

Please call ahead for large projects and/or turnaround times 6 Hours or Less. *32 Hour TAT available for select tests only, samples must be submitted by 11:30am.

MATRIX	METHOD	INSTRUMENT	REPORTING LIMIT	SELECTION
CHIPS ☐ % by wt. ☐ ppm (mg/kg) ☐ mg/cm²	SW 846-7000B	Flame Atomic Absorption	0.008% (80ppm)	☑
*Reporting Limit based on a minimum 0.25g sample weight	SW 846-6010D*	ICP-OES	0.0004% (4ppm)	☐
AIR	NIOSH 7082	Flame Atomic Absorption	4µg/filter	☐
	NIOSH 7300M / NIOSH 7303M	ICP-OES	0.5µg/filter	☐
	NIOSH 7300M / NIOSH 7303M	ICP-MS	0.05µg/filter	☐
WIPE ☐ ASTM ☐ NON-ASTM	SW 846-7000B	Flame Atomic Absorption	10µg/wipe	☐
*If no box is checked, non-ASTM Wipe is assumed	SW 846-6010D*	ICP-OES	1.0µg/wipe	☐
TCLP	SW 846-1311 / 7000B / SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	SW 846-1311 / SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
SPLP	SW 846-1312 / 7000B / SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	SW 846-1312 / SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
TTLC	22 CCR App. II, 7000B	Flame Atomic Absorption	40mg/kg (ppm)	☐
	22 CCR App. II, SW 846-6010D*	ICP-OES	2mg/kg (ppm)	☐
STLC	22 CCR App. II, 7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	22 CCR App. II, SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
Soil	SW 846-7000B	Flame Atomic Absorption	40mg/kg (ppm)	☐
	SW 846-6010D*	ICP-OES	2mg/kg (ppm)	☐
Wastewater	SM 3111B / SW 846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
Unpreserved ☐ / Preserved with HNO3 ☐ PH<2	EPA 200.7	ICP-OES	0.020 mg/L (ppm)	☐
Drinking Water	EPA 200.5	ICP-OES	0.003 mg/L (ppm)	☐
Unpreserved ☐ / Preserved with HNO3 ☐ PH<2	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	☐
TSP/SPM Filter	40 CFR Part 50	ICP-OES	12 µg/filter	☐
Other:				☐

Sample Number	Sample Location	Volume / Area	Date / Time Sampled
L001	Trim paint White		
L002	Living paint grey		
L003	Living paint Blue		
L004	bedroom paint pink		
L005	bedroom paint green		

Method of Shipment: FEX 7922 3329 9557

Sample Condition Upon Receipt:

Relinquished by: JB	Date/Time: 3-17-26	Received by: DD	Date/Time: 3/17/26 2:00PM WI
Relinquished by:	Date/Time:	Received by: CH. Recv.	Date/Time: 3/19/26 1005

Controlled Document - COC-25 Lead R16 4/19/2021

*6010C Available Upon Request

☑ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Ana... acceptance and acknowledgment of all terms and conditions by Customer.

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Lead Chain of Custody

EMSL Order Number / Lab Use Only

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EMAIL: atlantalab@emsl.com

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

Sample Number	Sample Location	Volume / Area	Date / Time Sampled
L006	Hall bath paint green		
L007	Master bed paint grey		
L008	ext trim paint White		
L009	Ext Wall paint burgundy		

Method of Shipment:		Sample Condition Upon Receipt:	
Relinquished by:	Date/Time: 3 17 26	Received by:	Date/Time
Relinquished by:	Date/Time:	Received by:	Date/Time

Controlled Document - COC-25 Lead R16 4/19/2021

☑ **AGREE TO ELECTRONIC SIGNATURE** (By checking, I consent to signing this Chain of Custody document by electronic signature.)

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Exhibit E – Photographs of Co-Hatch building

(Duluth, GA)

Exhibit F - Structural Assessment Report prepared by Sterling M. Cochran, S.E.

House at 431 Main Street

Suwanee, GA

STRUCTURAL Assessment Report

Prepared for:

The City of Suwanee
330 Town Center Avenue
Suwanee, GA 30024

Date 05/26/2026

Project No.: 260043

Prepared by:
Sterling M. Cochran, S.E.

