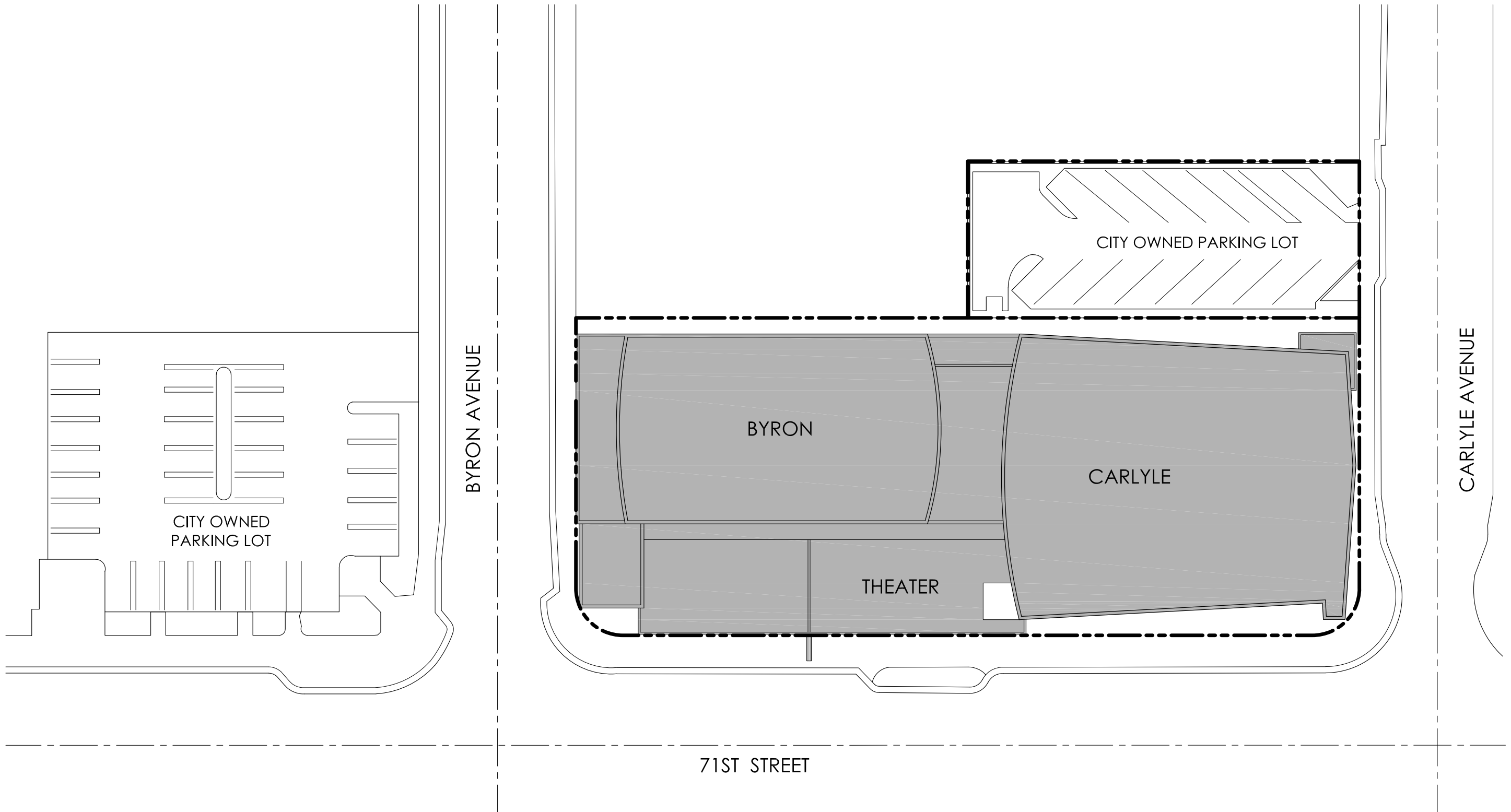
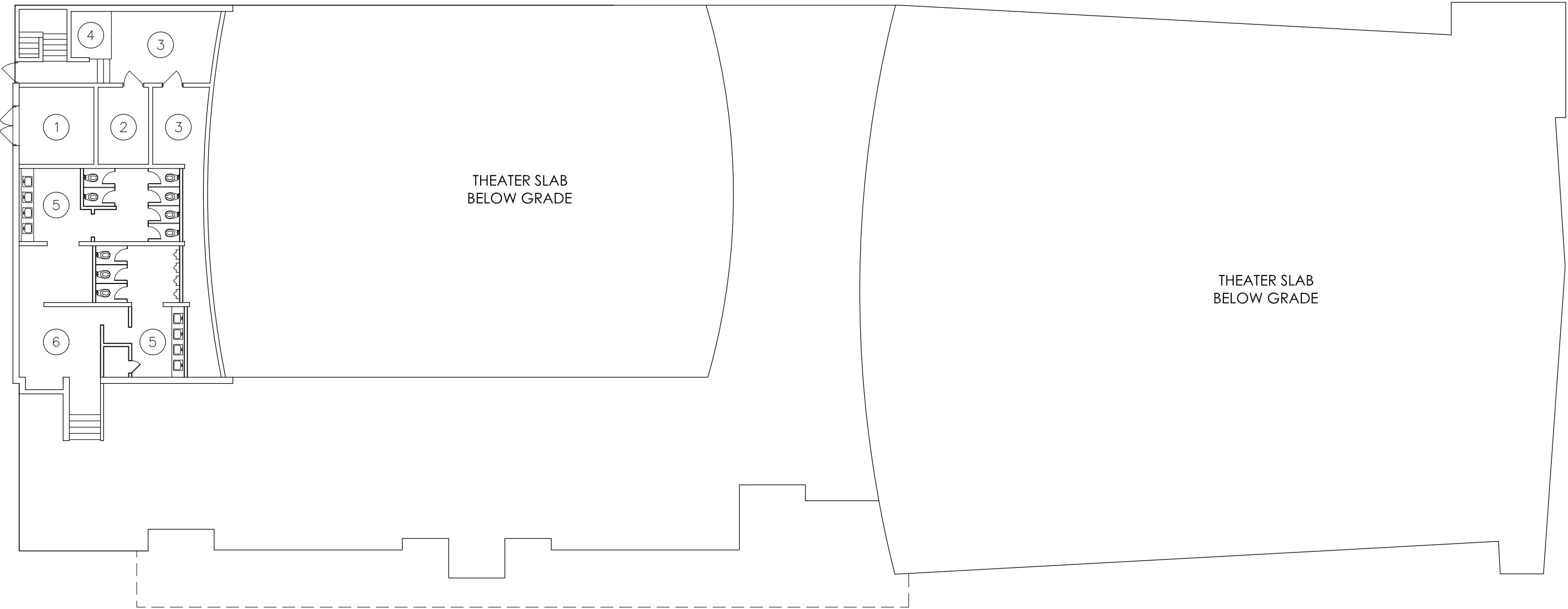


Diagrams – Existing Building



LEGEND

- 1 FPL VAULT
- 2 ELECTRICAL ROOM
- 3 MECHANICAL ROOM
- 4 LIFT STATION
- 5 RESTROOM
- 6 VESTIBULE



LEGEND

- 1

FPL VAULT
- 2

ELECTRICAL ROOM
- 3

MECHANICAL ROOM
- 4

LIFT STATION
- 5

RESTROOM
- 6

VESTIBULE

7

PARTERRE - RAISED SEATING AREA

8

THEATER SEATING AREA

9

DRESSING ROOM

10

OFFICE

11

THEATER LOBBY

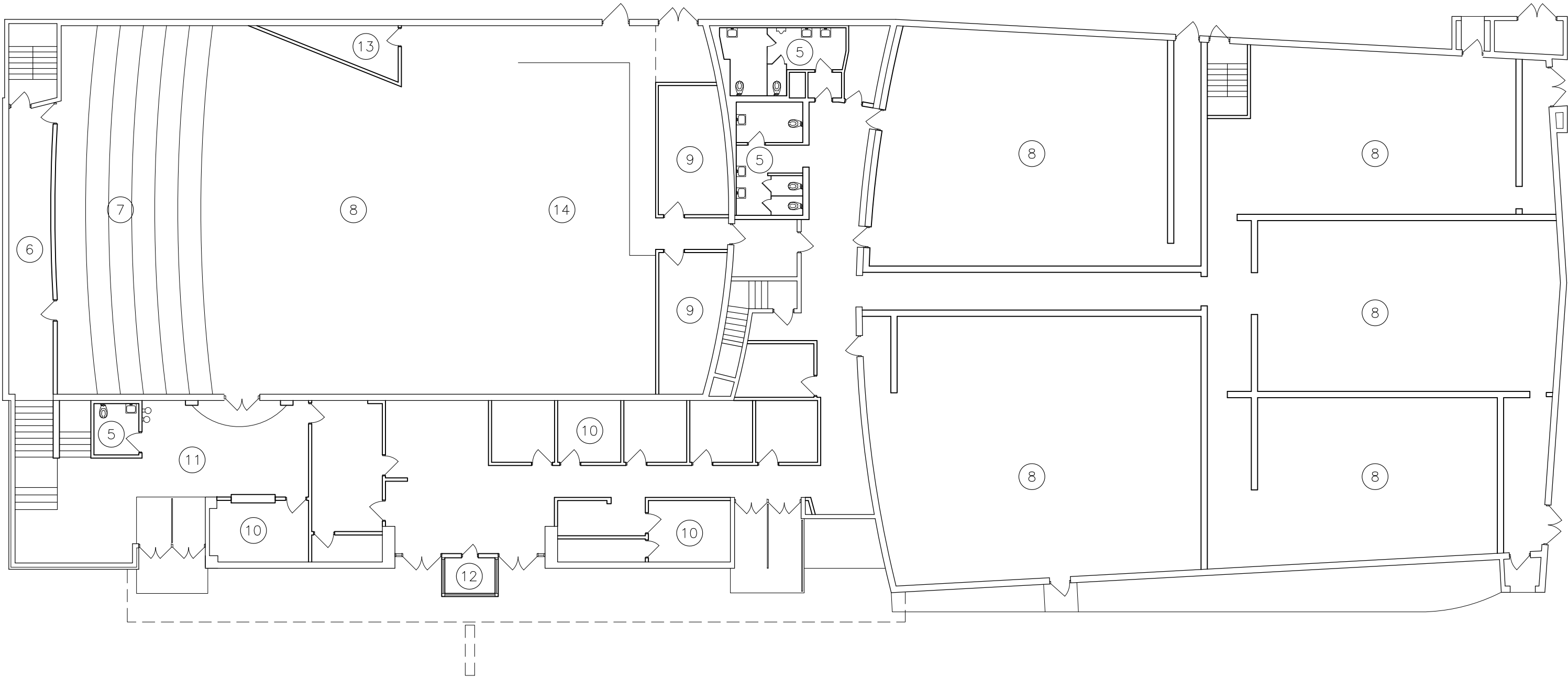
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BOX OFFICE

13

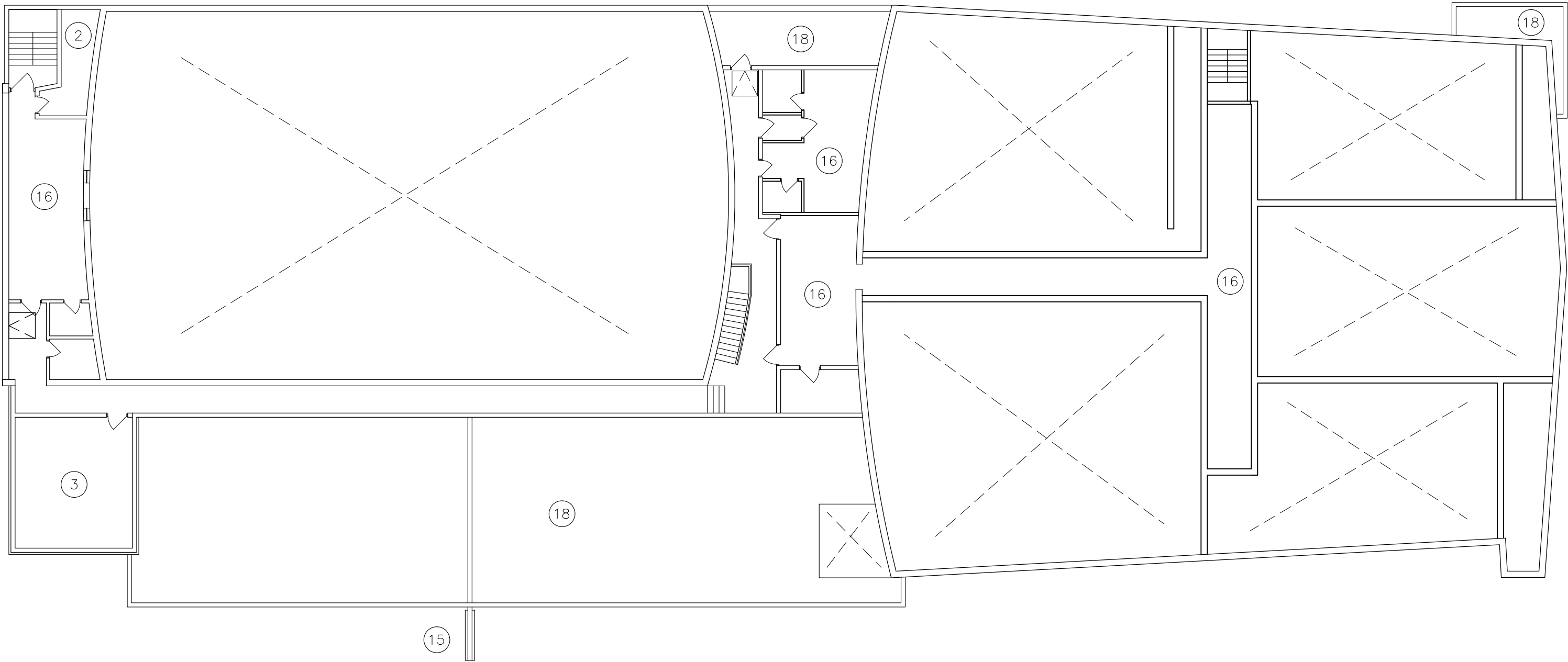
STORAGE

14

STAGE

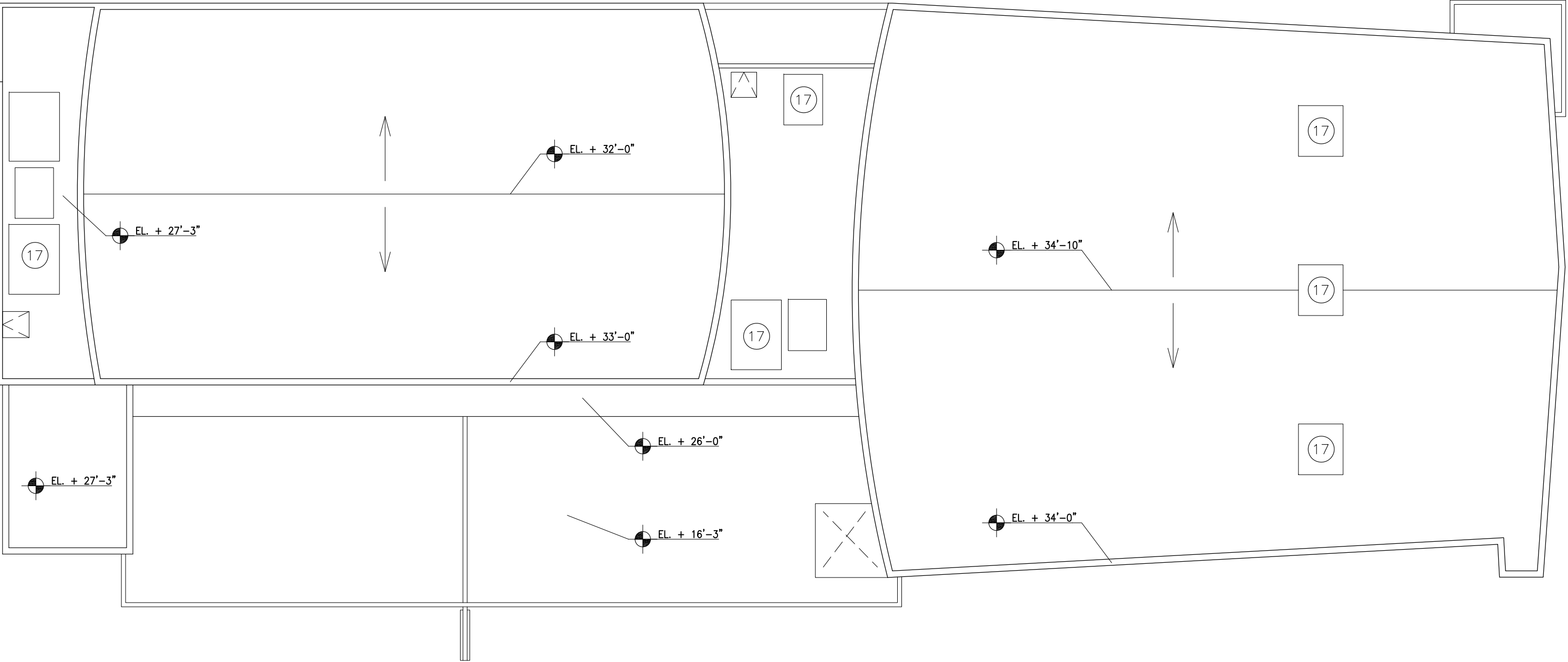
LEGEND

- | | | |
|-------------------|----------------------------------|-------------------------|
| 1 FPL VAULT | 7 PARTERRE - RAISED SEATING AREA | 13 STORAGE |
| 2 ELECTRICAL ROOM | 8 MAIN THEATER SEATING AREA | 14 STAGE |
| 3 MECHANICAL ROOM | 9 DRESSING ROOM | 15 MARQUEE |
| 4 LIFT STATION | 10 OFFICE | 16 PROJECTION BOOTH |
| 5 RESTROOM | 11 THEATER LOBBY | 17 MECHANICAL EQUIPMENT |
| 6 VESTIBULE | 12 BOX OFFICE | 18 ROOF |

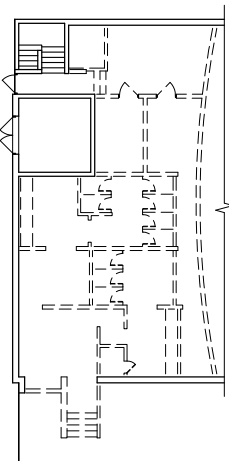
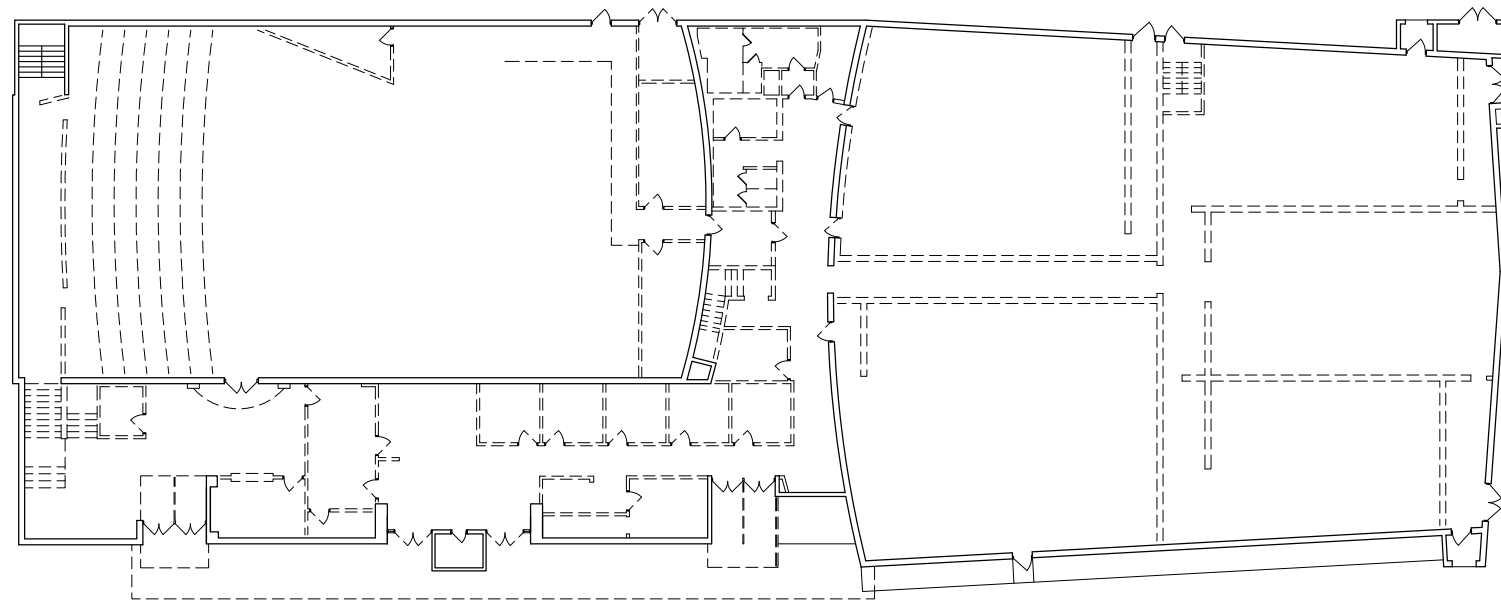


LEGEND

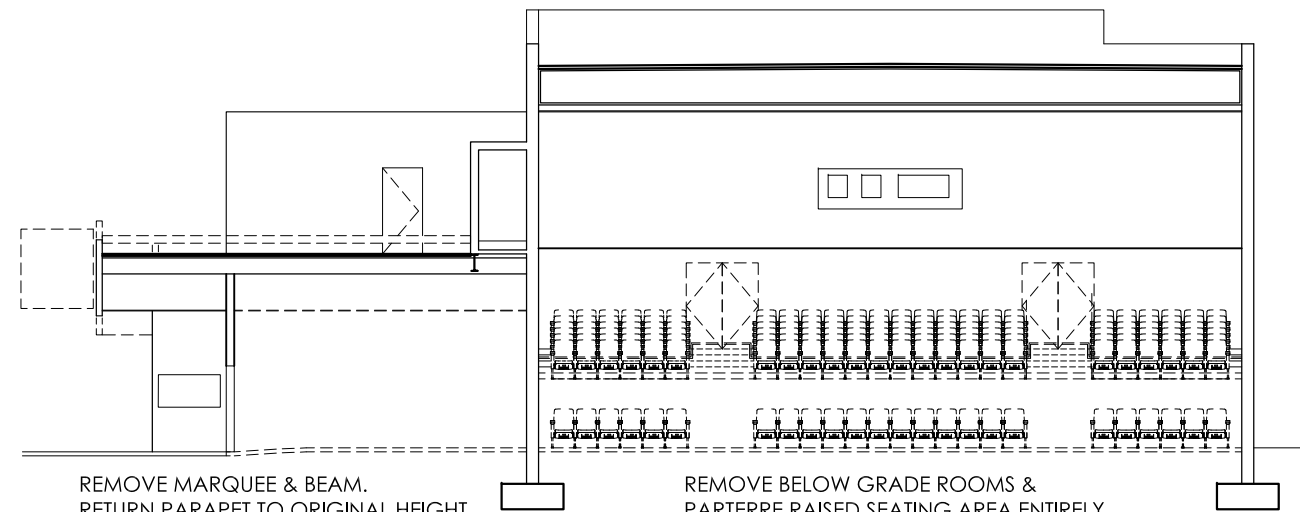
17 MECHANICAL EQUIPMENT



Diagrams – Renovation Options



7 **DEMOLITION
BELOW GRADE & GROUND FLOOR PLANS**
BYRON CARLYLE THEATER

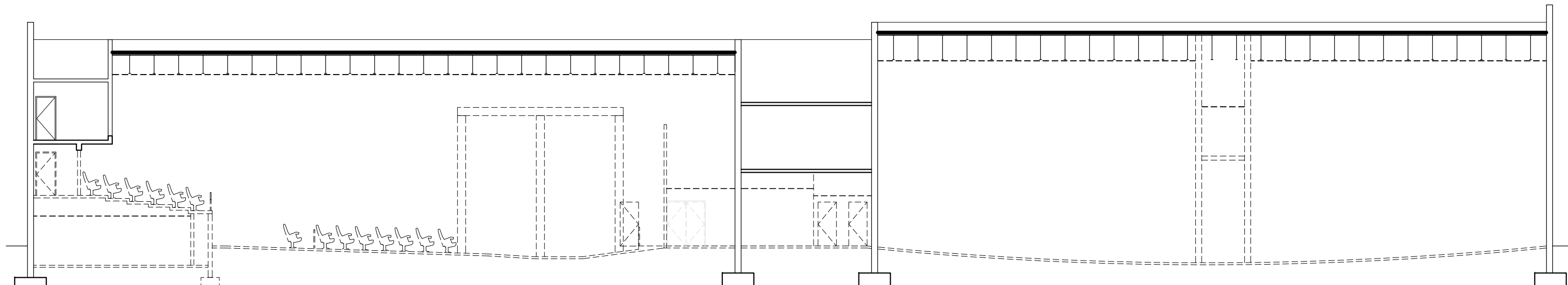


REMOVE MARQUEE & BEAM.
RETURN PARAPET TO ORIGINAL HEIGHT

REMOVE BELOW GRADE ROOMS &
PARTERRE RAISED SEATING AREA ENTIRELY.
EXISTING SECOND FLOOR TO REMAIN.