GEORGIA REGISTERED No. 000072 STRUCTURAL ENGINEER STERLING MATTHEW COCHRAN

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2.0 GENERAL PROJECT INFORMATION 4
3.0 OBSERVATIONS 5
4.0 RECOMMENDATIONS AND REQUIRED REPAIRS 10
5.0 REPORT LIMITATIONS 13

1.0 EXECUTIVE SUMMARY

Scope

BLA Engineers conducted a structural assessment of the single-story, wood-framed house at 431 Main Street in Suwanee, Georgia, in connection with the City of Suwanee's planned conversion of the building to an arts center. The assessment was visual and included accessible portions of the crawl space, floor framing, and roof framing.

Key Findings

The original floor framing in the east section is supported by inadequate flat-laid 2x6 beams bearing on un-mortared CMU piers and must be structurally improved. Rough-cut 2x8 joists at the front of the house span approximately 12 ft and are inadequate for the proposed commercial live load. The CMU support piers had inconsistent coarse stacking without grout or mortar. The roof framing includes strong-back bracing whose load path to the bearing walls below could not be verified from the attic.

Headline Recommendations

Replace existing flat-laid support beams with 3-ply 2x12 sections spanning no more than 9 ft between rebuilt CMU piers founded on new concrete footings; a continuous CMU stem wall can be placed below the 2x6 in-lieu of using the 3-ply 2x12 beam; A third option is a jack-post and beam system by a foundation solutions company; verify the roof-brace load path and modify ceiling joists as needed; and address the alteration classification implications under the IEBC, which may trigger lateral system evaluation and modification.

Disposition

Structural rehabilitation is feasible. Conversion will require a coordinated structural design package, AHJ confirmation of the adopted IBC/IEBC edition and the Group B occupancy classification, and a follow-on IEBC compliance review of the lateral system.

2.0 GENERAL PROJECT INFORMATION

The house is a one-story, wood-framed construction over a crawl space. Based on available information, the original construction was in the late 1940s.

Documents provided to us for Review:

- Suwanee Community Arts Center Expansion Study by Lord Aeck Sargent dated 11.07.25

Figure 1, from the document referenced above, shows the planned wall demo/modification plan.