7A **DEMOLITION
N-S SECTION LOOKING EAST**
BYRON CARLYLE THEATER

REMOVE ALL INTERIOR EQUIPMENT,
PARTITIONS, CEILINGS, FINISHES
AND FLOOR SLABS, TYPICAL



REMOVE BELOW GRADE ROOMS &
PARTERRE RAISED SEATING AREA ENTIRELY

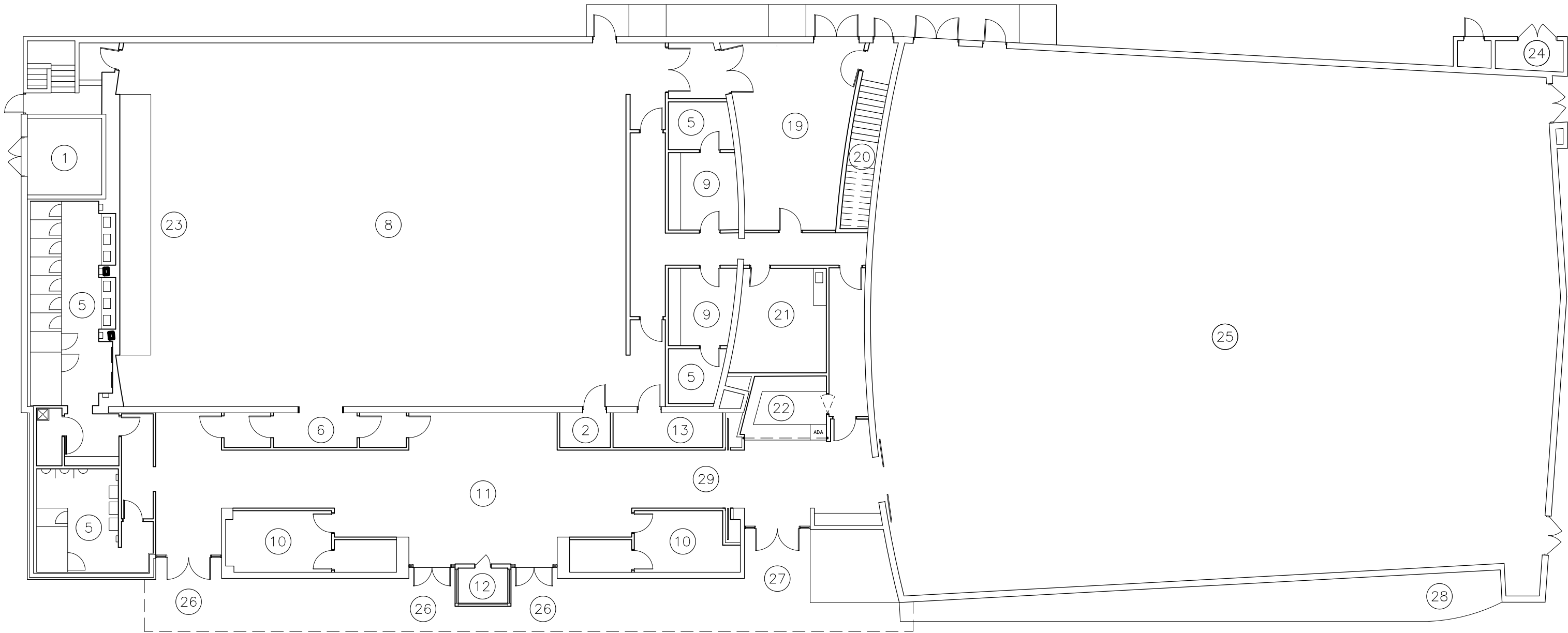
REMOVE ALL INTERIOR EQUIPMENT, PARTITIONS, CEILINGS, FINISHES AND FLOOR SLABS, TYPICAL
EXISTING EXTERIOR WALLS, SECOND FLOOR STRUCTURE, & ROOF STRUCTURE TO REMAIN, TYPICAL.

7B **DEMOLITION - RENOVATION OPTIONS 1 + 2
E-W SECTION LOOKING SOUTH**
BYRON CARLYLE THEATER

RENOVATION OPTION 1 - MULTI-USE THEATER + TENANT SPACE

LEGEND

- | | | | | |
|-------------------|----------------------------------|-------------------------|------------------------|--|
| 1 FPL VAULT | 7 PARTERRE - RAISED SEATING AREA | 13 STORAGE | 19 RECEIVING AREA | 25 TENANT SPACE |
| 2 ELECTRICAL ROOM | 8 MULTI-USE THEATER | 14 STAGE | 20 NEW STAIR | 26 THEATER ENTRANCE |
| 3 MECHANICAL ROOM | 9 DRESSING ROOM | 15 MARQUEE | 21 GREEN ROOM | 27 TENANT ENTRANCE |
| 4 LIFT STATION | 10 OFFICE | 16 PROJECTION BOOTH | 22 CONCESSION | 28 ALT. ENTRANCE LOCATION |
| 5 RESTROOM | 11 THEATER LOBBY | 17 MECHANICAL EQUIPMENT | 23 RETRACTABLE SEATING | 29 SLIDING GLASS DOORS
SO EACH VENUE COULD
OPERATE INDEPENDENTLY |
| 6 VESTIBULE | 12 BOX OFFICE | 18 ROOF | 24 FLOOD PANEL STORAGE | |



RENOVATION - OPTION 1

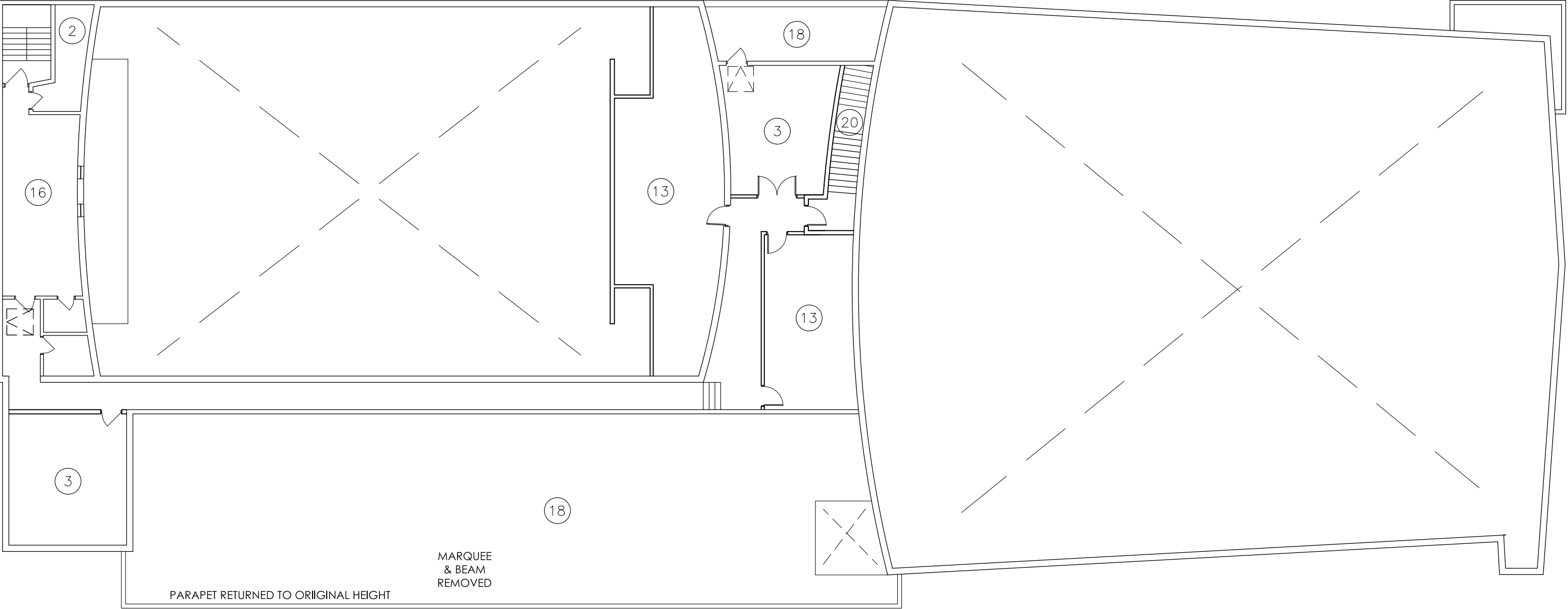
GROUND FLOOR PLAN
BYRON CARLYLE THEATER

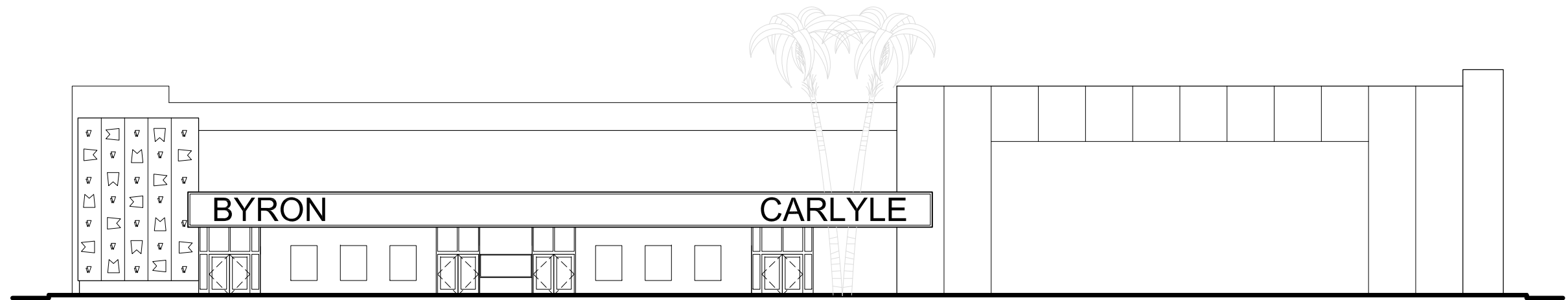


RENOVATION OPTION 1 - MULTI-USE THEATER + TENANT SPACE

LEGEND

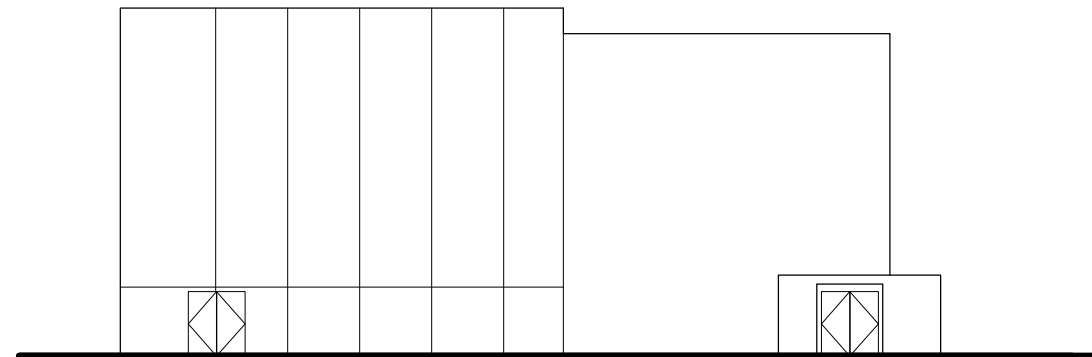
- | | | | | |
|-------------------|----------------------------------|-------------------------|------------------------|--|
| 1 FPL VAULT | 7 PARTERRE - RAISED SEATING AREA | 13 STORAGE | 19 RECEIVING AREA | 25 TENANT SPACE |
| 2 ELECTRICAL ROOM | 8 MULTI-USE THEATER | 14 STAGE | 20 NEW STAIR | 26 THEATER ENTRANCE |
| 3 MECHANICAL ROOM | 9 DRESSING ROOM | 15 MARQUEE | 21 GREEN ROOM | 27 TENANT ENTRANCE |
| 4 LIFT STATION | 10 OFFICE | 16 PROJECTION BOOTH | 22 CONCESSION | 28 ALT. ENTRANCE LOCATION |
| 5 RESTROOM | 11 THEATER LOBBY | 17 MECHANICAL EQUIPMENT | 23 RETRACTABLE SEATING | 29 SLIDING GLASS DOORS
SO EACH VENUE COULD
OPERATE INDEPENDENTLY |
| 6 VESTIBULE | 12 BOX OFFICE | 18 ROOF | 24 FLOOD PANEL STORAGE | |



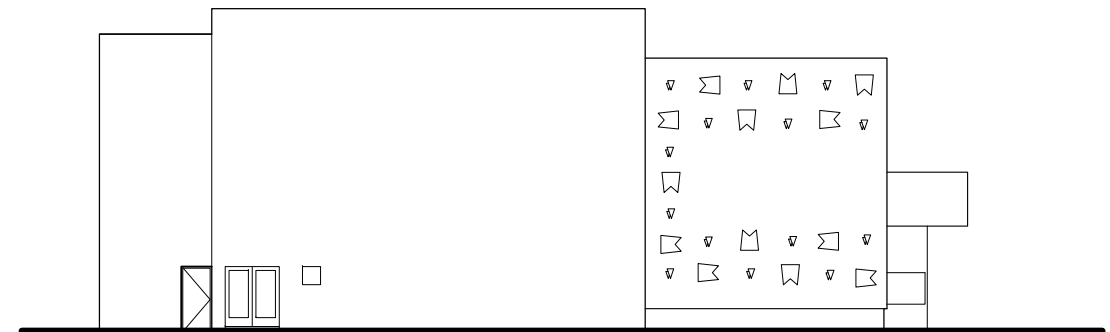


RETURN MARQUEE TO ORIGINAL HEIGHT
NEW STOREFRONTS & DOORS

NORTH ELEVATION

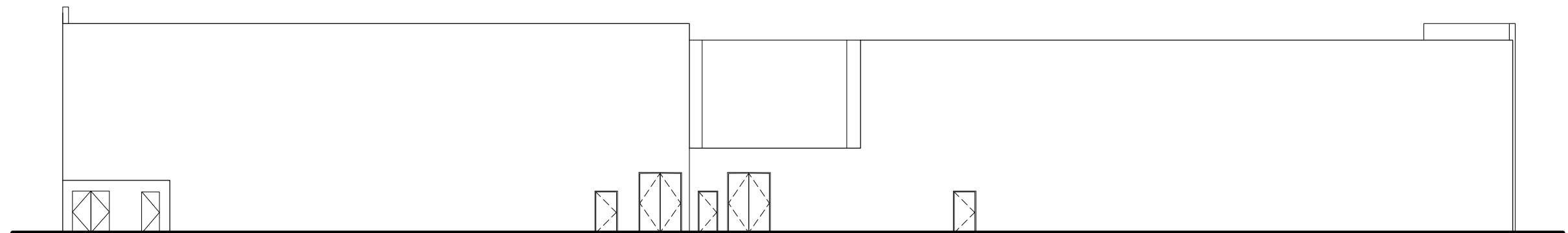


WEST ELEVATION



EAST ELEVATION

REMOVE ALL DECORATIVE ROUND
AND SQUARE 'PORTHOLES'



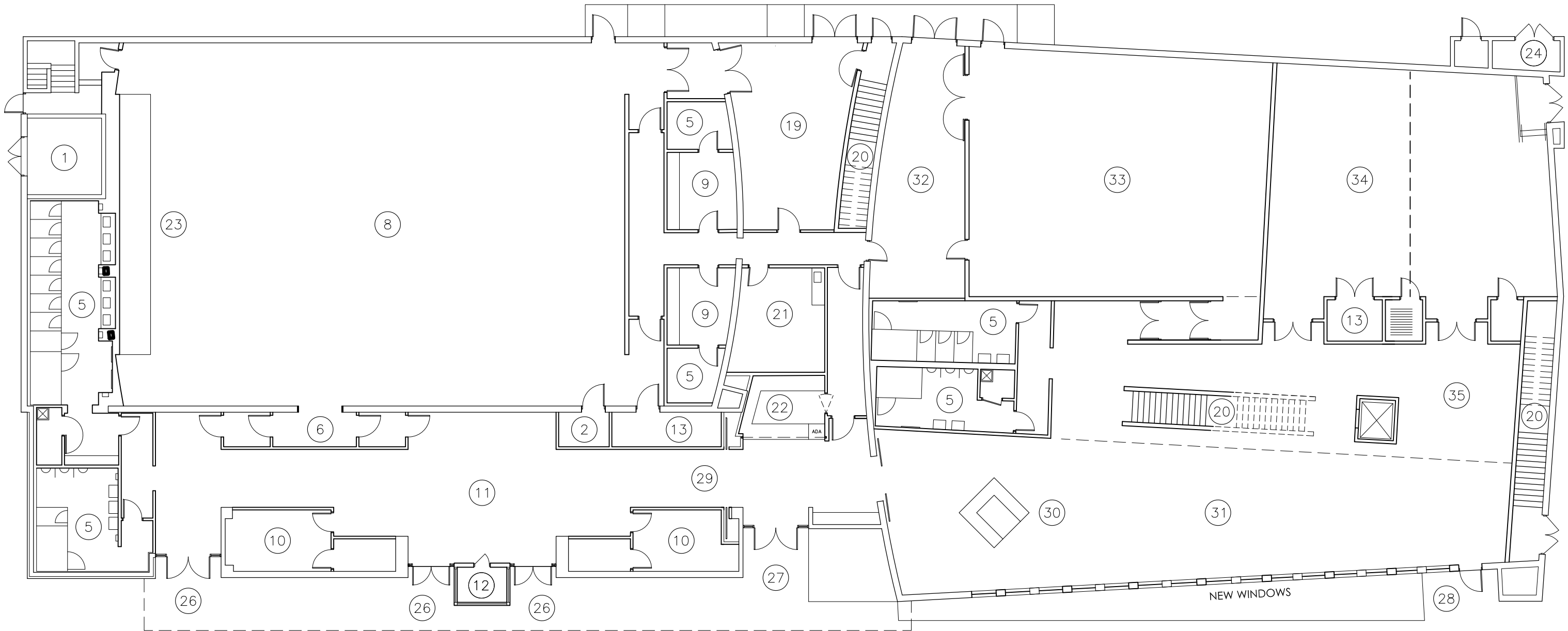
SOUTH ELEVATION

RENOVATION - OPTION 1
PROPOSED BUILDING ELEVATIONS
BYRON CARLYLE THEATER

RENOVATION OPTION 2 - MULTI-USE THEATER + CULTURAL CENTER

LEGEND

- | | | | | | |
|-------------------|----------------------------------|-------------------------|------------------------|--|-----------------------------------|
| 1 FPL VAULT | 7 PARTERRE - RAISED SEATING AREA | 13 STORAGE | 19 RECEIVING AREA | 25 TENANT SPACE | 30 RECEPTION |
| 2 ELECTRICAL ROOM | 8 MULTI-USE THEATER | 14 STAGE | 20 NEW STAIR | 26 THEATER ENTRANCE | 31 COMMUNITY LOBBY |
| 3 MECHANICAL ROOM | 9 DRESSING ROOM | 15 MARQUEE | 21 GREEN ROOM | 27 CULTURAL CENTER ENTRANCE | 32 THEATER SUPPORT AREA |
| 4 LIFT STATION | 10 OFFICE | 16 PROJECTION BOOTH | 22 CONCESSION | 28 ALT. ENTRANCE LOCATION | 33 REHEARSAL / PERFORMANCE / MTG. |
| 5 RESTROOM | 11 THEATER LOBBY | 17 MECHANICAL EQUIPMENT | 23 RETRACTABLE SEATING | 29 SLIDING GLASS DOORS
SO EACH VENUE COULD
OPERATE INDEPENDENTLY | 34 COMMUNITY ROOM(S) |
| 6 VESTIBULE | 12 BOX OFFICE | 18 ROOF | 24 FLOOD PANEL STORAGE | | 35 GALLERY |



FLOOD PANELS AT PERIMETER OPENINGS, TYPICAL

RENOVATION - OPTION 2

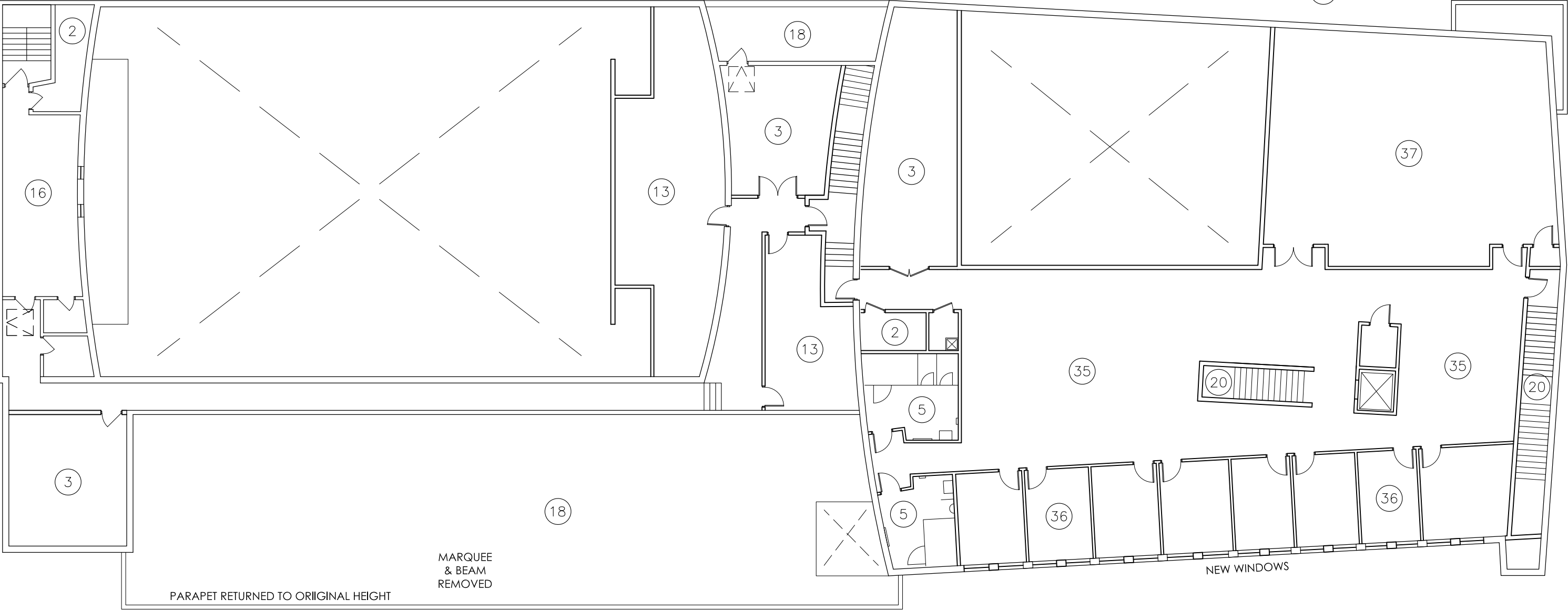
GROUND FLOOR PLAN
BYRON CARLYLE THEATER

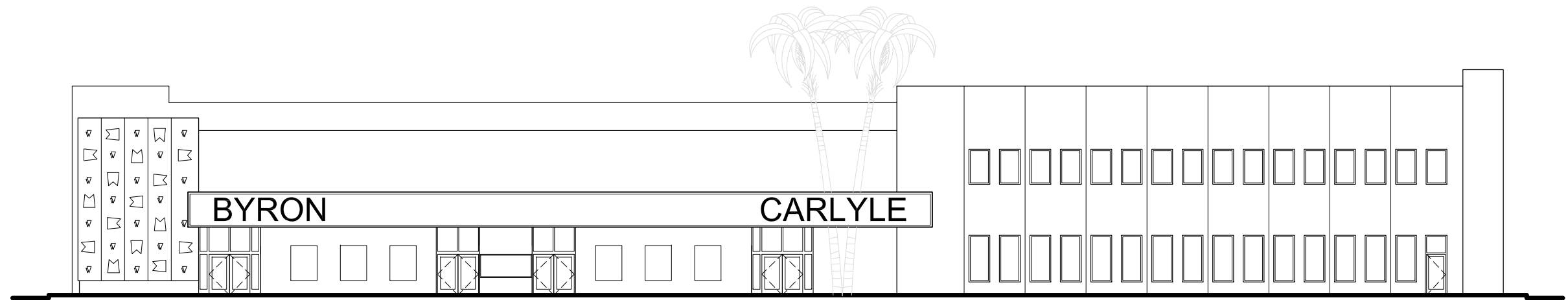


RENOVATION OPTION 2 - MULTI-USE THEATER + CULTURAL CENTER

LEGEND

- | | | | | | |
|-------------------|----------------------------------|-------------------------|------------------------|--|-----------------------------------|
| 1 FPL VAULT | 7 PARTERRE - RAISED SEATING AREA | 13 STORAGE | 19 RECEIVING AREA | 25 TENANT SPACE | 30 RECEPTION |
| 2 ELECTRICAL ROOM | 8 MULTI-USE THEATER | 14 STAGE | 20 NEW STAIR | 26 THEATER ENTRANCE | 31 COMMUNITY LOBBY |
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| 5 RESTROOM | 11 THEATER LOBBY | 17 MECHANICAL EQUIPMENT | 23 RETRACTABLE SEATING | 29 SLIDING GLASS DOORS
SO EACH VENUE COULD
OPERATE INDEPENDENTLY | 34 COMMUNITY ROOM(S) |
| 6 VESTIBULE | 12 BOX OFFICE | 18 ROOF | 24 FLOOD PANEL STORAGE | | 35 GALLERY |
| | | | | | 36 ARTIST STUDIOS |
| | | | | | 37 MAKER SPACE |

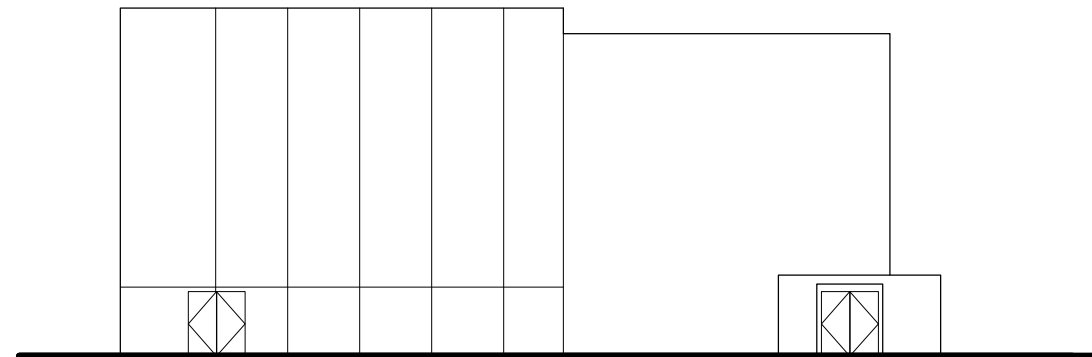




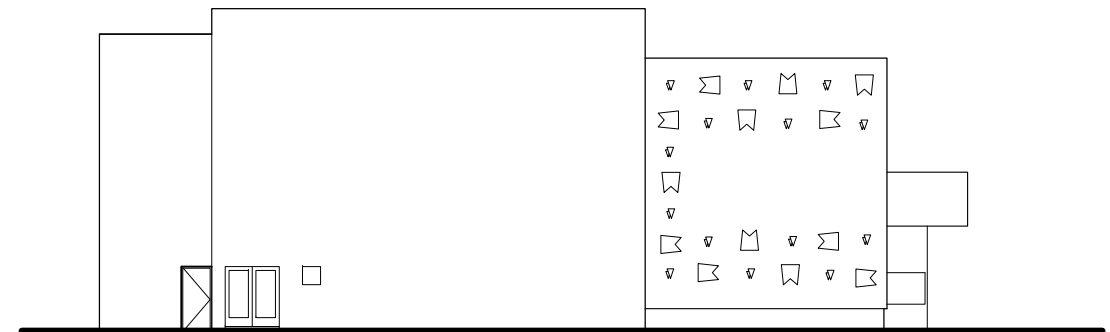
RETURN MARQUEE TO ORIGINAL HEIGHT
NEW STOREFRONTS & DOORS

NORTH ELEVATION

NEW WINDOWS & DOOR
NEW WALL FINISH

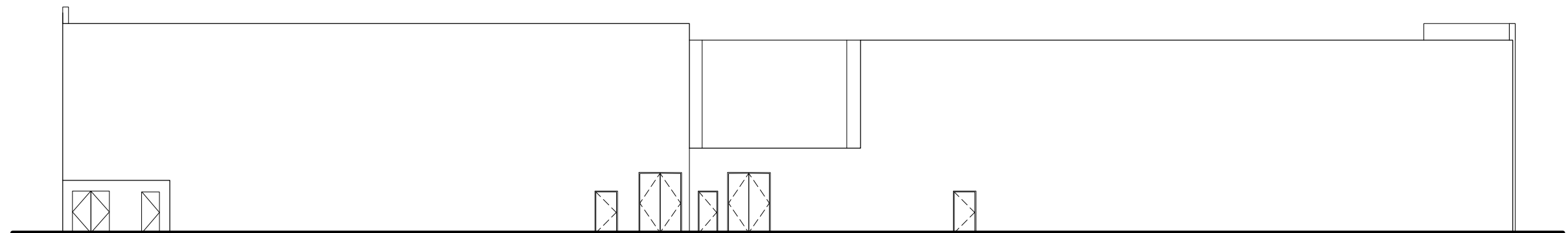


WEST ELEVATION

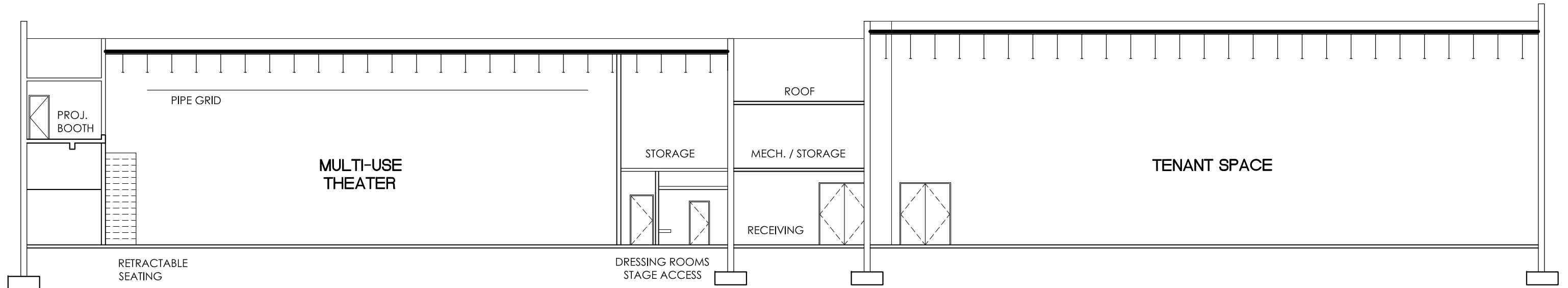


EAST ELEVATION

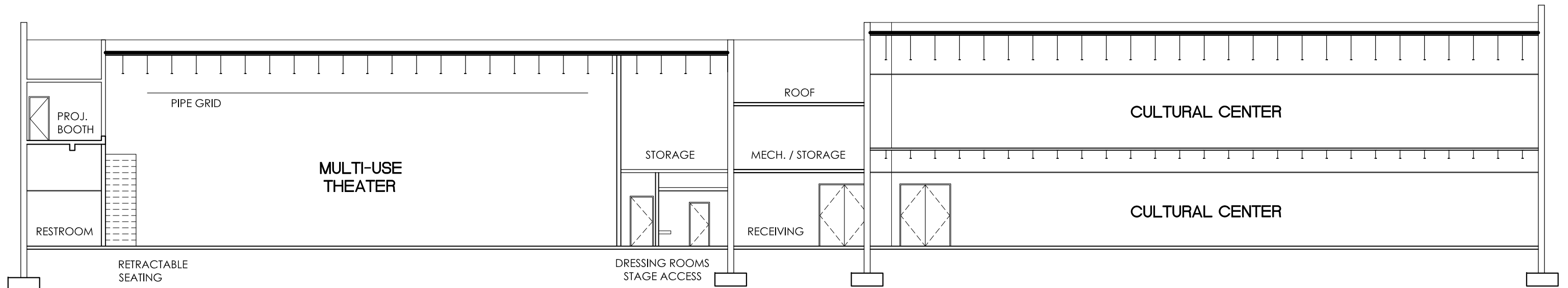
REMOVE ALL DECORATIVE ROUND
AND SQUARE 'PORTHOLES'



SOUTH ELEVATION



RENOVATION OPTION 1
E-W SECTION LOOKING SOUTH
 14A BYRON CARLYLE THEATER

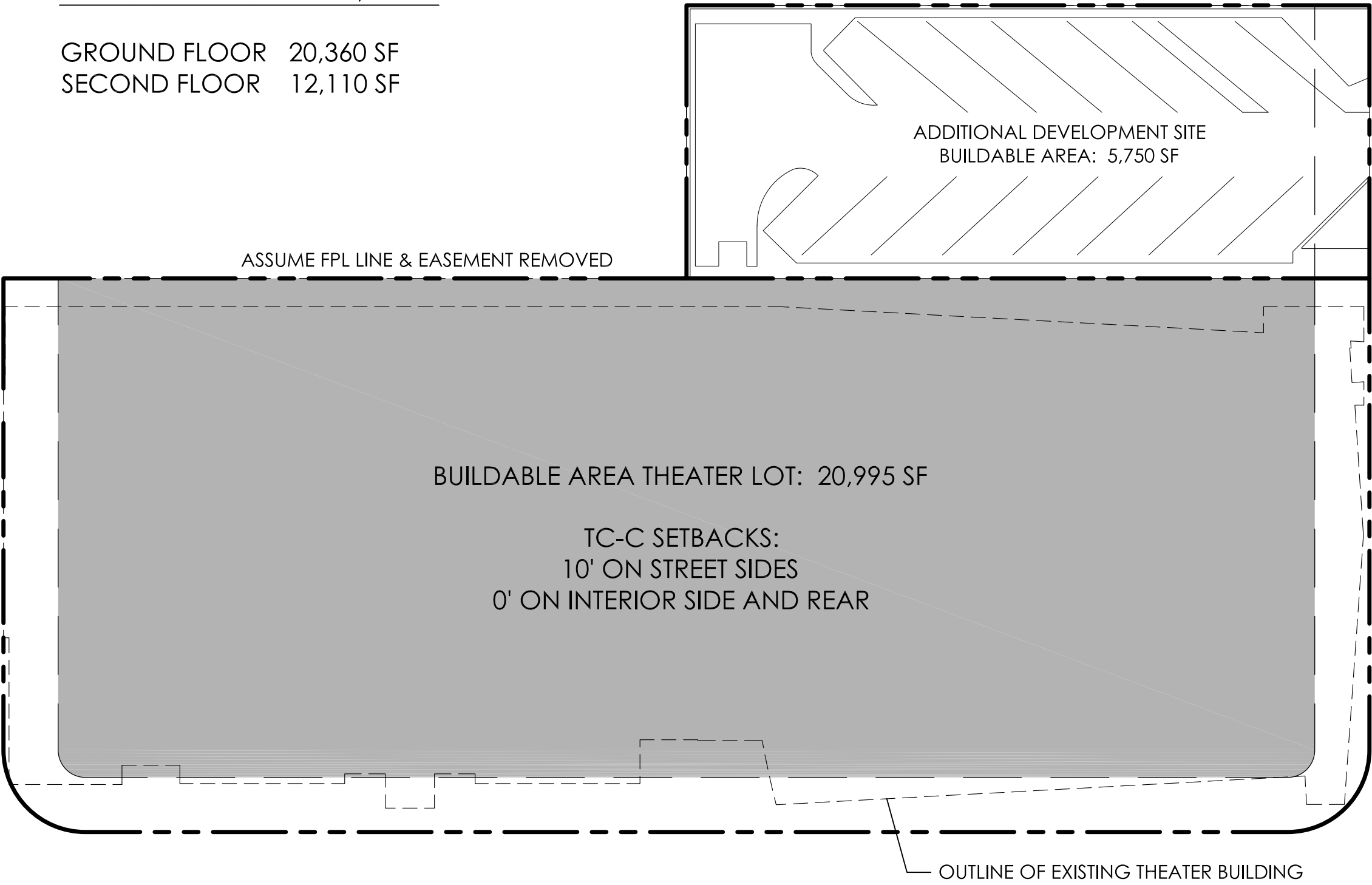


RENOVATION OPTION 2
E-W SECTION LOOKING SOUTH
 14B BYRON CARLYLE THEATER

Diagram – New Construction Concept

THEATER
NEW CONSTRUCTION 32,470 SF

GROUND FLOOR 20,360 SF
SECOND FLOOR 12,110 SF



NEW CONSTRUCTION

CONCEPTUAL PLAN

BYRON CARLYLE THEATER

15



Limited Asbestos, Lead Paint, and IAQ Assessment Reports



TECHNICAL SERVICES

REPORT FOR:

LIMITED ASBESTOS PRE-RENOVATION SURVEY
BYRON CARLYLE THEATER COMPLEX

PROJECT LOCATION:

500 71ST STREET
MIAMI BEACH, FLORIDA 33141

PREPARED FOR:

MR. LEE FEINBERG, LEED AP, PROJECT MANAGER
MC HARRY ASSOCIATES
2780 SW DOUGLAS ROAD, SUITE 302
MIAMI, FLORIDA 33133

PREPARED BY:

GALLAGHER BASSETT SERVICES, INC.
5751 MIAMI LAKES DRIVE
MIAMI LAKES, FLORIDA 33014

APRIL 13, 2021

PROJECT NO. 21007-0161

Byron Carlyle Theater Complex

Project Location:

500 71st street
Miami Beach, Florida 33141

Prepared for

Mr. Lee Feinberg, LEED AP, Project Manager
MC Harry Association
2780 SW Douglass Road, Suite 302
Miami, Florida 33133

Prepared by:

Gallagher Bassett Technical Services
5751 Miami Lakes Drive
Miami Lakes, Florida 33014

April 13, 2021

Project No. 21007-0161

The following personnel have prepared and/or reviewed this report for accuracy, content, and quality of presentation.

Prepared by:

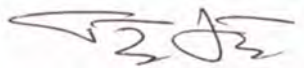
Gallagher Bassett Services, Inc.



James Ebanks
Staff Professional
License: # 185045

Reviewed by:

Gallagher Bassett Services, Inc.



Timothy Lentz, PG, LAC
License: #AX84

TABLE OF CONTENTS

1.0	SUMMARY	1
2.0	METHODS	2
3.0	SURVEY AREA DESCRIPTION AND OBSERVATIONS	3
4.0	RESULTS.....	3
5.0	RECOMMEDATIONS	4

APPENDICES

Appendix A	Summary Tables of Sample Results, Laboratory Reports, and Chain of Custody Forms
Appendix B	Location Drawings
Appendix C	Photo Log
Appendix D	Certifications: Inspector, Company, and Laboratory

Dear Mr. Feinberg:

Gallagher Bassett Technical Services (GBTS) was retained by MC Harry Associates (Client) to conduct an asbestos survey of the Byron Carlyle Theater buildings (subject area) located at 500 71st street, Miami Beach, Florida. The survey was performed on April 1, 2021 by James Ebanks and Richard Grupenhoff of GBTS (both certified under the Asbestos Hazard Emergency Response Act, (AHERA). The purpose of this asbestos survey was to identify the presence, extent, and condition of asbestos-containing materials (ACM) for compliance with the Environmental Protection Agency (EPA) National Emissions Standards for Hazardous Air Pollutants (NESHAP), Miami- Dade County and applicable State and Federal Guidelines.

1.0 SUMMARY

GBTS collected a total of 95 samples of the following materials:

- White drywall system (DWS)
- White 2' x 2' smooth ceiling tile (CT)
- White 2' x 2' dot dot CT
- White 2' x 4' dot furrow CT
- White 2' x 2' dot furrow CT
- White HVAC mastic
- Brown 9" x 9" vinyl floor tile (VFT) with black mastic
- Yellow carpet glue.
- Blue VFT with yellow mastic and leveler
- Blue vinyl cove base (VCB) with tan mastic
- Black VCB with brown mastic
- Gray door insulation
- White ceramic wall tile with white mastic
- Brown ceramic floor tile with gray grout
- Black HVAC mastic on foil/fiberglass insulation
- White plaster with skim and base coat
- White exterior stucco with paint
- Black/gray BUR field membrane
- Black/gray parapet curb flashing
- Black/gray parapet wall flashing
- Black/gray roof fan exhaust flashing
- Black counter flashing cement
- White counter flashing caulk
- Black/gray parapet wall flashing

Asbestos was found in amounts greater than 1% on the brown 9"x 9" vinyl floor tile, associated black mastic, black HVAC mastic, black/silver roof fan Ex flashing and counter flashing cement; therefore are considered to be ACM. See attached laboratory results.

2.0 METHODS

The specified interior building materials were inspected for suspect ACM, unless otherwise noted. Each observed suspect material was described and sampled. Samples were collected according to procedures established by EPA in 40 CFR 763.

Samples were sent to EMSL Analytical, Inc. in North Miami Beach, Florida for analysis. Upon arrival at the laboratory, the samples were logged-in and stored for analysis. Analyses were performed using the polarized light microscopy (PLM) method of asbestos detection using guidelines and procedures established in the Method for the Determination of Asbestos in Bulk Building Materials (EPA-600/R-93-116 July, 1993). Results were provided as percent (%) asbestos by volume. Samples found to contain greater than 1% asbestos were considered positive and listed as ACM. Sample found by this method to have less than 1% were further analyzed by EPA method 400 Point Count Procedure. The point counting allowed for a more accurate determination and results were provided as % asbestos by volume.

LIMITATIONS OF SURVEY

This asbestos inspection report has been prepared by GBTS in a manner consistent with industry standards exercised by members of the profession practicing under similar conditions. No other warranty, expressed or implied is made. The intent of this survey report is to assist the owner or client in locating ACM. Under no circumstances is this survey to be utilized as a proposal or a project specification document without the expressed written consent of GBTS.

The survey was conducted to identify suspect ACM in accessible interior areas of the subject area. If other areas at this location (i.e. roofing components) are to be impacted during planned or future renovations, a separate asbestos survey of these areas will be required. Some ACM may not have been discovered due to inaccessibility or missing/incomplete plans. Suspect materials discovered subsequent to the issue of this survey report should be sampled and analyzed to determine asbestos content and to initiate appropriate responses.

Analyses were carried out by PLM. While the most commonly accepted analytical method for detecting asbestos in bulk materials, PLM is known to have limited resolution and may not detect extremely small asbestos fibers. Certain materials, notably vinyl floor tiles, may contain extremely fine asbestos fibers that are beyond the resolution of PLM.

GBTS's interpretations and recommendations are based upon the results of sample collection and analyses in compliance with environmental regulations, quality control and assurance standards, and the scope of work as indicated in GBTS's proposal. The results, conclusions, and recommendations contained in this report pertain to conditions observed at the time of the survey. Other conditions elsewhere in the subject building(s) may differ from those in the inspected/surveyed locations and, such conditions are unknown, may change over time, and have not been considered.

This report was prepared solely for the use of GBTS's client, and is not intended for use by third party beneficiaries. The client shall indemnify and hold GBTS harmless against liability for loss arising out of or relating to reliance by a third party on work performed thereunder, or the contents of this report. GBTS will not be held responsible for the interpretation or use by others of data developed pursuant to the compilation of this report, or for use of segregated portions of this report.

3.0 SURVEY AREA DESCRIPTION AND OBSERVATIONS

Byron Carlyle Theater Complex

The interior walls were observed to be finished with drywall system. The ceilings were finished with drop in ceiling tiles. Floors were observed to be finished VFT, vinyl flooring, ceramic tile, or carpet over concrete slab. The HVAC ductwork was observed to be insulated sheet metal with insulated flex ducts. Plumbing components were observed to be insulated with nonsuspect material. Fireproofing was not observed in the subject area. Chilled water pipes were not observed in the subject area. GBTS reviewed Client provided plans (attached) in order to determine building materials likely to be impacted during the renovations. Upon review, GBTS designed this survey to include and be limited to sampling of the following materials:

- Multiple interior walls.
- Ceilings.
- Floors.
- Roof

4.0 RESULTS

The results of the PLM analyses and assessment of suspect ACM are as follows:

Asbestos-containing materials (ACM)

Asbestos was found in amounts greater than 1 percent in the following materials:

- Brown vinyl floor tile and black mastic at second floor stair landing and west office – Approximately 550 square feet (SF).
- Black HVAC mastic in West Mechanical room and above offices on 1st floor—Approximately 400 square feet. Also present on upper floor on small cylindrical duct runs in chases top to bottom
- Black/silver roof fan exhaust flashing ~ 20SF per fan x 10 fans
Black counter flashing cement - West Roof walls ~ 400 LF/SF total

Materials Containing less than 1% Asbestos

Asbestos was detected in amounts <1% in the joint compound of the white DWS samples collected.