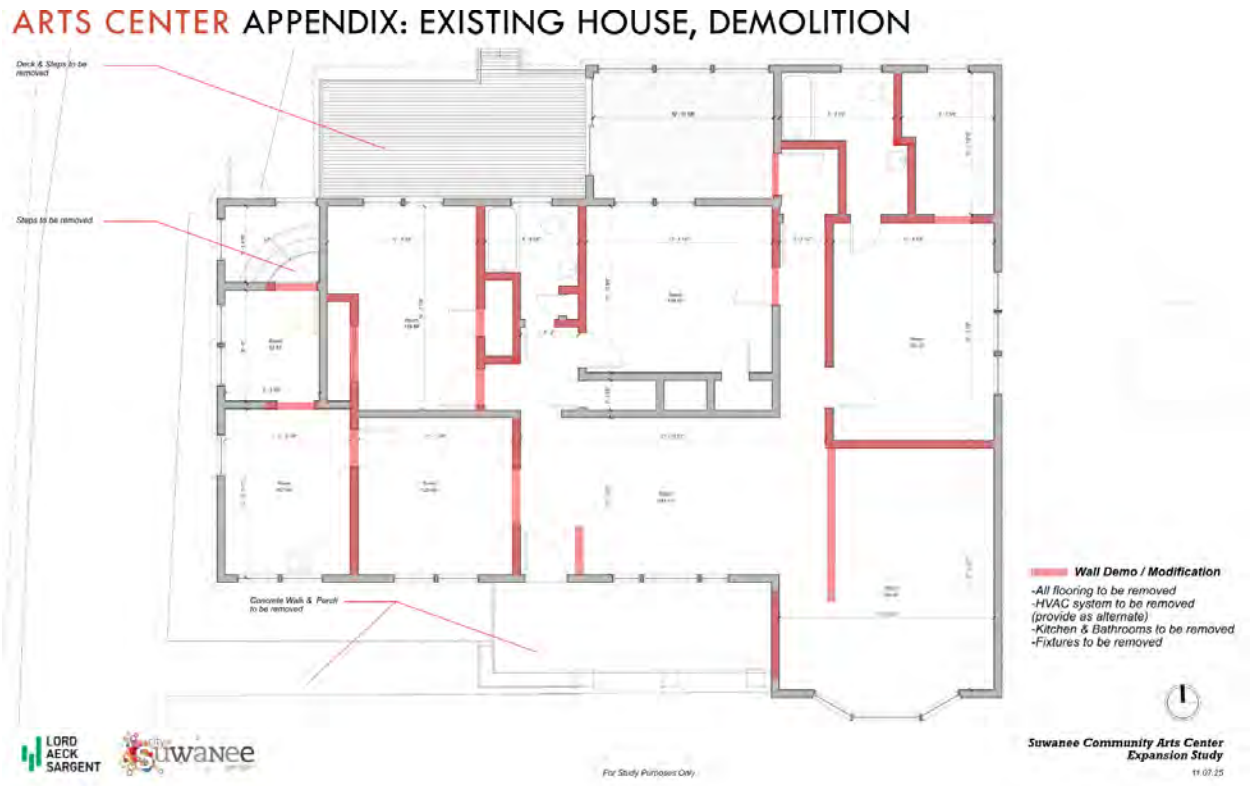

Figure 1: Wall Demo/Modification

3.0 OBSERVATIONS

A. Existing Floor Framing:

Figure 2 includes notes for the floor framing.

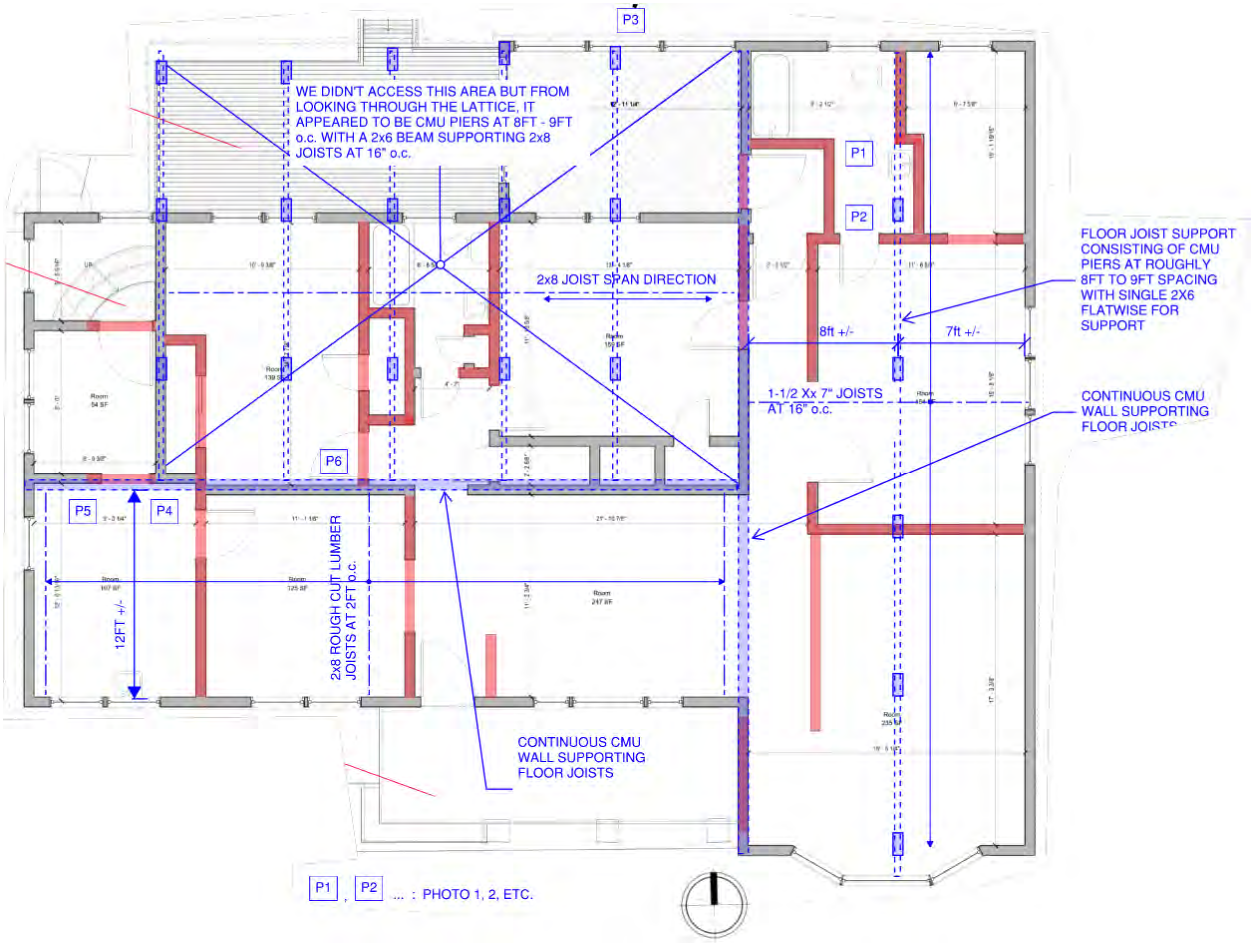

Figure 2: Observation Notes

P1 Floor framing at the east section of the house. This area appears to have been a later addition to the original construction. 2x8 (1-1/2" x 7" actual dimension) floor joists at 16" o.c. 15'-5"+/- long with an intermediate support creating a 2-span condition (7ft and 8ft spans). The support is a single 2x6 turned flatwise spanning 8ft to 9ft between CMU piers.

P2 The CMU support pier construction varied by location. Courses appeared to be stacked using different methods. No mortar or grout was observed at the visible areas of the piers; however, not all piers were fully accessible or reviewed at the time of inspection.

P3 The area marked with an “X” in Figure 2 was isolated from the remainder of the crawl space by CMU wall framing and was not directly accessible during the inspection. The photograph was taken from the exterior through the lattice enclosure. Construction in this area appeared similar to the east section shown in Photo P1; however, the support member consisted of a 2x6 installed with the strong axis oriented vertically, rather than laid flat-wise.

P4 At the front portion of the house, the floor joists were observed spanning approximately 12 feet in the north-south direction and were supported at each end by CMU stem walls. This framing consisted of rough-cut 2x8 lumber joists with actual dimensions of approximately 2 inches by 8 inches. The joists were spaced at 24”+/-o.c.

P5 Photo P5 is the same location as P4. It appeared that there were no connectors tying the joists to the CMU. Refer to the associated action item summarized in Section 4.0 (IV). The same condition exists at the front of the house, at the opposite end of the 2x8.

P6 The roof framing consisted of 2x10 rafters spaced at approximately 24 inches on center, spanning from the front and rear walls to the ridge located near the center of the house. Strong-back bracing with kicker braces was installed approximately 9 feet and 11 feet from the supporting walls.

P7 The upper middle room of the shed had noticeable deflection in the floor while walking over it. Part of the roof over the upper rooms appeared to be sagging. If the shed is to be used in the future, it will likely need to have the upper floor and the roof above rebuilt.

4.0 RECOMMENDATIONS AND REQUIRED REPAIRS

I. Detailed Discussion of the House

A. Floor Framing:

1. Design Loads:
   a) Live Load: 50 psf, per IBC 2024 Table 1607.1. This live load was used to check the adequacy of the floor framing. The assumed occupant count is less than 50, supporting a Group B occupancy classification per IBC Chapter 3, to be confirmed by the AHJ.
   b) Dead Load:
      4 psf (2x subfloor Decking)
      2 psf (2x8 Joists)
      5 psf (Mechanical, Elec., Plumbing)
      2 psf (Flooring)
      15 psf (Partitions, per IBC 1607.5)
      28 psf Total
2. Assumed lumber species/grade: No. 2 Southern Yellow Pine (SYP) per NDS design values. Species and grade to be field-verified during construction.

3. The flat-laid 2x6 member supporting the 2x8 floor joists at the east section of the house (Photos P1 and P2) does not provide adequate capacity for the proposed commercial loading, and the supporting CMU piers in this area are stacked without mortar or grout. Structural improvements are required for is floor area and are summarized in Section IV.

4. The framing in the X-marked area of Figure 2, which was not directly accessible during the site visit, appears similar but with a vertically oriented 2x6 in place of the flat-laid member. Structural improvements are required for is floor area and are summarized in Section IV.

5. At the front portion of the house (Photos P4 and P5), rough-cut 2x8 joists at 24 inches on center span approximately 12 feet — too long to support the 50 psf design live load without strengthening. Repair specifications for each area, including replacement beam sizing, the CMU stem-wall alternative, joist sistering, pier reconstruction, and connection requirements, are provided in the Summary of Recommendations (Section IV).