Nonasbestos-containing materials

Asbestos was not detected in the following materials:

- White drywall system (DWS)
- White 2' x 2' smooth ceiling tile (CT)
- White 2' x 2' dot dot CT
- White 2' x 4' dot furrow CT
- White 2' x 2' dot furrow CT
- White HVAC mastic
- Yellow carpet glue.
- Blue VFT with yellow mastic and leveler
- Blue vinyl cove base (VCB) with tan mastic
- Black VCB with brown mastic
- Gray door insulation
- White ceramic wall tile with white mastic
- Brown ceramic floor tile with gray grout
- White plaster with skim and base coat
- White exterior stucco with paint
- Black/gray BUR field membrane
- Black/gray parapet curb flashing
- Black/gray parapet wall flashing
- White counter flashing caulk
- Black/gray parapet wall flashing

The original laboratory report is attached.

5.0 RECOMMENDATIONS FOR CATEGORY 1 NONFRIABLE ACM

The brown vinyl 9"x 9" flooring and black mastic, black HVAC mastic, black/silver roof fan exhaust flashing and the black counter flashing cement were identified as Category 1 Nonfriable ACM.

These nonfriable materials must be removed prior to renovation activities that will crush, abrade, or pulverize its matrix. Removal and disposal of this material must be performed by a Florida-licensed Asbestos Contractor. However, if these materials are not to be impacted during the renovation, then no other special handling is required.

If other specific areas at this location are to be impacted during planned renovations, an asbestos survey of these areas will be required. Suspect materials discovered after this inspection should be sampled and analyzed to determine asbestos content and to initiate appropriate responses.

The Miami-Dade County Department of Regulatory and Economic Resources (DRER) requires notification of intent to abate/renovate a structure that contains ACM that will be impacted. Notification must be sent at least 10 working days prior to the start of any abatement/construction activities. The general contractor should also keep a copy of this survey at the site during the entire project as proof of compliance with 40 CFR 61 (NESHAP).

GBTS appreciates the opportunity to provide you and your organization with environmental consulting services. If you have any questions or require further clarifications, please do not hesitate to contact us at (305) 374-8300.

APPENDIX A



EMSL Analytical, Inc.

19501 NE 10th Ave. Bay A N. Miami Beach, FL 33179

Tel/Fax: (305) 650-0577 / (305) 650-0578

<http://www.EMSL.com> / miamilab@emsl.com

EMSL Order: 172101826

Customer ID: GBTS42

Customer PO:

Project ID:

Attention: Rich Grupenhoff
Gallagher Bassett Technical Services
5751 Miami Lakes Drive East
Miami Lakes, FL 33014

Phone: (305) 970-8609

Fax:

Received Date: 04/01/2021 4:47 PM

Analysis Date: 04/05/2021 - 04/06/2021

Collected Date: 04/01/2021

Project: Byron Carlyle Theater - 21007-0161

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1 172101826-0001	Ceiling Tile Dot Fur.	Tan/White Fibrous Heterogeneous	30% Cellulose 30% Glass	40% Non-fibrous (Other)	None Detected
2 172101826-0002	Ceiling Tile Dot Fur.	Brown/White Fibrous Heterogeneous	30% Cellulose 30% Glass	40% Non-fibrous (Other)	None Detected
3 172101826-0003	Ceiling Tile Dot Fur.	Brown/White Non-Fibrous Homogeneous	30% Cellulose 30% Glass	40% Non-fibrous (Other)	None Detected
4 172101826-0004	Ceiling Tile Dot Fur.	Tan/Black Fibrous Heterogeneous	40% Cellulose 20% Glass	40% Non-fibrous (Other)	None Detected
5 172101826-0005	Ceiling Tile Dot Fur.	Tan/White Fibrous Heterogeneous	30% Cellulose 30% Glass	40% Non-fibrous (Other)	None Detected
6 172101826-0006	Ceiling Tile Dot Fur.	Tan/White Fibrous Heterogeneous	30% Cellulose 30% Glass	40% Non-fibrous (Other)	None Detected
7 172101826-0007	Ceiling Tile Dot Fur.	White Fibrous Heterogeneous	30% Cellulose 30% Glass	40% Non-fibrous (Other)	None Detected
8 172101826-0008	Ceiling Tile Dot Dot	Tan/White Fibrous Heterogeneous	60% Cellulose 5% Glass	35% Non-fibrous (Other)	None Detected
9 172101826-0009	Drywall System	Brown/White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
10 172101826-0010	Drywall System	Brown/White Fibrous Heterogeneous	10% Cellulose <1% Glass	90% Non-fibrous (Other)	None Detected
11 172101826-0011	Drywall System	Brown/White Fibrous Heterogeneous	10% Cellulose <1% Glass	90% Non-fibrous (Other)	None Detected
12 172101826-0012	Drywall System	Brown/White Fibrous Heterogeneous	10% Cellulose <1% Glass	90% Non-fibrous (Other)	None Detected
13 172101826-0013	Drywall System	Brown/White Fibrous Heterogeneous	10% Cellulose <1% Glass	90% Non-fibrous (Other)	None Detected
14 172101826-0014	HVAC Mastic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
15 172101826-0015	HVAC Mastic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
16-Ceramic Tile 172101826-0016	Ceramic Wall Tile	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 04/06/2021 07:56:16



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Tel/Fax: (305) 650-0577 / (305) 650-0578

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EMSL Order: 172101826

Customer ID: GBTS42

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
16-Mastic 172101826-0016A	Ceramic Wall Tile	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
17-Ceramic Tile 172101826-0017	Ceramic Wall Tile	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
17-Mastic 172101826-0017A	Ceramic Wall Tile	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
18-Ceramic Tile 172101826-0018	Ceramic Floor Tile/ Grout	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
18-Grout 172101826-0018A	Ceramic Floor Tile/ Grout	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
19-Ceramic Tile 172101826-0019	Ceramic Floor Tile/ Grout	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
19-Grout 172101826-0019A	Ceramic Floor Tile/ Grout	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
20-Ceramic Tile 172101826-0020	Ceramic Floor Tile/ Grout	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
20-Grout 172101826-0020A	Ceramic Floor Tile/ Grout	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
21 172101826-0021	Carpet Glue	Brown Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
22 172101826-0022	Carpet Glue	Brown Non-Fibrous Homogeneous	<1% Synthetic	100% Non-fibrous (Other)	None Detected
23 172101826-0023	Carpet Glue	Brown Non-Fibrous Homogeneous	<1% Synthetic	100% Non-fibrous (Other)	None Detected
24 172101826-0024	Carpet Glue	Brown Non-Fibrous Homogeneous	<1% Synthetic	100% Non-fibrous (Other)	None Detected
25 172101826-0025	Carpet Glue	Brown Non-Fibrous Homogeneous	<1% Synthetic	100% Non-fibrous (Other)	None Detected
26 172101826-0026	Carpet Glue	Brown Non-Fibrous Homogeneous	1% Synthetic	99% Non-fibrous (Other)	None Detected
27-Floor Tile 172101826-0027	Vinyl Floor Tile / Mastic	Brown Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
27-Mastic 172101826-0027A	Vinyl Floor Tile / Mastic	Black Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
28 172101826-0028	Vinyl Floor Tile / Mastic				Positive Stop (Not Analyzed)
29 172101826-0029	Vinyl Floor Tile / Mastic				Positive Stop (Not Analyzed)

Initial report from: 04/06/2021 07:56:16



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EMSL Order: 172101826

Customer ID: GBTS42

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
30-Floor Tile 172101826-0030	Vinyl Floor Tile / Glue	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
30-Mastic 172101826-0030A	Vinyl Floor Tile / Glue	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
30-Leveler 172101826-0030B	Vinyl Floor Tile / Glue	Gray Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
31-Floor Tile 172101826-0031	Vinyl Floor Tile / Glue	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
31-Mastic 172101826-0031A	Vinyl Floor Tile / Glue	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
31-Leveler 172101826-0031B	Vinyl Floor Tile / Glue	Gray Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
32-Cove Base 172101826-0032	Vinyl Cove Base	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
32-Mastic 172101826-0032A	Vinyl Cove Base	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
33-Cove Base 172101826-0033	Vinyl Cove Base	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
33-Mastic 172101826-0033A	Vinyl Cove Base	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
34-Cove Base 172101826-0034	Vinyl Cove Base	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
34-Mastic 172101826-0034A	Vinyl Cove Base	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
35 172101826-0035	Vinyl Cove Base	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
36 172101826-0036	Vinyl Cove Base	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
37-Cove Base 172101826-0037	Vinyl Cove Base	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
37-Mastic 172101826-0037A	Vinyl Cove Base	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
38-Cove Base 172101826-0038	Vinyl Floor Tile / Mastic	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
38-Mastic 172101826-0038A	Vinyl Floor Tile / Mastic	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
39 172101826-0039	HVAC / Mastic	Black Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile

Initial report from: 04/06/2021 07:56:16



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EMSL Order: 172101826

Customer ID: GBTS42

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
40	HVAC / Mastic				Positive Stop (Not Analyzed)
172101826-0040					
41	HVAC / Mastic				Positive Stop (Not Analyzed)
172101826-0041					
42	HVAC / Mastic				Positive Stop (Not Analyzed)
172101826-0042					
43	HVAC / Mastic				Positive Stop (Not Analyzed)
172101826-0043					
44-Skim Coat	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
172101826-0044					
44-Base Coat	Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
172101826-0044A					
45-Skim Coat	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
172101826-0045					
45-Base Coat	Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
172101826-0045A					
46	Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
172101826-0046					
47-Skim Coat	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
172101826-0047					
47-Base Coat	Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
172101826-0047A					
48	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
172101826-0048					
49-Skim Coat	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
172101826-0049					
49-Base Coat	Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
172101826-0049A					
50	Exterior Stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
172101826-0050					
51	Exterior Stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
172101826-0051					
52	Exterior Stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
172101826-0052					
53	Exterior Stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
172101826-0053					
54	Exterior Stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
172101826-0054					

Initial report from: 04/06/2021 07:56:16



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EMSL Order: 172101826

Customer ID: GBTS42

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
55	Door Insulation	Gray Fibrous Homogeneous	40% Cellulose 5% Glass	55% Non-fibrous (Other)	None Detected
172101826-0055					
56	Door Insulation	Gray Fibrous Homogeneous	40% Cellulose 5% Glass	55% Non-fibrous (Other)	None Detected
172101826-0056					

Analyst(s)

Kim Wallace (61)

Mary Hamel (8)

Kimberly Wallace, 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. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. N. Miami Beach, FL NVLAP Lab Code 200204-0

Initial report from: 04/06/2021 07:56:16

G
GALLAGHER
BASSETT

TECHNICAL SERVICES

2700 West Cypress Creek Road, D122
Fort Lauderdale, Florida 33309172101826
**BULK TRANSMITTAL FORM
CHAIN OF CUSTODY**CLIENT: MCHARRY ASSOCPROJECT: Byron Carlyle TheaterCLIENT CONTACT: Lee FeinbergPROJECT NUMBER: 21007-0161DATE COLLECTED: 04/01/2021BILL GROUP/PHASE: IH/SURVDATE SENT: 4-2-21DATE VERBAL NEEDED: 72 hrsSTOP AT FIRST POSITIVE: (Y) N (circle one)DATE WRITTEN NEEDED: 72 hrs

SAMPLE PREFIX

SAMPLE NUMBER	COLOR	SAMPLE DESCRIPTION	SAMPLE LOCATION
1. <u>1</u>	<u>white</u>	<u>2x4 Ceiling tile Dot Fur</u>	<u>Ticket Lobby</u>
2. <u>2</u>			<u>Dressing Room</u>
3. <u>3</u>			<u>Ticket Lobby N.</u>
4. <u>4</u>			<u>West Theater</u>
5. <u>5</u>		<u>2x2 Ceiling tile Dot-F</u>	<u>Dressing Room 2</u>
6. <u>6</u>		<u>2x2 ↓</u>	<u>↓</u>
7. <u>7</u>		<u>2x2 ↓ ↓ Smooth</u>	<u>Lobby</u>
8. <u>8</u>		<u>2x2 ↓ ↓ Dot Dot</u>	<u>Ticket Booth</u>
9. <u>9</u>		<u>Drywall System</u>	<u>2nd Floor North</u>
10. <u>10</u>			<u>Office 1st Floor</u>
11. <u>11</u>			<u>Lobby Corridor</u>
12. <u>12</u>			<u>South Wall</u>
13. <u>13</u>			<u>Ticket Booth</u>
14. <u>14</u>		<u>HVAC Mastic</u>	<u>East Mechanical Room</u>
15. <u>15</u>			<u>↓</u>
16. <u>16</u>		<u>ceramic wall tile</u>	<u>Theater Rest Room</u>
17. <u>17</u>			<u>↓</u>
18. <u>18</u>	<u>Brown</u>	<u>Ceramic Floor tile/Groove</u>	<u>Theater Rest Room Floor</u>
19. <u>19</u>			<u>↓</u>
20. <u>20</u>			<u>Mens/Women Auditorium RR</u>

CHAIN OF CUSTODY:

DATE/TIME

PRINT NAME/SIGNATURE

PURPOSE

4-16-202104-02-21 / 8:55James E. Bay KSAgnieszka Podio De Emel Drop Box(C) T A
C T A
C T A

C= Collection T= Transportation A= Analysis

GALLAGHER
BASSETT

TECHNICAL SERVICES

CONTINUATION OF
BULK TRANSMITTAL FORM
CHAIN OF CUSTODY

Page2_ of 3

PROJECT NUMBER: 21007-0161

SAMPLE PREFIX _____

BILL GROUP/PHASE: IH/SURV

SAMPLE NUMBER	COLOR	SAMPLE DESCRIPTION	SAMPLE LOCATION
1. 21	Brown	Carpet Glue	Theater #2
2. 22			North Corridor
3. 23			Front Office
4. 24			Dressing Room #2
5. 25			↓ #1
6. 26			West Corridor
7. 27		Vinyl Floor tile 9x9/Mastic	West stairs 2nd Floor
8. 28			West Corridor 2nd Floor
9. 29			West Office 2nd Floor
10. 30	Blue	Vinyl Floor tile 1x1/Glue	Front of Rest Room 1st Floor
11. 31			↓
12. 32		Vinyl Cove Base	Guest Cubicle
13. 33			Office
14. 34			Entrance
15. 35	Black		Mezzanines Stair
16. 36			↓
17. 37			
18. 38		Vinyl Floor tile/Mastic Lobby	1st Floor Office
19. 39		HVAC/Mastic	West
20. 40			Center
21. 41			East Mechanical Room
22. 42			East Mechanical Room N
23. 43			Projector Room
24. 44	Gray	Plaster	Second Floor Mezzanine
25. 45			Second Floor Projector R.
26. 46			Second Floor Corridor
27. 47			Second Floor West Corridor
28. 48			Second Floor West Mezzanine
29. 49			North
30. 50		Exterior Stucco	South
31. 51			North West
32. 52			East
33. 53			West
34. 54			West Rest Room 1st Floor
35. 55		Fire door Insulation	

CHAIN OF CUSTODY:

DATE/TIME

4-1-21

PRINT NAME/SIGNATURE

James Ebeuts

PURPOSE

CTA
CTA
CTA

C= Collection T= Transportation A= Analysis

GALLAGHER
BASSETT

TECHNICAL SERVICES

CONTINUATION OF
BULK TRANSMITTAL FORM
CHAIN OF CUSTODY

Page 3 of 3

PROJECT NUMBER: 21007-0161

SAMPLE PREFIX _____

BILL GROUP/PHASE: IH/SURV

SAMPLE NUMBER	COLOR	SAMPLE DESCRIPTION	SAMPLE LOCATION
1. 56	Grey	Fire door insulation	womens Rest Room west
2.			
3.			
4.			
5.			
6.			
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11.			
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30.			
31.			
32.			
33.			
34.			
35.			

CHAIN OF CUSTODY:

DATE/TIME

PRINT NAME/SIGNATURE

PURPOSE

4-1-21

James E. Barker

4-2-21

James E. Barker

C T A
C T A
C T A

C= Collection T= Transportation A= Analysis



EMSL Analytical, Inc.

2700 W. Cypress Creek Rd. Ste. C108 Fort Lauderdale, FL 33309

Tel/Fax: (954) 786-9331 / (954) 941-4145

<http://www.EMSL.com> / pompanobeachlab@emsl.com

EMSL Order: 562101219

Customer ID: GBTS42

Customer PO: 21007-0161

Project ID:

Attention: Rich Grupenhoff
Gallagher Bassett Technical Services
5751 Miami Lakes Drive East
Miami Lakes, FL 33014

Phone: (305) 970-8609

Fax:

Received Date: 04/01/2021 3:40 PM

Analysis Date: 04/05/2021 - 04/07/2021

Collected Date: 04/01/2021

Project: Byron Carlyle Theater - 21007-0161

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1 562101219-0001	BUR Field Membrane	White/Black Fibrous Homogeneous	10% Cellulose 20% Glass	70% Non-fibrous (Other)	None Detected
2 562101219-0002	BUR Field Membrane	White/Black Fibrous Homogeneous	10% Cellulose 20% Glass	70% Non-fibrous (Other)	None Detected
3 562101219-0003	BUR Field Membrane	White/Black Fibrous Homogeneous	10% Cellulose 20% Glass	70% Non-fibrous (Other)	None Detected
4 562101219-0004	BUR Field Membrane	White/Black Fibrous Homogeneous	10% Cellulose 20% Glass	70% Non-fibrous (Other)	None Detected
5 562101219-0005	BUR Field Membrane	White/Black Fibrous Homogeneous	10% Cellulose 20% Glass	70% Non-fibrous (Other)	None Detected
6 562101219-0006	BUR Field Membrane	Black Fibrous Homogeneous	35% Glass	65% Non-fibrous (Other)	None Detected
7 562101219-0007	BUR Field Membrane	Black Fibrous Homogeneous	35% Glass	65% Non-fibrous (Other)	None Detected
8 562101219-0008	BUR Field Membrane	White/Black Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
9 562101219-0009	BUR Field Membrane	Gray/Black Fibrous Homogeneous	30% Glass	70% Non-fibrous (Other)	None Detected
10 562101219-0010	BUR Field Membrane	White/Black Fibrous Homogeneous	20% Glass	80% Non-fibrous (Other)	None Detected
11 562101219-0011	BUR Field Membrane	White/Black Fibrous Homogeneous	15% Cellulose 10% Synthetic 20% Glass	55% Non-fibrous (Other)	None Detected
12 562101219-0012	BUR Field Membrane	Black Fibrous Homogeneous	10% Cellulose 10% Synthetic 20% Glass	60% Non-fibrous (Other)	None Detected
13 562101219-0013	BUR Field Membrane	White/Black Fibrous Homogeneous	5% Cellulose 5% Synthetic 25% Glass	65% Non-fibrous (Other)	None Detected
14 562101219-0014	Parapet Curb Flashing	Tan/White/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
15 562101219-0015	Parapet Curb Flashing	Tan/White/Black Fibrous Homogeneous	30% Synthetic	70% Non-fibrous (Other)	None Detected
16 562101219-0016	Parapet Curb Flashing	White/Black Fibrous Homogeneous	20% Synthetic 15% Glass	65% Non-fibrous (Other)	None Detected

Initial report from: 04/07/2021 12:55:07



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EMSL Order: 562101219

Customer ID: GBTS42

Customer PO: 21007-0161

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
17 562101219-0017	Parapet Curb Flashing	White/Black Fibrous Homogeneous	10% Cellulose 15% Synthetic 15% Glass	60% Non-fibrous (Other)	None Detected
18 562101219-0018	Parapet Curb Flashing	Black Fibrous Homogeneous	20% Synthetic 20% Glass	60% Non-fibrous (Other)	None Detected
19 562101219-0019	Parapet Curb Flashing	Black Fibrous Homogeneous	10% Synthetic 20% Glass	70% Non-fibrous (Other)	None Detected
20 562101219-0020	Parapet Curb Flashing	Black Fibrous Homogeneous	5% Cellulose 5% Synthetic 20% Glass	70% Non-fibrous (Other)	None Detected
21 562101219-0021	Parapet Curb Flashing	Black Fibrous Homogeneous	5% Cellulose 5% Synthetic 20% Glass	70% Non-fibrous (Other)	None Detected
22 562101219-0022	Parapet Curb Flashing	White/Black Fibrous Homogeneous	25% Synthetic 5% Glass	70% Non-fibrous (Other)	None Detected
23 562101219-0023	Roof Fan Ex Flashing	Black/Silver Fibrous Homogeneous	15% Cellulose	78% Non-fibrous (Other)	7% Chrysotile
Inseparable paint / coating layer included in analysis.					
24 562101219-0024	Roof Fan Ex Flashing	White/Black Fibrous Homogeneous	20% Synthetic 5% Glass	75% Non-fibrous (Other)	None Detected
25 562101219-0025	Counter Flashing Cem/Caulk	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
26 562101219-0026	Counter Flashing Cem/Caulk	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
27 562101219-0027	Counter Flashing Cem/Caulk	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
28 562101219-0028	Counter Flashing Cem/Caulk	Gray/White Non-Fibrous Homogeneous	2% Cellulose 4% Wollastonite	94% Non-fibrous (Other)	None Detected
29 562101219-0029	Counter Flashing Cem/Caulk	Gray/Black/Blue Non-Fibrous Homogeneous	30% Cellulose	65% Non-fibrous (Other)	5% Chrysotile
30 562101219-0030	Counter Flashing Cem/Caulk	Gray/Black/Blue Fibrous Homogeneous	25% Cellulose	70% Non-fibrous (Other)	5% Chrysotile
31 562101219-0031	Counter Flashing Cem/Caulk	Black/Blue Fibrous Homogeneous	15% Cellulose	80% Non-fibrous (Other)	5% Chrysotile
32 562101219-0032	Counter Flashing Cem/Caulk	Gray/White Fibrous Homogeneous	5% Cellulose 10% Synthetic 5% Glass	80% Non-fibrous (Other)	None Detected
33 562101219-0033	Counter Flashing Cem/Caulk	Tan/White/Black Fibrous Homogeneous	25% Cellulose	75% Non-fibrous (Other)	None Detected
34 562101219-0034	Counter Flashing Cem/Caulk	Tan/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 04/07/2021 12:55:07



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EMSL Order: 562101219

Customer ID: GBTS42

Customer PO: 21007-0161

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
35 562101219-0035	Counter Flashing Cem/Caulk	Tan/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
36 562101219-0036	Counter Flashing Cem/Caulk	Gray/White/Silver Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
37 562101219-0037	Parapet Wall Flashing	White/Black/Beige Fibrous Homogeneous	25% Glass	75% Non-fibrous (Other)	None Detected
38 562101219-0038	Parapet Wall Flashing	Brown/White/Black Fibrous Homogeneous	20% Cellulose 20% Glass	60% Non-fibrous (Other)	None Detected
39 562101219-0039	Parapet Wall Flashing	White/Black/Beige Non-Fibrous Homogeneous	10% Synthetic	90% Non-fibrous (Other)	None Detected

Analyst(s)

Catalina Lachowski (21)

John Polanco (18)

Catalina Lachowski, 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. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Fort Lauderdale, FL NVLAP Lab Code 500085-0

Initial report from: 04/07/2021 12:55:07



TECHNICAL SERVICES

2700 West Cypress Creek Road, D122
Fort Lauderdale, Florida 33309

BULK TRANSMITTAL FORM CHAIN OF CUSTODY

96 hr

CLIENT: MCHARRY ASSOCPROJECT: Byron Carlyle TheaterCLIENT CONTACT: Lee FeinbergPROJECT NUMBER: 21007-0161DATE COLLECTED: 04/01/2021BILL GROUP/PHASE: IH/SURVDATE SENT: 040121DATE VERBAL NEEDED: 96STOP AT FIRST POSITIVE: Y ☒ (circle one)DATE WRITTEN NEEDED: 96

SAMPLE PREFIX

SAMPLE NUMBER	COLOR	SAMPLE DESCRIPTION	SAMPLE LOCATION
1. <u>1</u>	<u>black/grey</u>	<u>BUK field membrane</u>	<u>East VPR, S</u>
2. <u>2</u>			<u>N</u>
3. <u>3</u>			<u>W</u>
4. <u>4</u>			<u>E</u>
5. <u>5</u>			<u>center</u>
6. <u>6</u>			<u>West, S</u>
7. <u>7</u>			<u>E</u>
8. <u>8</u>			<u>by</u>
9. <u>9</u>			<u>N</u>
10. <u>10</u>			<u>lower center, C</u>
11. <u>11</u>			<u>North front, E</u>
12. <u>12</u>			<u>S</u>
13. <u>13</u>			<u>N</u>
14. <u>14</u>	<u>black/grey</u>	<u>parapet curb flashing</u>	<u>East main, N</u>
15. <u>15</u>			<u>S</u>
16. <u>16</u>			<u>E</u>
17. <u>17</u>			<u>W</u>
18. <u>18</u>			<u>West, N</u>
19. <u>19</u>			<u>S</u>
20. <u>20</u>			<u>E</u>
<u>21</u>			<u>W</u>

CHAIN OF CUSTODY:

DATE/TIME

PRINT NAME/SIGNATURE

PURPOSE

0401214/1/21 3:30pmEmil [Signature]

C=Collection T=Transportation A=Analysis

C	T	A
C	T	A
C	T	A

5/21/21

G
GALLAGHER
BASSETT

TECHNICAL SERVICES

CONTINUATION OF
BULK TRANSMITTAL FORM
CHAIN OF CUSTODY

Page 2 of 2

PROJECT NUMBER: 21007-0161

SAMPLE PREFIX _____

BILL GROUP/PHASE: IH/SURV

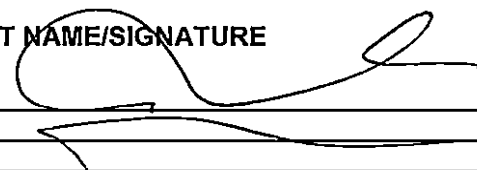
SAMPLE NUMBER	COLOR	SAMPLE DESCRIPTION	SAMPLE LOCATION
1. 22	black/gray	parapet wall flashing	lower center, E
2. 23	↓	roof fan ex flashing	West, north
3. 24	↓	↓	East, east
4. 25	black/white	counter flashing cent/calk	East, N wall
5. 26	↓	↓	↓ S
6. 27	↓	↓	↓ E
7. 28	↓	↓	↓ W
8. 29	↓	↓	West, N wall
9. 30	↓	↓	↓ W
10. 31	↓	↓	↓ S
11. 32	↓	↓	North front, N
12. 33	↓	↓	↓ E
13. 34	↓	↓	↓ S
14. 35	↓	↓	center front, W
15. 36	↓	↓	↓ E
16. 37	black/gray	parapet wall flashing	North front, N
17. 38	↓	↓	↓ E
18. 39	↓	↓	↓ S
19.			
20.			
21.			
22.			
23.			
24.			
25.			
26.			
27.			
28.			
29.			
30.			
31.			
32.			
33.			
34.			
35.			

CHAIN OF CUSTODY:

DATE/TIME

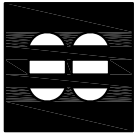
PRINT NAME/SIGNATURE

PURPOSE

040121
040121
3040pmRTA
CJA
CTA

C= Collection T= Transportation A= Analysis

APPENDIX B



MCHARRYASSOCIATES
ARCHITECTURE/ ENGINEERING/ PLANNING

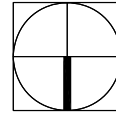
2780 SW DOUGLAS RD. SUITE 302 MIAMI, FLORIDA 33133 (305) 445-3765

WWW. MCHARRY. COM

CITY OF MIAMI BEACH
BYRON CARLYLE THEATER STUDY

BELOW GRADE PLAN

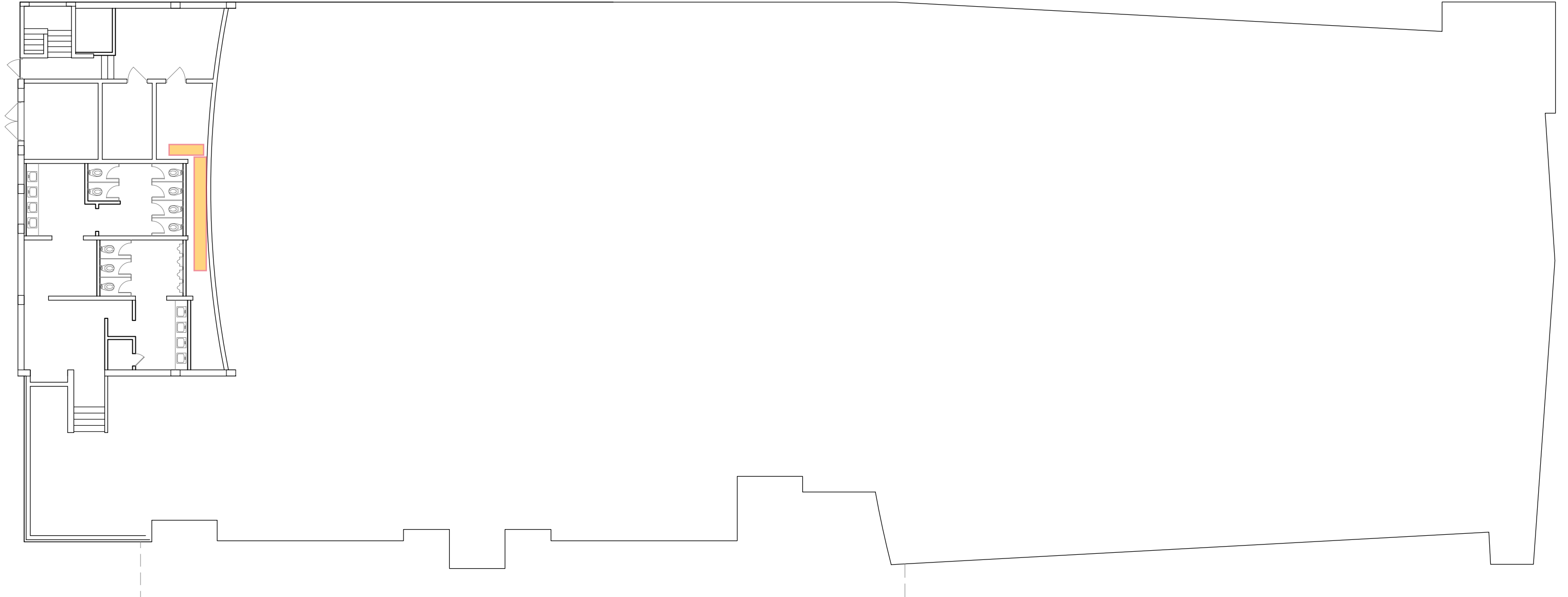
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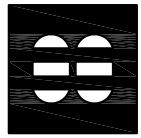


NORTH



ACM BLACK MASTIC ON FOIL/FIBERGLASS DUCT





MCHARRYASSOCIATES
ARCHITECTURE/ ENGINEERING/ PLANNING

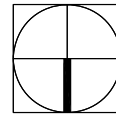
2780 SW DOUGLAS RD. SUITE 302 MIAMI, FLORIDA 33133 (305) 445-3765

WWW. MCHARRY. COM

CITY OF MIAMI BEACH
BYRON CARLYLE THEATER STUDY

GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

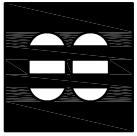


NORTH



ACM BLACK MASTIC ON FOIL/FIBERGLASS DUCTS





MCHARRYASSOCIATES
ARCHITECTURE/ ENGINEERING/ PLANNING

2780 SW DOUGLAS RD. SUITE 302 MIAMI, FLORIDA 33133 (305) 445-3765

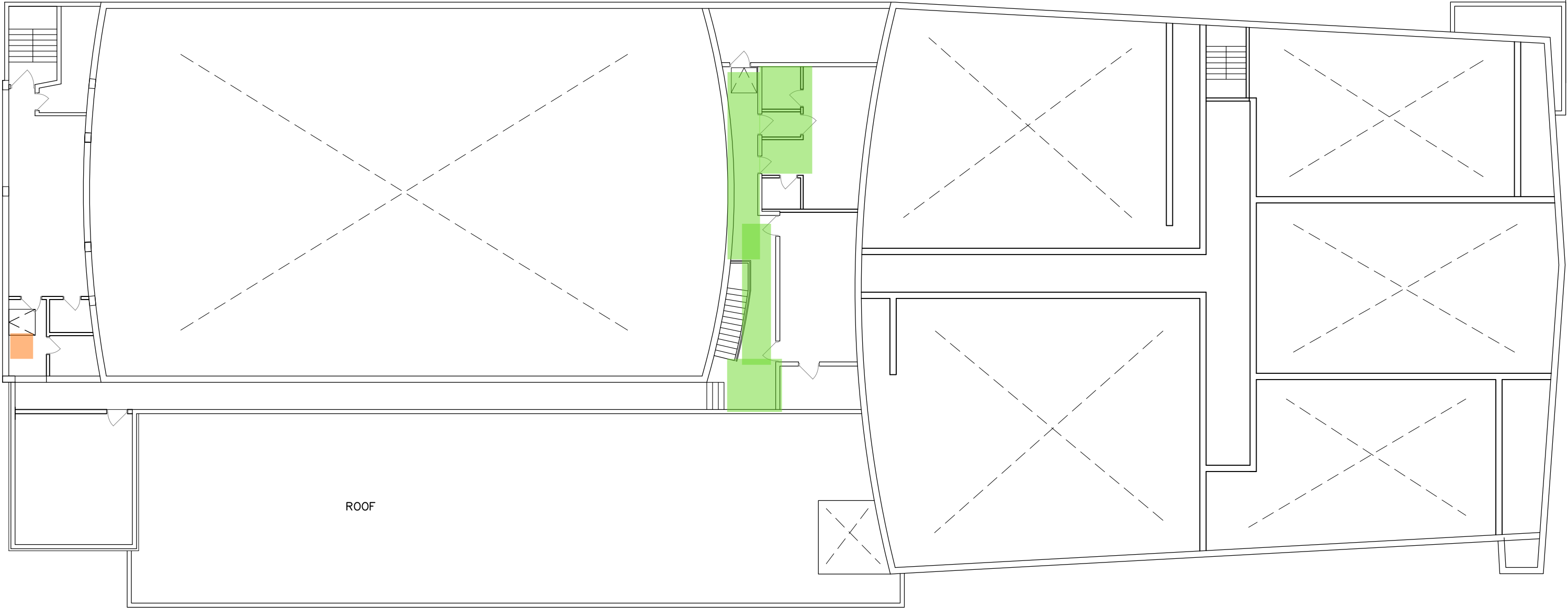
WWW. MCHARRY. COM

CITY OF MIAMI BEACH
BYRON CARLYLE THEATER STUDY
MEZZANINE PLAN

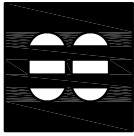
SCALE: 1/16" = 1'-0"



ACM 9X9" VFT AND BLACK MASTIC



MARQUEE
NOT SHOWN



MCHARRYASSOCIATES
ARCHITECTURE/ ENGINEERING/ PLANNING

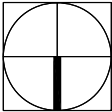
2780 SW DOUGLAS RD. SUITE 302 MIAMI, FLORIDA 33133 (305) 445-3765



WWW. MCHARRY. COM

CITY OF MIAMI BEACH
BYRON CARLYLE THEATER STUDY

ROOF PLAN

SCALE: 1/16" = 1'-0"



-  ACM COUNTERFLASHING ON PARAPET WALLS ~ 400 LF/SF TOTAL
-  ROOF FAN EXHAUST WITH ACM FLASHING ~ 10 @ 20 SF = 200 SF TOTAL



APPENDIX C



Photo 1: Exterior view of subject Byron Carlyle Theater Complex at 500 71st Street.



Photo 2: View of 9x9" ACM vinyl floor tile/mastic west corridor 2nd floor.



Photo 3: View of ACM HVAC mastic East mechanical room.

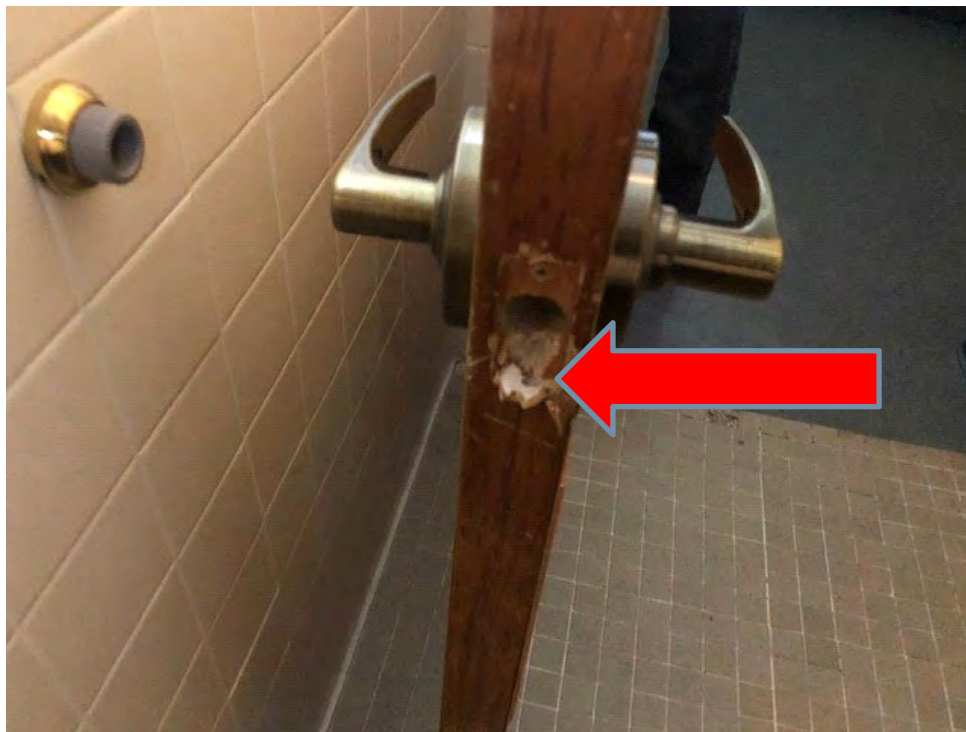


Photo 4: View of non ACM door insulation in female restroom.



Photo 5: NonACM roofing on NE lower deck



Photo 6: NonACM roofing on N center front lower deck



Photo 7: NonACM roofing on upper center deck



Photo 8: NonACM roofing on E center lower deck



Photo 9: NonACM roofing on N center lower deck

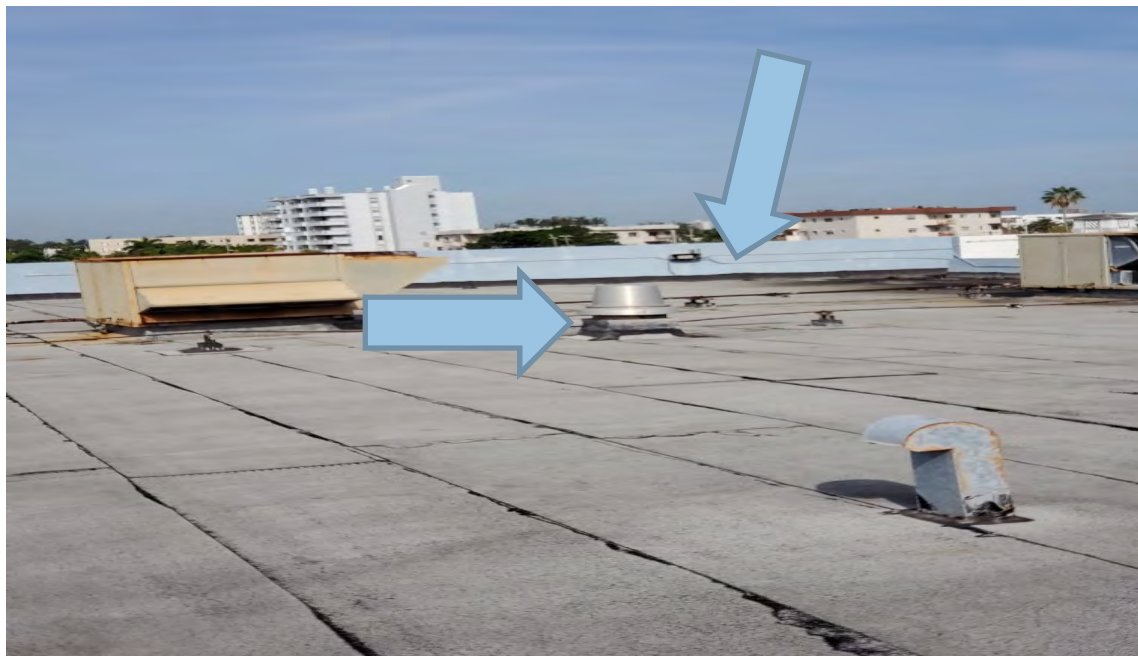


Photo 10: ACM counterflashing and exhaust flashing on West upper deck



Photo 11: ACM counterflashing on perimeters of parapet walls of West deck only

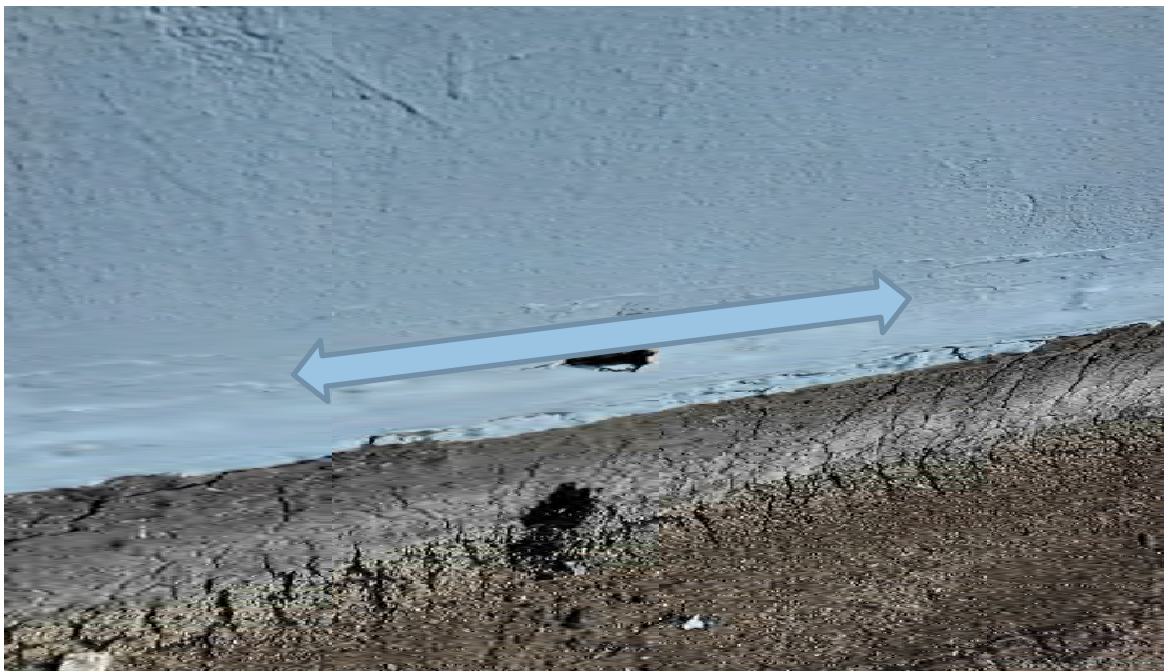


Photo 12: ACM counterflashing on perimeters of parapet walls of West deck only



Photo 13: ACM exhaust flashing on fan bases of West deck only



Photo 14: ACM exhaust flashing on fan bases of West deck only

APPENDIX D

Asbestos Consulting & Training Systems

2835 N.W. 12TH Avenue, Fort Lauderdale, Florida 33311

***This is to Certify that
James Ebanks***



X X X - X X - 9 4 5 7

1937 nw 29th street apt1, Miami, fl 33142

***has successfully completed an English
Asbestos Building Inspection Refresher***

8-Jan-21

TO

8-Jan-21

and has completed the requisite training for TSCA

Meets state requirements of FL49-0001020/CN-0006273 and UT (6.0 core).

NDAAC Provider #451

Trainer(s): X

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

Successful course completion based on exam score on: 8-Jan-21

This Certificate Expires:

8-Jan-22



0 1 / 0 8 / 2 2

Processed By:

Seagull

To Authenticate Certificate

www.seagulltraining.com

1-800-966-9933

UNDER CIVIL AND CRIMINAL PENALTIES OF LAW FOR MAKING OR
SUBMISSION OF FALSE OR MISLEADING STATEMENTS OR
REPRESENTATIONS (18 U.S.C. 1001 AND 15 U.S.C. 115), I CERTIFY
THAT THIS TRAINING COMPLETION WITH ALL NECESSARY
REQUIREMENTS OF TITLE IV OF THE TOXIC SUBSTANCE CONTROL
ACT AND FOR PART 745 OR ANY OTHER APPLICABLE
FEDERAL, STATE, OR LOCAL REQUIREMENTS, IS VALID.

James F. Stump, Course Sponsor

Certificate Number:



1 8 5 0 4 5

Course Number: SE2102

Asbestos Consulting & Training Systems

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

This is to Certify that
Richard Grupenhoff



5751 Miami Lakes Drive, Miami Lakes, FL 33014

has successfully completed an English

Asbestos Building Inspection Refresher

25-Sep-20

TO

25-Sep-20

and has completed the requisite training for TSCA

Meets state requirements of FL49-0001020/CN-0006273 and UT (6.0 core).

NDAAC Provider #451

Trainer(s): James F. Stump

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

Successful course completion based on exam score on: 25-Sep-20

This Certificate Expires:

25-Sep-21



Processed By:

Seagull
To Authenticate Certificate

www.seagulltraining.com

1-800-966-9933

UNDER CIVIL AND CRIMINAL PENALTIES OF LAW FOR MAKING OR
SUBMISSION OF FALSE OR FRAUDULENT STATEMENTS OR
REPRESENTATIONS (18 U.S.C. 1001 AND 15 U.S.C. 2015), I CERTIFY
THAT THIS TRAINING COMPLIES WITH ALL APPLICABLE
REQUIREMENTS OF TITLE IV OF THE TOXIC SUBSTANCE CONTROL
ACT (TSCA) FOR PART 745 OR ANY OTHER APPLICABLE
FEDERAL, STATE, OR LOCAL REQUIREMENTS.