B. Roof Framing:

The roof consists of 2x10 rafters at approximately 24 inches on center spanning from the front and rear walls to a ridge near the center of the house, with strong-back bracing and kicker braces (Photo P6). Anchorage for the roof rafters will need to be evaluated as part of a final structural design package. Kicker braces do not bear directly over a bearing wall, and attic insulation prevented direct confirmation of how the brace loads transfer to the structure below. If any bearing walls are demolished as part of the planned reconfiguration, the ceiling joists may require modification to maintain a continuous load path. The associated action item is summarized in Section IV.

II. Code Implications and Change of Occupancy:

Conversion of the building from a single-family residence to an arts center constitutes an alteration under the IEBC. Reconfiguration of the partition layout, combined with the increased design live load, is anticipated to trigger evaluation and modification of the lateral system — shear walls, anchorage, and diaphragm-to-wall connections. The applicable IEBC compliance path and any local code amendments shall be coordinated with the AHJ. Foundation elements must comply with the IBC edition adopted by the AHJ; perimeter CMU stem walls and footings under interior piers were not assessed as part of this report and shall be evaluated as part of a final structural design package.

III. Shed Building

The upper middle room of the shed exhibited noticeable floor deflection during the site visit, and portions of the roof above the upper rooms appeared to be sagging. Access to the shed should be restricted pending re-evaluation. Should future occupancy be planned, the upper-level floor framing and roof will likely require rebuilding, and a separate evaluation of the shed foundations will also be required. The associated action item is summarized in Section IV.

IV. Summary of Recommendations

#	Location	Recommended Action
1	Floor framing – east section (Photos P1, P2)	Reuse of 2x8 joists is possible; replace flat-laid 2x6 support beam with 3-ply 2x12 spanning no more than 9 ft between rebuilt piers. Or install a continuous CMU stem wall under the 2x6 plate, instead of the 3-2x12, replacing the piers. A third option is a jack-post and beam system by a foundation solutions company
2	Support piers – all crawl-space areas	Rebuild CMU piers with proper grouting and mortar on new concrete footings; anchor wood beams to piers with Simpson Strong-Tie or equal connectors with vapor barrier protection.
3	Floor framing – X-marked area (Figure 2)	2x8 joists at 16” o.c. spanning a maximum of 8 ft are adequate; replace existing support members with 3-ply 2x12 at ≤ 9 ft pier spacing. Or install a continuous CMU stem wall under the 2x6 plate, instead of the 3-2x12, replacing the piers. A third option is a jack-post and beam system by a foundation solutions company
4	Floor framing – front section (Photos P4, P5)	Strengthen rough-cut 2x8 joists by adding a full-depth sister member or providing a midspan beam; document fastener schedule per NDS; confirm deflection limit.
5	Roof framing	Confirm load path of strong-back bracing to bearing walls; modify ceiling joists if any bearing walls are to be removed. Evaluate rafter anchorage as part of a final structural design package
6	Foundation – perimeter stem walls / interior pier footings	Evaluate perimeter CMU stem walls and footings under interior piers as part of the final structural design package.
7	Lateral system	Assess and upgrade shear walls, anchorage, and diaphragm-to-wall connections due to alteration classification in accordance with the IEBC; coordinate with the AHJ.
8	Shed building	Restrict access pending re-evaluation; if future occupancy is planned, rebuild upper floor framing and roof and re-evaluate foundations.

5.0 REPORT LIMITATIONS

1. The general contractor should include proper allowances for miscellaneous items and unknowns for pricing and scheduling.
2. Design drawings are outside the scope of this report.
3. Fire protection is outside the scope of BLA services.
4. This assessment is based on visual observation only. No destructive or invasive testing was performed.
5. Crawl space areas behind interior CMU partitions and similar enclosed regions were not directly accessible at the time of inspection.
6. This report relies on the documents provided by the City of Suwanee and listed in Section 1.0. BLA has not verified the accuracy of those documents.
7. Lumber species, grade, and existing connections were assumed based on construction era and visual observation; these properties were not verified by testing.
8. Findings reflect conditions observed on the date of inspection only.
9. This report is for the sole use of the City of Suwanee. No reliance by other parties is intended or authorized.
10. This report is valid for one (1) year from the date of issuance. Re-evaluation may be required after that period.
11. Any future demolition, scope expansion, or design changes beyond those described herein require re-review by BLA Engineers.
12. Standards & References: Structural recommendations have been developed in accordance with the applicable provisions of the IBC (2024), IEBC (2021), ASCE 7-22, NDS (2024), and AWC SDPWS (2021), subject to confirmation of the edition currently adopted by the AHJ.