James F. Stump, Course Sponsor

Certificate Number:



Course Number: SE2039

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 500085-0

EMSL Analytical, Inc.
Fort Lauderdale, FL

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).*

2020-07-01 through 2021-06-30

Effective Dates



For the National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

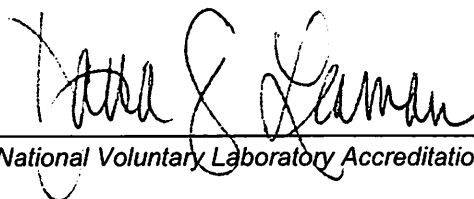
EMSL Analytical, Inc.
2700 West Cypress Creek Road, Suite C108
Fort Lauderdale, FL 33309
Ms. Catalina Lachowski
Phone: 954-786-9331 Fax: 954-941-4145
Email: clachowski@emsl.com
<http://www.emsl.com>

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 500085-0

Bulk Asbestos Analysis

<u>Code</u>	<u>Description</u>
18/A01	EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials



For the National Voluntary Laboratory Accreditation Program

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 200204-0

EMSL Analytical, Inc.
N. Miami Beach, FL

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).*

2020-04-01 through 2021-03-31

Effective Dates



Dana S. Gorman
For the National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

EMSL Analytical, Inc.
Skylake Executive Industrial Park
19501 N.E. 10th Ave., Bay A
N. Miami Beach, FL 33179
Ms. Kimberly A. Wallace
Phone: 305-650-0577 Fax: 305-650-0578
Email: kwallace@emsl.com
<http://www.emsl.com>

ASBESTOS FIBER ANALYSIS


NVLAP LAB CODE 200204-0

Bulk Asbestos Analysis

<u>Code</u>	<u>Description</u>
18/A01	EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

Airborne Asbestos Analysis

<u>Code</u>	<u>Description</u>
18/A02	U.S. EPA's "Interim Transmission Electron Microscopy Analytical Methods-Mandatory and Nonmandatory-and Mandatory Section to Determine Completion of Response Actions" as found in 40 CFR, Part 763, Subpart E, Appendix A.



For the National Voluntary Laboratory Accreditation Program



Ron DeSantis, Governor

Halsey Beshears, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ASBESTOS LICENSING UNIT

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

LENTZ, TIMOTHY DAVID

EE & G ENVIRONMENTAL SERVICES LLC
4017 WEST LAND AVENUE
TAMPA FL 33616

LICENSE NUMBER: AX84

EXPIRATION DATE: NOVEMBER 30, 2022

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TECHNICAL SERVICES

LEAD PAINT SURVEY REPORT

FOR

BYRON CARLYLE THEATER COMPLEX

PROJECT LOCATION:

500 71ST STREET
MIAMI BEACH, FLORIDA 33141

PREPARED FOR:

MR. LEE FEINBERG, LEED AP, PROJECT MANAGER
MC HARRY ASSOCIATES
2780 SW DOUGLAS ROAD, SUITE 302
MIAMI, FLORIDA 33133

PREPARED BY:

GALLAGHER BASSETT SERVICES, INC.
5751 MIAMI LAKES DRIVE EAST
MIAMI LAKES, FLORIDA 33014

APRIL 19, 2021

PROJECT NO. 21007-0161

Lead Paint Survey Report

Byron Carlyle Theater Complex

Project Location:

500 71st street
Miami Beach, Florida 33141

Prepared for

Mr. Lee Feinberg, LEED AP, Project Manager
MC Harry Association
2780 SW Douglass Road, Suite 302
Miami, Florida 33133

Prepared by:

Gallagher Bassett Technical Services
5751 Miami Lakes Drive
Miami Lakes, Florida 33014

April 19, 2021

Project No. 21007-0161

The following personnel have prepared and/or reviewed this report for accuracy, content, and quality of presentation.

Prepared by:



Hiram A. Aguiar
S.R. Environmental Professional
EPA Certified Lead Paint Risk Assessor
License: #9781-1
Gallagher Bassett Services, Inc.

Reviewed by:



Alex Mavrelis, CIH, CSP
IH and IAQ Practice Director - SE Region
Gallagher Bassett Services, Inc.

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SECTION 1.0

INTRODUCTION

1.1 INTRODUCTION

At the request of MC Harry Associates (hereafter referred to as the Client), Gallagher Bassett Technical Services (GBTS) conducted an assessment for the presence of lead in select painted surfaces of the accessible suspect interior and exterior building components of the Byron Carlyle Theater buildings located at 500 71st street, Miami Beach, Florida. (Subject Area). The inspection was conducted on April 2, 2021, by Environmental Protection Agency (EPA) Certified Lead-Based Paint Risk Assessor Hiram Aguiar of GBTS. GBTS's scope of work for this project consisted of testing the accessible interior and exterior suspect painted building components for lead content.

1.2 PROPERTY DESCRIPTION

The interior walls were observed to be finished with painted drywall system. The ceilings were finished with drop in ceiling tiles. Floors were observed to be finished VFT, vinyl flooring, ceramic tile, or carpet over concrete slab. The heating ventilation and air-conditioning (HVAC) ductwork was observed to be fiberglass insulated sheet metal with insulated flex ducts. The exterior walls were observed to be finished with painted stucco. GBTS reviewed Client provided plans (attached) in order to determine building materials likely to be impacted during the renovations. GBTS designed this survey to include and be limited to sampling of the accessible interior and exterior suspect painted building components of the Subject Area scheduled for demolition.

1.3 OWNER INFORMATION

Inquiries for owner information can be made to:

Mr. Lee Feinberg, LEED AP, Project Manager
MC Harry Association
2780 SW Douglass Road, Suite 302
Miami, Florida 33133

1.4 EDUCATIONAL MATERIALS

A copy of *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools* has been provided in Appendix A of this report. Federal law requires that individuals receive certain information before renovating more than six square feet of painted surfaces in housing, child care facilities and schools built before 1978.

- Homeowners and tenants: renovators must give you this pamphlet before starting work.
- Child-care facilities, including preschools and kindergarten classrooms, and the families of children under the age of six that attend those facilities: renovators must provide a

copy of this pamphlet to child-care facilities and general renovation information to families whose children attend those facilities.

Federal law requires contractors that disturb lead-based paint in homes, childcare facilities and schools, built before 1978 to be certified and follow specific work practices to prevent lead contamination. Contractors must provide certification prior to renovations.

SECTION 2.0**METHODS AND LIMITATIONS****2.1 METHODS**

The interior and exterior suspect painted components of the Subject Area were visually inspected and testing was performed based on a modified version of the protocol established in the "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing" by the Department of Housing and Urban Development (HUD) in June 1995.

The sampling was conducted by physically removing a section of paint and was done to minimize the introduction of the substrate material into the samples. The samples were delivered to EMSL Laboratory, Inc. (EMSL) located in Orlando, Florida. EMSL is an American Industrial Hygiene Association (AIHA) accredited laboratory in environmental lead for analysis by Flame AAS (Method SW 846, 7420) for total lead concentrations. The results were provided in percent by weight (% wt.).

The United States Environmental Protection Agency (EPA) defines lead paint or coatings with a result at or greater than 1.0 mg/cm², 0.5 %/Wt. or 5,000 parts per million when measured by Flame AAS. The Occupation Safety and Health Administration (OSHA) considers measurable quantities of lead in paints and coatings to be lead-containing. Due to the potential for lead dust to be generated or migrate beyond the work area during renovation/demolition activities, both the EPA and OSHA criteria were used to interpret data. The EPA's Lead Renovation, Repair and Painting Rule (RRP Rule) guides contractors who will be conducting activities that will impact LBP but is not intended to be used to abate, mitigate or completely remove lead-containing materials. Those activities are regulated in the Toxic Substances Control Act (TSCA) sections 402/404.

2.2 LIMITATIONS

This report has been prepared by GBTS in a manner consistent with industry standards exercised by members of the profession practicing under similar conditions. No other warranty, expressed or implied is made. The intent of this survey was to assist the Client in identifying lead in paint, as defined by the EPA as well as OSHA. Building components found that were not sampled during this limited survey should be sampled for lead in paint. Under no circumstances is this letter to be utilized as a proposal or a project specification document without the expressed written consent of GBTS.

This report was prepared solely for the use of GBTS client and is not intended for use by third party beneficiaries. The client shall indemnify and hold GBTS harmless against liability for loss arising out of or relating to reliance on by third party work performed thereunder, or the contents of this report. GBTS will not be held responsible for the interpretation or use by others of data developed pursuant to the compilation of this report, nor for use of segregated portions of this report.

GBTS interpretations and recommendations are based upon the results of the paint chip testing, environmental regulations, and quality control and assurance standards. The results, conclusions, and recommendations contained in this report pertain to conditions observed at the time of the inspection. Other conditions elsewhere at the subject facility may differ from those in the inspected locations and, such conditions are unknown, may change over time, and have not been considered.

Federal Regulations

Regulations that apply to lead paints or coatings and this survey are as follows:

Occupational Safety and Health Administration (OSHA)

- OSHA 29 CFR 1910.134 – Respiratory Protection
- 29 CFR 1926.62 – Lead in Construction

US Environmental Protection Agency (including TSCA)

- 40 CFR 745 Part 745
- Toxic Substances Control Act (TSCA):
 - National Lead Laboratory Accreditation Program (TSCA Section 405(b)) establishes protocols, criteria, and minimum performance standards for laboratory analysis of lead in paint, dust, and soil.
 - Hazard Standards for Lead in Paint, Dust, and Soil (TSCA Section 403) establishes standards for lead-based paint hazards and lead dust cleanup levels in most pre-1978 housing and child-occupied facilities.
 - Training & Certification Program for Lead-based paint Activities (TSCA Section 402/404) ensures that individuals conducting lead-based paint abatement, risk assessment, or inspection are properly trained and certified, that training programs are accredited, and that these activities are conducted according to reliable, effective, and safe work practice standards.
 - Pre-Renovation Education Rule (TSCA Section 406(b)) ensures that owners and occupants of most pre-1978 housing are provided information concerning potential hazards of lead-based paint exposure before beginning certain renovations on that housing.
 - Lead-based paint Disclosure Rule (TSCA Section 1018) requires disclosure of known lead-based paint and or lead-based paint hazards by persons selling or leasing housing constructed before the phase-out of residential lead-based paint use in 1978.
 - The 1992 Housing & Community Development Act, which charges the EPA with setting national standards for lead contamination. Title X also explicitly requires OSHA's construction regulations be at least as protective as HUD's *Interim Guidelines for Public Housing*.

SECTION 3.0

TESTING RESULTS

3.1 FINDINGS

PAINT CHIP TESTING RESULTS

The USEPA defines lead-based paint or coatings with a result at or greater than 1.0 mg/cm², 0.5 %/Wt. or 5,000 parts per million when measured by Flame AAS. GBTS collected 28 paint chip samples from the interior and exterior suspect painted building components of the Subject Area. **None of the samples collected had results at or above the USEPA level for lead-based paint.** The building components highlighted in blue shown below were identified with *lead-containing paint*. The Occupation Safety and Health Administration (OSHA) considers measurable quantities of lead in paints and coatings to be lead-containing. *All other samples not highlighted were below the laboratory limit of detection.*

<i>Client Sample Description</i>	<i>Lab ID</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Weight</i>	<i>Lead Concentration</i>
1	342105188-0001 Site: Metal Door Gray Ext. S., Paint Chip	4/2/2021	4/5/2021	0.2957 g	<0.0080 % wt
2	342105188-0002 Site: Metal Door Gray N. Projector Rm, Paint Chip	4/2/2021	4/5/2021	0.1290 g	0.29 % wt
3	342105188-0003 Site: Metal Door Gray Ext. W., Paint Chip	4/2/2021	4/5/2021	0.2890 g	0.047 % wt
4	342105188-0004 Site: Door Beige FI - 2 AHR	4/2/2021	4/5/2021	0.2750 g	0.11 % wt
5	342105188-0005 Site: Door Blue Ticket Off	4/2/2021	4/5/2021	0.2119 g	<0.0094 % wt
6	342105188-0006 Site: Ext D. Casing NW Gray, Paint Chip	4/2/2021	4/5/2021	0.3109 g	0.014 % wt
7	342105188-0007 Site: Ext D. Casing S. Gray	4/2/2021	4/5/2021	0.2790 g	<0.0080 % wt
8	342105188-0008 Site: FI - 2 AHR D. Casing Beige	4/2/2021	4/5/2021	0.0879 g	0.15 % wt
9	342105188-0009 Site: S. Stairwell D. Casing Brown	4/2/2021	4/5/2021	0.0910 g	0.11 % wt
10	342105188-0010 Site: Proj. Rm D. Casing Beige	4/2/2021	4/5/2021	0.0713 g	0.18 % wt
11	342105188-0011 Site: Main Entrance D. Casing Blue	4/2/2021	4/5/2021	0.0423 g	<0.047 % wt
12	342105188-0012 Site: Ticket Off. D. Casing Blue	4/2/2021	4/5/2021	0.0584 g	<0.034 % wt
13	342105188-0013 Site: N. Off D. Casing White	4/2/2021	4/5/2021	0.0693 g	<0.029 % wt
14	342105188-0014 Site: S. Stairwell Handrail Brown	4/2/2021	4/5/2021	0.1331 g	0.031 % wt
15	342105188-0015 Site: Handrail Cinema Red	4/2/2021	4/5/2021	0.0616 g	<0.032 % wt

16	342105188-0016 4/2/2021 4/5/2021 Site: Handrail Black	0.2006 g	0.074 % wt
17	342105188-0017 4/2/2021 4/5/2021 Site: Ext Wall Ticket Off. Pink	0.2984 g	<0.0080 % wt
18	342105188-0018 4/2/2021 4/6/2021 Site: Ext Wall W. Blue	0.2748 g	0.015 % wt
19	342105188-0019 4/2/2021 4/6/2021 Site: Ext Wall NW Blue	0.2718 g	<0.0080 % wt
20	342105188-0020 4/2/2021 4/6/2021 Site: Ext Wall S Blue	0.2699 g	<0.0080 % wt
21	342105188-0021 4/2/2021 4/6/2021 Site: Int. NE Off Wall Green	0.2660 g	<0.0080 % wt
22	342105188-0022 4/2/2021 4/6/2021 Site: N Wall Beige	0.3038 g	<0.0080 % wt
23	342105188-0023 4/2/2021 4/6/2021 Site: NW Wall White	0.2703 g	<0.0080 % wt
24	342105188-0024 4/2/2021 4/6/2021 Site: NW Wall Gray	0.1564 g	<0.013 % wt
25	342105188-0025 4/2/2021 4/6/2021 Site: Fl - 2 Hall Wall White	0.1561 g	<0.013 % wt
26	342105188-0026 4/2/2021 4/6/2021 Site: NW Proj. Rm Wall Blue	0.2684 g	<0.0080 % wt
27	342105188-0027 4/2/2021 4/6/2021 Site: NW Proj. Rm Wall Blue	0.1656 g	<0.012 % wt
28	342105188-0028 4/2/2021 4/6/2021	0.1270 g	<0.016 % wt

A copy of the laboratory results is attached to this report for your review.

SECTION 4.0**CONCLUSIONS**

Based upon the results of the survey, GBTS presents the following conclusions and recommendations:

- To comply with OSHA lead regulation 29 CFR 1926.62, the testing results should be made available to any personnel that will conduct demolition of this structure. This regulation considers paint that contains any amount of lead to be lead-based paint and mandates protective measures any time a painting or renovation project involves the disturbance of LBP components in such a way as to cause airborne emissions of lead particulate (sanding, scraping, grinding, etc.). These protective measures include: personnel protection (respirators, protective suits, etc.), engineering controls and personnel air monitoring until results of the personnel monitoring indicate airborne lead concentrations below the Permissible Exposure Limit (PEL) of fifty (50) micrograms per cubic meter as an eight-hour time weighted average (TWA). In lieu of the above protective measures, painting personnel may provide objective historical data from previous similar projects to demonstrate that the PEL for lead will not be exceeded.

Please contact the undersigned with questions regarding this letter.

Sincerely,



Hiram A. Aguiar
Senior Project Professional, GBTS
EPA Certified Lead Based Paint Risk Assessor



Alex Mavrelis, CIH, CSP
IH and IAQ Practice Director – SE Region, GBTS

APPENDIX A

LABORATORY AAS RESULTS

**EMSL Analytical, Inc.**

3303 PARKWAY CENTER COURT, Orlando, FL 32808

Phone/Fax: (407) 599-5887 / (407) 599-9063

<http://www.EMSL.com>orlandolab@emsl.com

EMSL Order: 342105188

CustomerID: GBTS42

CustomerPO:


ProjectID:

Attn: **Hiram Aguiar**
Gallagher Bassett Technical Services
5751 Miami Lakes Drive East
Miami Lakes, FL 33014

Phone: (305) 374-8300
 Fax:
 Received: 4/5/2021 09:30 AM
 Collected: 4/2/2021

Project: **Byron Carlyle Theater - 21007-0161****Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)***

<i>Client Sample Description</i>	<i>Lab ID</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Weight</i>	<i>Lead Concentration</i>
1	342105188-0001	4/2/2021	4/5/2021	0.2957 g	<0.0080 % wt
Site: Metal Door Gray Ext. S., Paint Chip					
2	342105188-0002	4/2/2021	4/5/2021	0.1290 g	0.29 % wt
Site: Metal Door Gray N. Projector Rm, Paint Chip					
3	342105188-0003	4/2/2021	4/5/2021	0.2890 g	0.047 % wt
Site: Metal Door Gray Ext. W., Paint Chip					
4	342105188-0004	4/2/2021	4/5/2021	0.2750 g	0.11 % wt
Site: Door Beige FI - 2 AHR					
5	342105188-0005	4/2/2021	4/5/2021	0.2119 g	<0.0094 % wt
Site: Door Blue Ticket Off					
6	342105188-0006	4/2/2021	4/5/2021	0.3109 g	0.014 % wt
Site: Ext D. Casing NW Gray, Paint Chip					
7	342105188-0007	4/2/2021	4/5/2021	0.2790 g	<0.0080 % wt
Site: Ext D. Casing S. Gray					
8	342105188-0008	4/2/2021	4/5/2021	0.0879 g	0.15 % wt
Site: FI - 2 AHR D. Casing Beige					
9	342105188-0009	4/2/2021	4/5/2021	0.0910 g	0.11 % wt
Site: S. Stairwell D. Casing Brown					
10	342105188-0010	4/2/2021	4/5/2021	0.0713 g	0.18 % wt
Site: Proj. Rm D. Casing Beige					
11	342105188-0011	4/2/2021	4/5/2021	0.0423 g	<0.047 % wt
Site: Main Entrance D. Casing Blue					
12	342105188-0012	4/2/2021	4/5/2021	0.0584 g	<0.034 % wt
Site: Ticket Off. D. Casing Blue					
13	342105188-0013	4/2/2021	4/5/2021	0.0693 g	<0.029 % wt
Site: N. Off D. Casing White					
14	342105188-0014	4/2/2021	4/5/2021	0.1331 g	0.031 % wt
Site: S. Stairwell Handrail Brown					
15	342105188-0015	4/2/2021	4/5/2021	0.0616 g	<0.032 % wt
Site: Handrail Cinema Red					


 Carlos Rivadeneyra, Laboratory Director
 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. Samples are within quality control criteria and met method specifications unless otherwise noted.

Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.

Samples analyzed by EMSL Analytical, Inc. Orlando, FL AIHA-LAP, LLC--ELLAP Accredited #163563

Initial report from 04/07/2021 20:08:02

**EMSL Analytical, Inc.**

3303 PARKWAY CENTER COURT, Orlando, FL 32808

Phone/Fax: (407) 599-5887 / (407) 599-9063

<http://www.EMSL.com>orlandolab@emsl.com

EMSL Order: 342105188

CustomerID: GBTS42

CustomerPO:


ProjectID:

Attn: **Hiram Aguiar**
Gallagher Bassett Technical Services
5751 Miami Lakes Drive East
Miami Lakes, FL 33014

Phone: (305) 374-8300
Fax:
Received: 4/5/2021 09:30 AM
Collected: 4/2/2021

Project: **Byron Carlyle Theater - 21007-0161****Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)***

<i>Client Sample Description</i>	<i>Lab ID</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Weight</i>	<i>Lead Concentration</i>
16	342105188-0016	4/2/2021	4/5/2021	0.2006 g	0.074 % wt
Site: Handrail Black					
17	342105188-0017	4/2/2021	4/5/2021	0.2984 g	<0.0080 % wt
Site: Ext Wall Ticket Off. Pink					
18	342105188-0018	4/2/2021	4/6/2021	0.2748 g	0.015 % wt
Site: Ext Wall W. Blue					
19	342105188-0019	4/2/2021	4/6/2021	0.2718 g	<0.0080 % wt
Site: Ext Wall NW Blue					
20	342105188-0020	4/2/2021	4/6/2021	0.2699 g	<0.0080 % wt
Site: Ext Wall S Blue					
21	342105188-0021	4/2/2021	4/6/2021	0.2660 g	<0.0080 % wt
Site: Int. NE Off Wall Green					
22	342105188-0022	4/2/2021	4/6/2021	0.3038 g	<0.0080 % wt
Site: N Wall Beige					
23	342105188-0023	4/2/2021	4/6/2021	0.2703 g	<0.0080 % wt
Site: NW Wall White					
24	342105188-0024	4/2/2021	4/6/2021	0.1564 g	<0.013 % wt
Site: NW Wall Gray					
25	342105188-0025	4/2/2021	4/6/2021	0.1561 g	<0.013 % wt
Site: FI - 2 Hall Wall White					
26	342105188-0026	4/2/2021	4/6/2021	0.2684 g	<0.0080 % wt
Site: NW Proj. Rm Wall Blue					
27	342105188-0027	4/2/2021	4/6/2021	0.1656 g	<0.012 % wt
Site: NW Proj. Rm Wall Blue					
28	342105188-0028	4/2/2021	4/6/2021	0.1270 g	<0.016 % wt
Site: S. Stairwell Wall Beige / Green					


Carlos Rivadeneyra, Laboratory Director
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. Samples are within quality control criteria and met method specifications unless otherwise noted.

Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.

Samples analyzed by EMSL Analytical, Inc. Orlando, FL AIHA-LAP, LLC--ELLAP Accredited #163563

Initial report from 04/07/2021 20:08:02



Lead Chain of Custody

EMSL Order Number / Lab Use Only

EMSL Analytical, Inc.
3303 Parkway Center Court
Orlando, FL 32808

PHONE: (407) 599-5887

EMAIL: OrlandoLab@EMSL.com

EMSL ANALYTICAL, INC.
TESTING LABS • PRODUCTS • TRAINING

342105188

Customer Information	Customer ID:			Billing Information	Billing ID:				
	Company Name:	Gallagher Bassett Technical Services (GBTS)			Company Name:	GBTS SAME			
	Contact Name:	Hiram A. Aguiar			Billing Contact:				
	Street Address:	5751 Miami Lakes Drive			Street Address:				
	City, State, Zip:	Miami Lakes, FL 33014	Country:		USA	City, State, Zip:		Country:	
	Phone:	305.710.6124			Phone:				
Email(s) for Report:				Hiram_aguiar@GBTPA.com		Email(s) for Invoice:			

Project Information			
Project Name/No: BYRON CARLYLE THEATER - 21007-0161		Purchase Order:	
EMSL LIMS Project ID: (If applicable, EMSL will provide)		US State where samples collected:	
Sampled By Name: Hiram Aguiar		Sampled By Signature:	
		No. of Samples in Shipment:	

Turn-Around-Time (TAT)			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 32 Hour
<input type="checkbox"/> 48 Hour	<input checked="" type="checkbox"/> 72 Hour	<input type="checkbox"/> 96 Hour	<input type="checkbox"/> 1 Week
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> by wt. <input type="checkbox"/> ppm (mg/kg) <input type="checkbox"/> mg/cm ²	SW 846-7000B	Flame Atomic Absorption	0.008% (80ppm)	<input checked="" type="checkbox"/>
Reporting Limit based on a minimum 0.25g sample weight	SW 846-6010B (CA), or 6010D	ICP-OES	0.0004% (4ppm)	<input type="checkbox"/>
AIR	NIOSH 7082	Flame Atomic Absorption	4µg/filter	<input type="checkbox"/>
	NIOSH 7105	Graphite Furnace AA	0.03µg/filter	<input type="checkbox"/>
	NIOSH 7300M / NIOSH 7303M	ICP-OES	0.5µg/filter	<input type="checkbox"/>
	NIOSH 7300M / NIOSH 7303M	ICP-MS	0.05µg/filter	<input type="checkbox"/>
WIPE <input type="checkbox"/> ASTM <input type="checkbox"/> NON-ASTM	SW 846-7000B	Flame Atomic Absorption	10µg/wipe	<input type="checkbox"/>
If no box is checked, non-ASTM Wipe is assumed	SW 846-6010B (CA), or 6010D	ICP-OES	1.0µg/wipe	<input type="checkbox"/>
TCLP	SW 846-1311 / 7000B / SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	SW 846-1311 / SW 846-6010B (CA), or 6010D*	ICP-OES	0.1 mg/L (ppm)	<input type="checkbox"/>
SPLP	SW 846-1312 / 7000B / SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	SW 846-1312 / SW 846-6010B (CA), or 6010D*	ICP-OES	0.1 mg/L (ppm)	<input type="checkbox"/>
TTLIC	22 CCR App. II, 7000B/7420	Flame Atomic Absorption	40mg/kg (ppm)	<input type="checkbox"/>
	22 CCR App. II, SW 846-6010B (CA), or 6010D*	ICP-OES	2mg/kg (ppm)	<input type="checkbox"/>
STLC	22 CCR App. II, 7000B/7420	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	22 CCR App. II, SW 846-6010B (CA), or 6010D*	ICP-OES	0.1 mg/L (ppm)	<input type="checkbox"/>
Soil	SW 846-7000B	Flame Atomic Absorption	40mg/kg (ppm)	<input type="checkbox"/>
	SW 846-6010B (CA), or 6010D*	ICP-OES	2mg/kg (ppm)	<input type="checkbox"/>
Wastewater	SM 3111B / SW 846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	Unpreserved			<input type="checkbox"/>
Preserved with HNO ₃	EPA 200.7	ICP-OES	0.020 mg/L (ppm)	<input type="checkbox"/>
Drinking Water	EPA 200.5	ICP-OES	0.003 mg/L (ppm)	<input type="checkbox"/>
Unpreserved	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	<input type="checkbox"/>
Preserved with HNO ₃				<input type="checkbox"/>
TSP/SPM Filter	40 CFR Part 50	ICP-OES	12 µg/filter	<input type="checkbox"/>
Other:				<input type="checkbox"/>

Sample Number	Sample Location	Volume / Area	Date / Time Submitted
1	Metal 15001 Gray Ext. S.	Paint chip	4-2-2021
2	↓	↓	↓
3	↓	↓	↓
4	↓	↓	↓
5	↓	↓	↓

Method of Shipment: Sample Condition Upon Receipt:

Relinquished by:	Date/Time: 4-2-2021	Received by:	Date/Time: 4/5/21
Relinquished by:	Date/Time:	Received by:	Date/Time: 9:30

Controlled Document - COC-25 Lead R14 02/26/2021

*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 Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

EMSL

EMSL ANALYTICAL, INC.
TESTING LABS • PRODUCTS • TRAINING

Lead Chain of Custody

EMSL Order Number / Lab Use Only

EMSL Analytical, Inc.
3303 Parkway Center Court
Orlando, FL 32808

PHONE: (407) 599 - 5887

EMAIL: OrlandoLab@EMSL.com

342105188

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 Submitted
6	Ext. ID. Lasing NW Gray	Paint Chip	
7	↓ S. ↓		
8	Fl-2 AHR	Beige	
9	S. Stairwell	Brown	
10	Proj. RM	Beige	
11	Main Entrance	Blue	
12	Ticket off.	Blue	
13	N. off. ↓	White	
14	S. Stairwell Hand Rail	Brown	
15	↓ Cinema	Red	
16	↓	Black	
17	Ext. Wall Ticket off.	Pink	
18	↓ W.	Blue	
19	↓ NW ↓		
20	↓ S ↓		
21	Int. NE off Wall	Green	
22	N.	Beige	
23	NW	White	
24	NW	Gray	
25	Fl-2 hall	White	
26	NW Proj. RM	Blue	
27	↓ ↓ ↓	Beige/White/Blue	
28	S. Stairwell ↓	Beige/White	

Method of Shipment:

Sample Condition Upon Receipt:

Relinquished by:

Date/Time:

4-2-2021

Received by:

Date/Time:

Relinquished by:

Date/Time:

Received by:

Date/Time:

Controlled Document - COC-25 Lead R14 02/28/2021

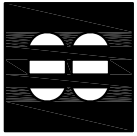


AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

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 Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

APPENDIX B

FIGURES



MCHARRYASSOCIATES
ARCHITECTURE/ ENGINEERING/ PLANNING

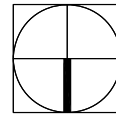
2780 SW DOUGLAS RD. SUITE 302 MIAMI, FLORIDA 33133 (305) 445-3765

WWW. MCHARRY. COM

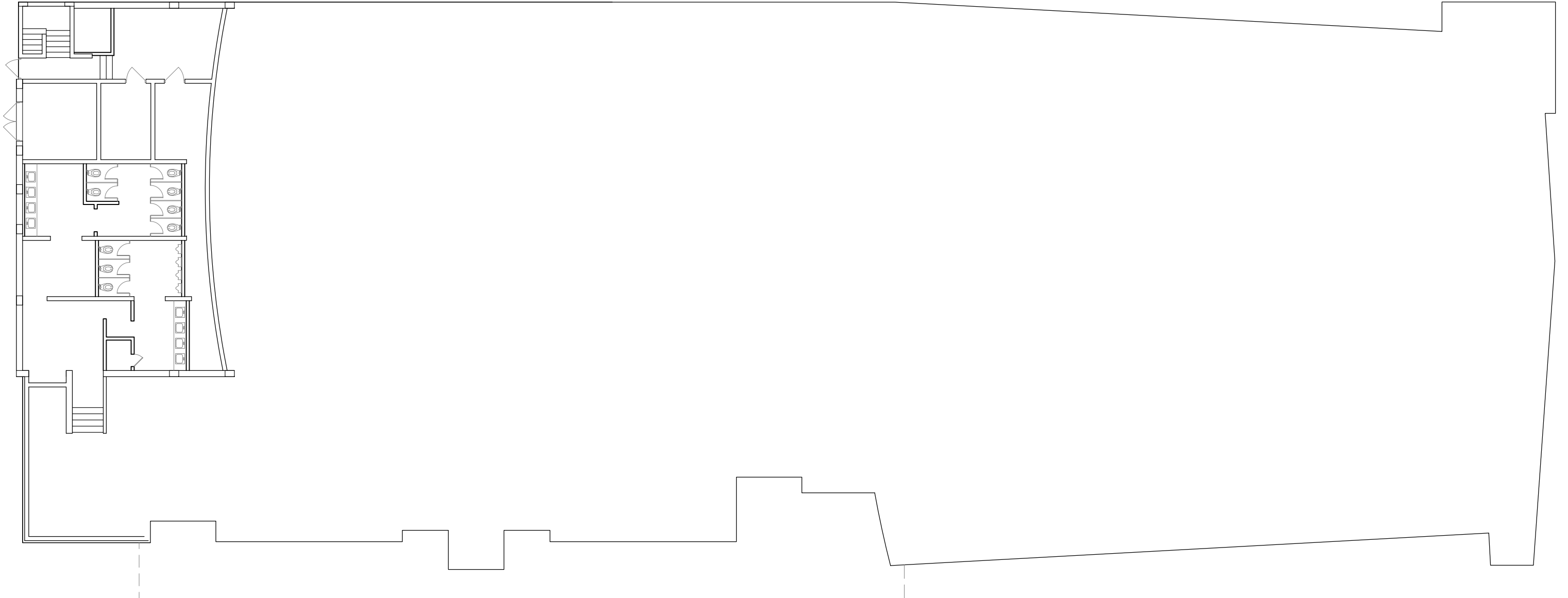
CITY OF MIAMI BEACH
BYRON CARLYLE THEATER STUDY

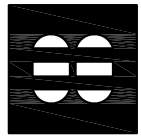
BELOW GRADE PLAN

SCALE: 1/16" = 1'-0"



NORTH





MCHARRYASSOCIATES
ARCHITECTURE/ ENGINEERING/ PLANNING

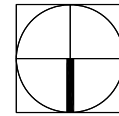
2780 SW DOUGLAS RD. SUITE 302 MIAMI, FLORIDA 33133 (305) 445-3765

WWW. MCHARRY. COM

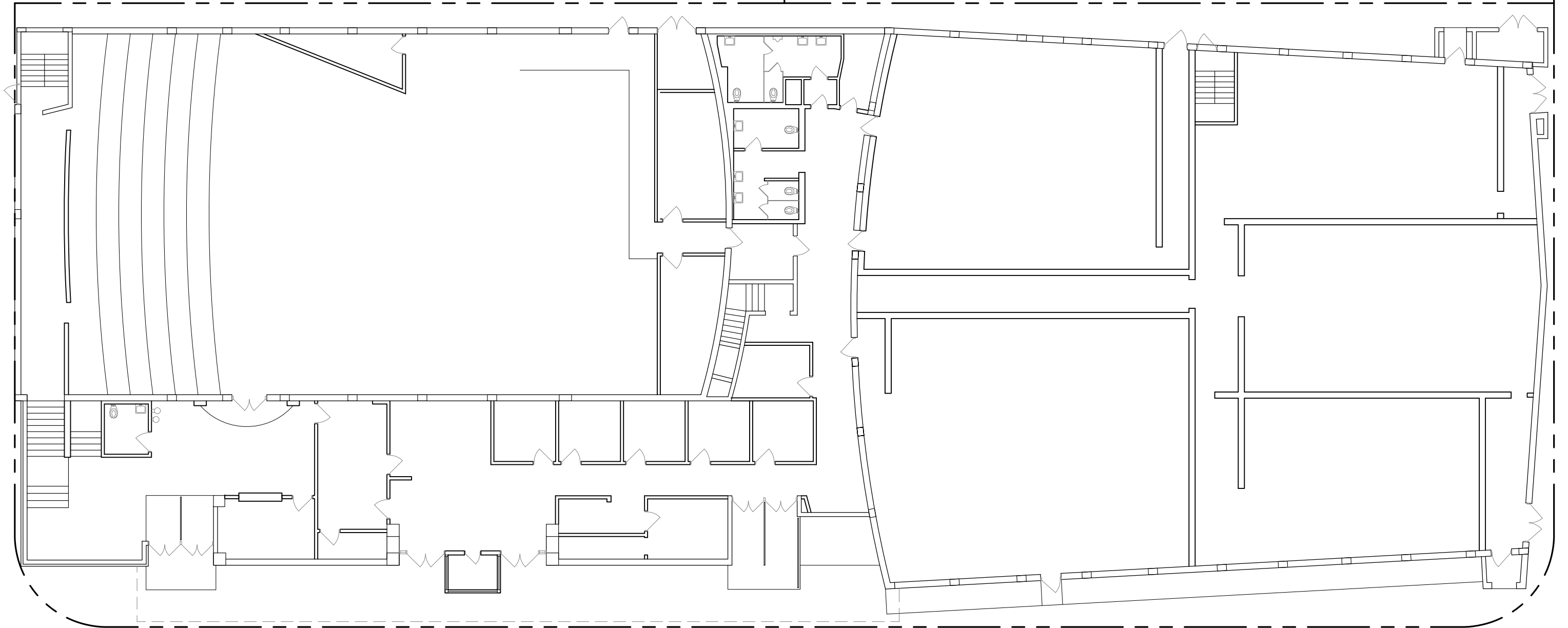
CITY OF MIAMI BEACH
BYRON CARLYLE THEATER STUDY

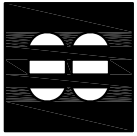
GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"



NORTH





MCHARRYASSOCIATES
ARCHITECTURE/ ENGINEERING/ PLANNING

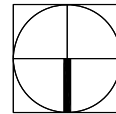
2780 SW DOUGLAS RD. SUITE 302 MIAMI, FLORIDA 33133 (305) 445-3765

WWW. MCHARRY. COM

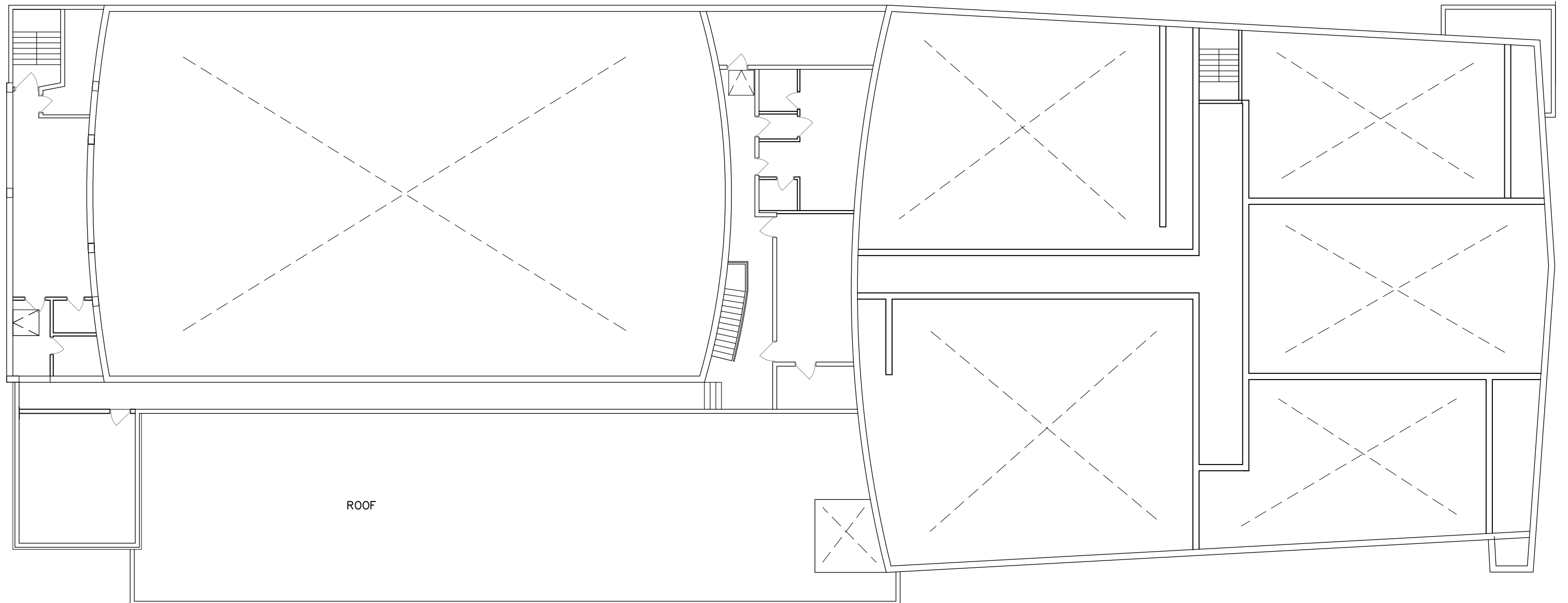
CITY OF MIAMI BEACH
BYRON CARLYLE THEATER STUDY

MEZZANINE PLAN

SCALE: 1/16" = 1'-0"

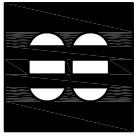


NORTH



ROOF

MARQUEE
NOT SHOWN



MCHARRYASSOCIATES
ARCHITECTURE/ ENGINEERING/ PLANNING

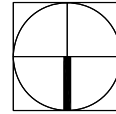
2780 SW DOUGLAS RD. SUITE 302 MIAMI, FLORIDA 33133 (305) 445-3765

WWW. MCHARRY. COM

CITY OF MIAMI BEACH
BYRON CARLYLE THEATER STUDY

ROOF PLAN

SCALE: 1/16" = 1'-0"



NORTH



APPENDIX C
PHOTOGRAPHS



Photo 1: Typical exterior view (North Side) of the Subject Area.



Photo 2: Typical exterior view (South Side) of the Subject Area.



Photo 3: Typical interior view of the painted components.



Photo 4: Typical interior view of the painted components.

APPENDIX D
CERTIFICATIONS

United States Environmental Protection Agency

This is to certify that



Hiram A Aguiar

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

Risk Assessor

In the Jurisdiction of:

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

This certification is valid from the date of issuance and expires August 01, 2023

LBP-R-9781-2

Certification #

April 17, 2020

Issued On



Adrienne Priselac, Manager, Toxics Office

Land Division



AIHA Laboratory Accreditation Programs, LLC

acknowledges that

EMSL Analytical, Inc.

3303 Parkway Center Ct Orlando, FL 32808-1040

Laboratory ID: LAP-163563

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs (AIHA-LAP), LLC accreditation to the ISO/IEC 17025:2017 international standard, General Requirements for the Competence of Testing and Calibration Laboratories in the following:

LABORATORY ACCREDITATION PROGRAMS



INDUSTRIAL HYGIENE

Accreditation Expires: February 01, 2022



ENVIRONMENTAL LEAD

Accreditation Expires: February 01, 2022



ENVIRONMENTAL MICROBIOLOGY

Accreditation Expires: February 01, 2022



FOOD

Accreditation Expires:



UNIQUE SCOPES

Accreditation Expires:

Specific Field(s) of Testing (FoT)/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached Scope of Accreditation. Continued accreditation is contingent upon successful on-going compliance with ISO/IEC 17025:2017 and AIHA-LAP, LLC requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA-LAP, LLC website (www.aihaaccreditedlabs.org) for the most current Scope.

Elizabeth Bair

Elizabeth Bair
Chairperson, Analytical Accreditation Board

Cheryl O. Morton

Cheryl O Morton
Managing Director, AIHA Laboratory Accreditation Programs, LLC



AIHA Laboratory Accreditation Programs, LLC

SCOPE OF ACCREDITATION

EMSL Analytical, Inc.

3303 Parkway Center Ct Orlando, FL 32808-1040

Laboratory ID: LAP-163563

Issue Date: 01/31/2020

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

Environmental Microbiology Laboratory Accreditation Program (EMLAP)

Initial Accreditation Date: 09/01/2006

EMLAP Scope Category	Field of Testing (FOT)	Component, parameter or characteristic tested	Method	Method Description (for internal methods only)
Bacterial	Air - Culturable	Air	MICRO-SOP-132	Detection and Enumeration of Culturable Bacteria from Environmental Samples
Bacterial	Bulk - Culturable	Bulk (liquid or solid)	MICRO-SOP-132	Detection and Enumeration of Culturable Bacteria from Environmental Samples
Bacterial	Legionella	Water, Swabs, Soil and Air	MICRO-SOP-105	ISO 11731:2017
Bacterial	Surface - Culturable	Swab or Contact Plate	MICRO-SOP-132	Detection and Enumeration of Culturable Bacteria from Environmental Samples
Fungal	Air - Culturable	Air	MICRO-SOP-202	Detection and Enumeration of Culturable Fungi From Environmental Samples
Fungal	Air - Direct Examination	Spore Trap	MICRO-SOP-201	Standard Operating Procedure for the Analysis of Airborne Fungal Spores, Hyphal Fragments, Pollen, Insect Fragments, Skin Fragments and Fibrous Particulate by Optical Microscopy of Spore Trap Samples
Fungal	Bulk - Culturable	Bulk (liquid or solid)	MICRO-SOP-202	Detection and Enumeration of Culturable Fungi From Environmental Samples
Fungal	Bulk - Direct Examination	Bulk (liquid or solid)	MICRO-SOP-200	Standard Operating Procedure for the Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, Pollen, Insect Fragments, and Fibrous Material from Surface Samples

Effective: 11/21/2019

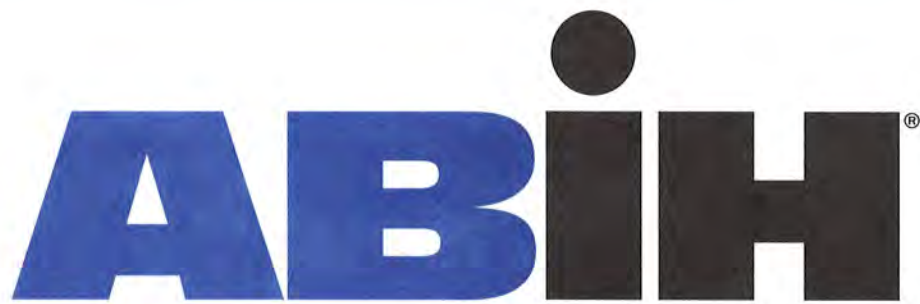
Revision: 7

Page 1 of 2



EMLAP Scope Category	Field of Testing (FOT)	Component, parameter or characteristic tested	Method	Method Description <i>(for internal methods only)</i>
Fungal	Surface - Culturable	Swab or Contact Plate	MICRO-SOP-202	Detection and Enumeration of Culturable Fungi From Environmental Samples
Fungal	Surface - Direct Examination	Swab or Tape Lift	MICRO-SOP-200	Standard Operating Procedure for the Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, Pollen, Insect Fragments, and Fibrous Material from Surface Samples

A complete listing of currently accredited EMLAP laboratories is available on the AIHA-LAP, LLC website at: <http://www.aihaaccreditedlabs.org>



american board of industrial hygiene®

**organized to improve the practice of industrial hygiene
proclaims that**

Alex R. Mavrelis

**having met all requirements of
education, experience and examination, and
ongoing maintenance,
is hereby certified in the**

**COMPREHENSIVE PRACTICE
of
INDUSTRIAL HYGIENE**

and has the right to use the designations

CERTIFIED INDUSTRIAL HYGIENIST

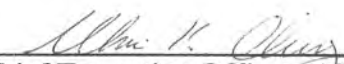
CIH

Certificate Number	10141 CP
Awarded:	May 30, 2012
Expiration Date:	December 1, 2022





Chair, ABIH



Chief Executive Officer, ABIH

April 22, 2021
Project No.: 21007-0161

Mr. Lee Feinberg, LEED AP, Project Manager
MC Harry Associates
2780 SW Douglas Road
Suite 302
Miami, Florida 33133

**Subject: Water and Mold Damage Assessment
Byron Carlyle Theater Complex
500 71st Street
Miami Beach, Florida 33141**

Dear Mr. Feinberg:

Gallagher Bassett Technical Services (GBTS), a division of Gallagher Bassett Services, Inc., (formerly EE&G Environmental Services, LLC) was retained by MC Harry Associates (Client) to conduct an assessment for water and mold damage in the Byron Carlyle Theater Complex (subject areas), located at 500 71st Street in Miami Beach, Florida. This report is based on observations made during an assessment of the subject areas performed on April 1, 2021, by Rey Garcia and Max Schindler with GBTS.

BACKGROUND

The subject area was initially assessed by EE&G on October 1, 2018. This assessment was requested as a follow-up to the initial assessment in 2018 in order to evaluate if additional damage had occurred since that time.

LIMITATIONS

This report has been prepared by GBTS in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty, expressed or implied, is made. GBTS's interpretations and recommendations are based upon the results of sample analyses, as well as investigative work. Other conditions elsewhere in the subject building may differ from those in the inspected/surveyed locations and such conditions are unknown, may change over time and have not been considered.

Since the dynamics of water intrusion and mold growth on building materials may involve damage to hidden areas (such as wall cavities and chases), it is possible that this assessment did not result in the identification of damage to areas not readily accessible. The Client is urged to proceed with recommendations presented herein with due caution.

GBTS will not be responsible for the interpretation or use by others of data developed pursuant to the compilation of this report. This report reflects conditions, operations, and practices as observed on the date and time of the site inspection. The interpretations and recommendations, stated in this report, are

based on previous environmental studies and research conclusions. GBTS does not warrant the use of segregated portions of this report.

ASSESSMENT PROTOCOLS

General

The assessment consisted of the following tasks:

- A visual inspection for potential water damage and mold/fungal growth
- Determination of residual moisture levels of suspect building materials
- Collection of temperature, humidity, and dew point readings as an indicator of the operation and capacity of the heating, ventilation and air conditioning (HVAC) system to control indoor moisture.

Photographs documenting site conditions during the assessment are included in Attachment A

Water Damage and Mold Growth Assessment

A visual assessment was performed in the subject area for the purpose of identifying water-damaged or assumed mold growth (AMG)-impacted building materials. Evidence of water and impacted AMG damage included materials exhibiting the following characteristics:

- Visible staining on building materials in a pattern that was suggestive of either short-term or long-term contact with water.
- Corrosion, delamination, or deterioration of building materials that was indicative of contact with water.
- Visible accumulation of AMG that fits a definite pattern that was associated with water contact.

For the purposes of this report, surface AMG was defined as having the following characteristics:

- Was not associated with water staining.
- Was not associated with water-damage or wet/saturated building materials.
- Had a dust-like appearance and was easily wiped off the surface.

Fungi are ubiquitous and given sufficient moisture, will proliferate and potentially impact an indoor environment. The governing parameter for fungal growth is water, and the appropriate assessment of building conditions is therefore primarily based upon visual inspection for evidence of water damage or visible mold growth and monitoring for residual moisture in building materials. This approach is reflected

in the industry guidance literature cited below and was incorporated into the investigation reported herein:

- The IAQ Investigator's Guide (American Industrial Hygiene Association, 2006)
- *D7338-14 Standard Guide for the Assessment of Fungal Growth in Buildings* (ASTM International, 2010)
- Recognition, Evaluation, and Control of Indoor Mold (American Industrial Hygiene Association, 2008)
- Bioaerosols: Assessment and Control (American Conference of Governmental Industrial Hygienists, 1999)

The visual inspection was supplemented though the use of a Protimeter Survey Master™ moisture meter to measure residual moisture within building materials. The Survey Master is a dual-mode contact moisture detection instrument that can use either differences in electrical resistance (penetration or pin mode) or radio frequency waves (non-penetration or survey mode) to determine the presence of moisture. Migration of water and moisture in solid surfaces can be traced by using the instrument at varying locations and monitoring the instrument readout. Electronic moisture meters provide an index of residual moisture calibrated to a wood moisture equivalent (WME) scale originally created for the lumber and flooring industries. Direct readout displays from electronic moisture detection instruments, frequently incorrectly reported as "moisture content," is more appropriately interpreted as residual moisture relative to other similar materials in a normal unaffected indoor environment. The penetration mode (pin mode) of measurement is performed by firmly pressing two integrated metal electrodes into the building materials surface and substrate. The meter uses electrical conductance principals measured between the two electrodes to provide a numerical value between 7.9 and 99.0 which is presented in percent Wood Moisture Equivalent (% WME). The non-penetration mode (search mode) of measurement is performed by pressing the back of the meter onto the surfaces of building materials. The meter uses electrical conductance principals measured between two non-penetrating electrodes to provided relative moisture readings up to 3/4" beneath the material's surface. The relative moisture readings are presented in a numerical value between 70 and 999 (REL) and are relative to the % WME scale. The non-penetration mode is used when it is impractical or undesirable to push the metal electrodes into building materials surfaces.

Residual moisture readings were categorized into the following three classifications:

- Less than 18% WME (<180 REL) - The material tested was in a "dry" and/or normal moisture condition. Moisture related problems of decay / deterioration most likely had not occurred.
- From 18% to 20% WME (180 – 200 REL) - The material tested was in a "at risk" and/or elevated moisture condition. Moisture related problems of decay / deterioration were possible under certain conditions.

- Greater than 20% WME (>200 REL) - The material tested was in a “wet” and/or excessive moisture condition. Moisture related problems of decay / deterioration had the potential to occur and is likely to occur over time unless the moisture level of the material is reduced.

Moisture measurements were also supplemented by the use of a FLIR ThermoCAM E8 infrared scanning camera. The instrument detects moisture within building materials by allowing visualization of patterns of differences in temperature that occur during certain conditions. For example, when wetted materials begin to dry via evaporation, the resulting temperature differences can be detected in the affected surfaces. Similarly, residual moisture in building materials will produce a thermal signature when there is a significant temperature difference between the indoor controlled environment and general ambient conditions, as wetted building materials tends to absorb and release heat (thermal energy) differently than the surroundings.

General Indoor Air Quality – Comfort Parameter Testing

Temperature, relative Humidity (RH), and dew point (DP) are standard IEQ investigation targets used to give a preliminary indicator of overall indoor conditions to supplement visual inspection of the space. Measurements were collected using a Model 971 digital hygrometer manufactured by Fluke, which is a direct readout instrument with specific electronic sensors for each parameter.

Temperature is a primary determinant for occupant comfort. General industry guidelines recognize a range of 70°F – 80°F as a range in which most occupants will not express dissatisfaction.

Relative humidity (RH) is the ratio of the amount of water vapor in a given volume of air to the amount that would be present if the air were saturated. When the relative humidity is very low (approaching 20% and below), drying of the mucous membranes can occur, resulting in discomfort to occupants. This condition is most likely to occur during winter (in heating climates) and can frequently be attributed by occupants to an “unhealthy” building. Symptoms related to low humidity in indoor environments include eye irritation, nose bleeds, contact lens difficulties and sinus irritation. Relative humidity which is too high (i.e., greater than 60%) may indirectly favor the development of fungal growth. It should be recognized that an RH 60% is not a fixed criterion for mold growth and should serve as a guideline only.

The parameter that directly controls fungal growth is water activity (A_w) which is the moisture available to fungi within building materials. It is measured as the equilibrium vapor pressure of water in the head space immediately above a sample of the material within a measurement vessel. Since this is impractical to measure in the field, a surrogate often used is relative humidity (RH) or absolute moisture (HR); the latter is calculated from the RH and temperature which are both readily measured.

Dew point (DP) is the temperature at which the indoor air begins to condense on building surfaces which directly influences A_w . DP is also determined by RH and temperature and ideally is maintained at 55°F or below for mechanically-cooled buildings.

FINDINGS

Subject Area Description

The subject area was approximately 28,335 square feet (SF). The interior finishes in the subject area generally consisted of drop-in ceiling tiles or plaster ceilings, drywall systems on walls, and vinyl floor tile, wooden laminates, or carpeting on the floors.

The heating, ventilation, air conditioning (HVAC) systems that serviced the subject area consisted of four direct expansion, constant-operation air handler units (AHUs) that supplied air through a combination of externally insulated metal ductwork trunk lines and flex duct branches. One of the AHUs was located in the basement, a second in the mezzanine mechanical/storage room, and the third and fourth units were located on the rooftop. Return air was ducted back to each AHU. Outside air was ducted from an exterior damper to the AHUs in the basement and the mezzanine mechanical/storage room. The rooftop AHUs were drawing in outside air through manual dampers, which were observed to be fully open at the time of the inspection.

Visual Assessment and Moisture Testing

The building was closed and unoccupied at the time of the assessment. The findings of the assessment are noted on the Assessment Findings and Remediation Recommendations Diagram included under Attachment B. The conditions of moisture impacts that were most frequently observed are summarized as follows:

Basement, Mezzanine, and Rooftop AHUs

- The pleated filters were observed to contain dust, dirt, debris (DDD).
- The internal surfaces, compartments and components (including cooling coils) of the AHUs were observed to be generally clean.
- The supply vents throughout the subject area were observed to contain DDD.
- The return vents in theaters 2-6 were observed to contain DDD.
- The AHUs were observed to be off at the time of the assessment.

Theater 2

- Approximately 70' x 6' of water damaged material was observed on the southern wall.
- Approximately 50' x 6' of SAMG material was observed on the eastern and northeastern wall.
- Ceiling tiles were observed to contain DDD and water stains/damage.

Theater 3

- Approximately 24' x 6' of SAMG-damaged material was observed on the southeastern wall.
- Approximately 24' x 6' of water-damaged material was observed on the southern wall.
- Approximately 96' x 6' of SAMG-damaged material was observed on the eastern and northern wall.
- SAMG was observed on the western wall.
- Ceiling tiles were observed to contain DDD and water stains/damage.

Theater 4

- Approximately 48' x 6' of SAMG-damaged material was observed on the southern wall.
- Approximately 48' x 6' of water-damaged material was observed on the northern wall.
- Approximately 38' x 6' of SAMG-damaged material was observed on the eastern wall.
- SAMG was observed on the linen on the western wall.
- Ceiling tiles were observed to contain DDD and water stains/damage.

Theater 5

- Approximately 48' x 6' of SAMG and water-damaged material was observed on the southern wall.
- Approximately 48' x 6' of water-damaged material was observed on the northern wall.
- Approximately 26' x 6' of SAMG and water-damaged material was observed on the eastern wall.
- SAMG was observed on the linen on the western wall.
- Ceiling tiles were observed to contain DDD and water stains/damage.

Theater 6

- Approximately 60' x 6' of SAMG-damaged material was observed on the northern wall.
- Approximately 48' x 6' of SAMG-damaged material was observed on the eastern wall of the emergency exit hallway.

- Approximately 48' x 6' of SAMG-damaged material was observed on the western wall of the emergency exit hallway.
- Approximately 50' x 6' of SAMG-damaged material was observed on the southern wall.
- SAMG was observed on the linen on the western wall.
- Ceiling tiles were observed to contain DDD and water stains/damage.

Back Area Corridor

- Approximately 60' x 6' of SAMG and water-damaged material was observed on the northern wall.
- Approximately 60' x 6' of AMG and water-damaged material was observed on the southern wall of the emergency exit hallway.
- Approximately 73' x 6' of SAMG-damaged material was observed on the eastern wall.
- Ceiling tiles were observed to contain DDD and water stains/damage.

Main Lobby, Office Area, Men's Restroom, Mezzanine, and Auditorium

- Approximately 10' x 4' of AMG and water-damaged material was observed on the eastern and western wall of the staircase going down to the restrooms in the main lobby.
- Approximately 6' x 4' of AMG and water-damaged material was observed on the southern and western wall of the closet in the Men's restroom of the Main Lobby.
- Ceiling damage was observed in the western corridor of the mezzanine area.
- Approximately 80' x 2' of SAMG-damaged material was observed on the wooden façade in the second level of the auditorium.
- SAMG was observed on the chairs and drapes in the auditorium.
- Approximately 10' x 2' of AMG was observed on the northern wall of the projector room in the mezzanine.
- Approximately 18' x 4' of water-damaged material was observed on the eastern wall of the projector room in the mezzanine.
- Approximately 300 SF of carpets were observed to be water damaged in the mezzanine area.

Photo documentation is included in Appendix A.

General Indoor Air Quality - Comfort Parameter Testing

The table below presents the findings of the environmental parameter testing performed during the assessment.

Location	Temperature (°F)	Relative Humidity (%)	Dew point (°F)
Entrance	75.3	66.8	63.5
Main Restrooms	74.2	70.1	63.8
Theater 2	77.3	65.3	64.7
Theater 3	78.6	67.2	66.8
Auditorium	75.9	60.2	61.1
Mezzanine Projection Room	76.1	60.3	61.3
Auditorium Projection Room	75.2	62.5	61.5
Ambient	79.8	72.1	70.0
ASHRAE Target	70-80°F	60%-65% or below	Below 62.2°F

CONCLUSIONS AND RECOMMENDATIONS

Based on the findings presented above, GBTS presents the following conclusions and recommendations:

- The presence of surface AMG throughout the subject area suggests that the affected materials were exposed to an environment of chronic elevated humidity and condensation, as opposed to a direct water source. The relative humidity testing at the time of the assessment indicated borderline elevated levels, and given that the HVAC systems were not functioning it is likely that higher temperatures and relative humidity levels have occurred during periods or seasons with hotter and more humid outdoor weather patterns. It is likely that without functioning HVAC systems the indoor environment has typically been similar to outdoor conditions. In cases of chronic elevated relative humidity, AMG commonly forms first in the coldest areas of a building, such as near concrete slabs or against an exterior walls (cooled from the outdoor environment), and in areas of stagnant air. In these cases, the parameter of concern that warrants correction is the moisture (humidity) load in the indoor air, and not the temperatures (coolness) of affected materials.
- The water damage identified in the subject area was most likely caused by past water events that were not active during the assessment. It is possible that the building has been impacted by past king's tide events, which are known to occur in the area, resulting in damage to the theaters and corridors. The low moisture readings recorded during the assessment suggested that water intrusion was not active. The water-damaged ceiling tiles and plaster ceiling may have been caused by past roof leaks that were not active at the time of the assessment.

- The areas of water and mold damage, as reported in the findings, should be remediated by a Florida-licensed mold remediation contractor. Work involving demolition or removal of materials with greater than 10 SF of AMG damage should be performed under a full, negative pressure containment. Remediation work involving surface cleaning or the remediation or removal of less than 10 SF of AMG damage may be performed without a negative pressure containment. The means and methods for large and small scale remediation work are described in the Scope of Work below. Following the completion of the remediation work, a post-remediation verification (PRV) assessment should be performed to verify the effectiveness of the remediation effort.

GBTS appreciates the opportunity to assist you with this project. Please call us if you have questions.

Respectfully Submitted,



Max Schindler
Associate Staff Professional
GBTS



Alex Mavrelis, CIH, CSP
IH and IAQ Practice Director – SE Region
GBTS

APPENDIX A

PHOTO DOCUMENTATION

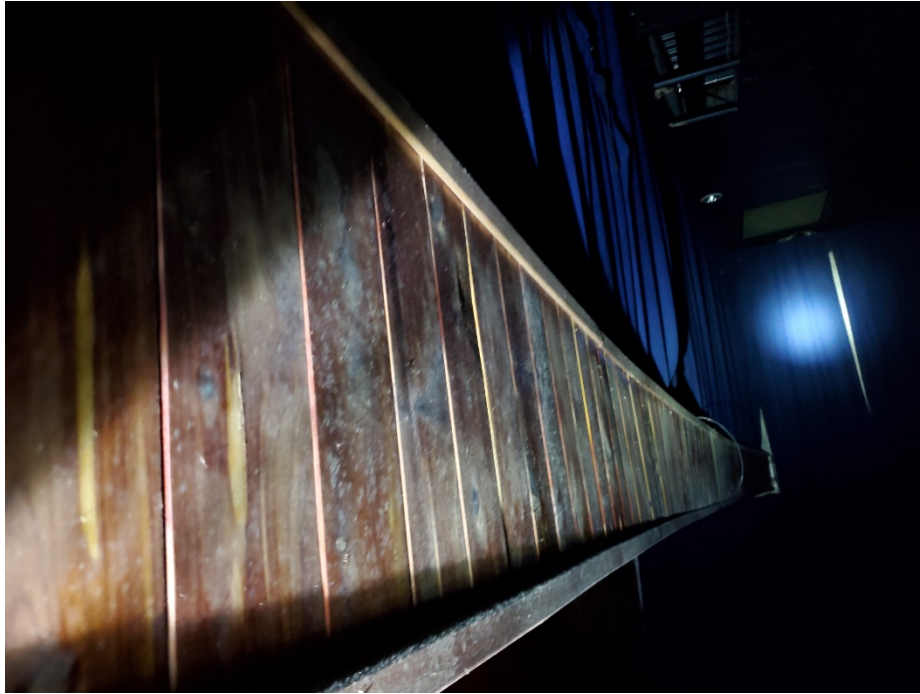


Photo 1: Representative view of SAMG damage on wooden façade on second floor auditorium.



Photo 2: Representative view of water damage on eastern wall of second floor auditorium projection room.



Photo 3: Representative view of damaged ceiling tiles in subject area.



Photo 4: Representative view of surface AMG on back area corridor on ground floor.



Photo 5: Representative view of water damage and AMG observed on drapes in theaters.

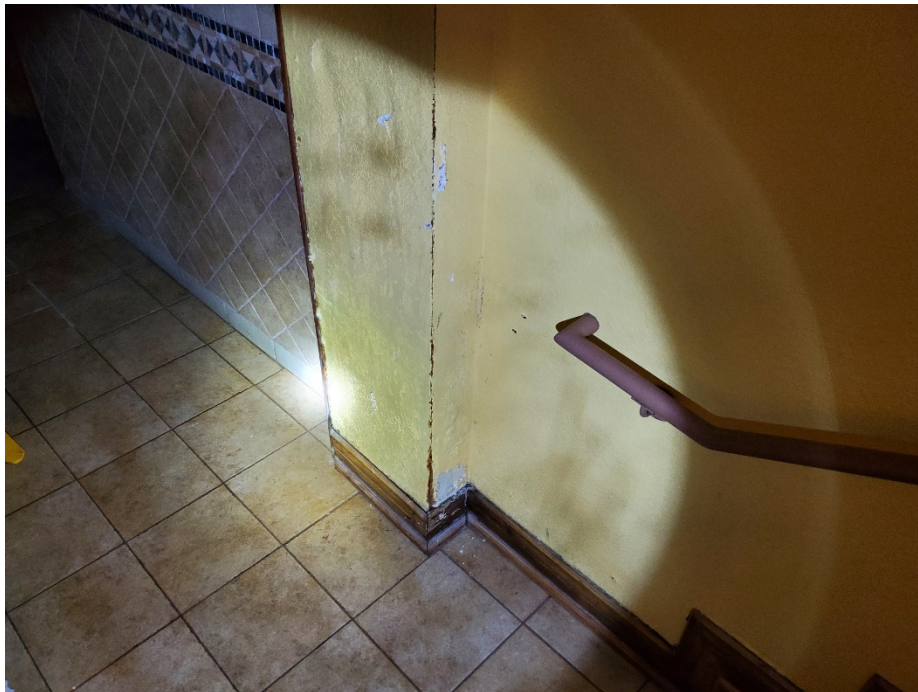
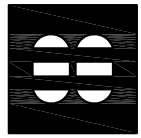


Photo 6: Representative view of water damage and AMG on corridor in main lobby restrooms.

APPENDIX B

ASSESSMENT FINDINGS AND REMEDIATION SCOPE OF WORK DIAGRAM



MCHARRYASSOCIATES
ARCHITECTURE/ ENGINEERING/ PLANNING

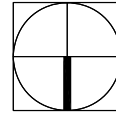
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CITY OF MIAMI BEACH
BYRON CARLYLE THEATER STUDY








BELOW GRADE PLAN

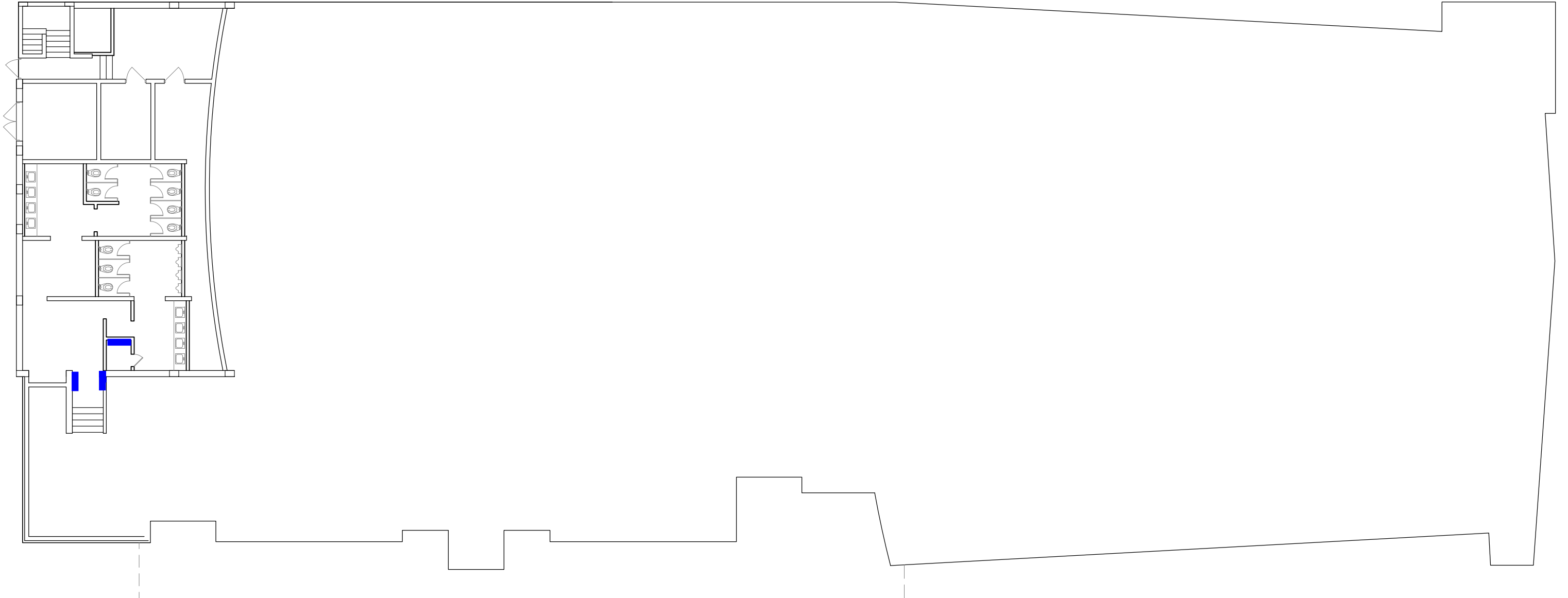
SCALE: 1/16" = 1'-0"



NORTH

Water Damage Assessment Figure 4.1.2021

-  - Water-damage and assumed mold growth (AMG) on lower 2' of wall
-  - Water-damage and AMG on lower 4' of wall.'
-  - Water-damage and AMG from floor to ceiling.
-  - Surface AMG (SAMG) impacted wood paneling.
-  - SAMG on lower 6' of carpet wall covering.
-  - SAMG on wall material from floor to ceiling.
-  - Water-damaged carpet.

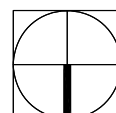




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GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"



■ - Water-damage and assumed mold growth (AMG) on lower 2' of wall

■ - Water-damage and AMG on lower 4' of wall.'

 - Water-damage and AMG from floor to ceiling.

■ - Surface AMG (SAMG) impacted wood paneling.

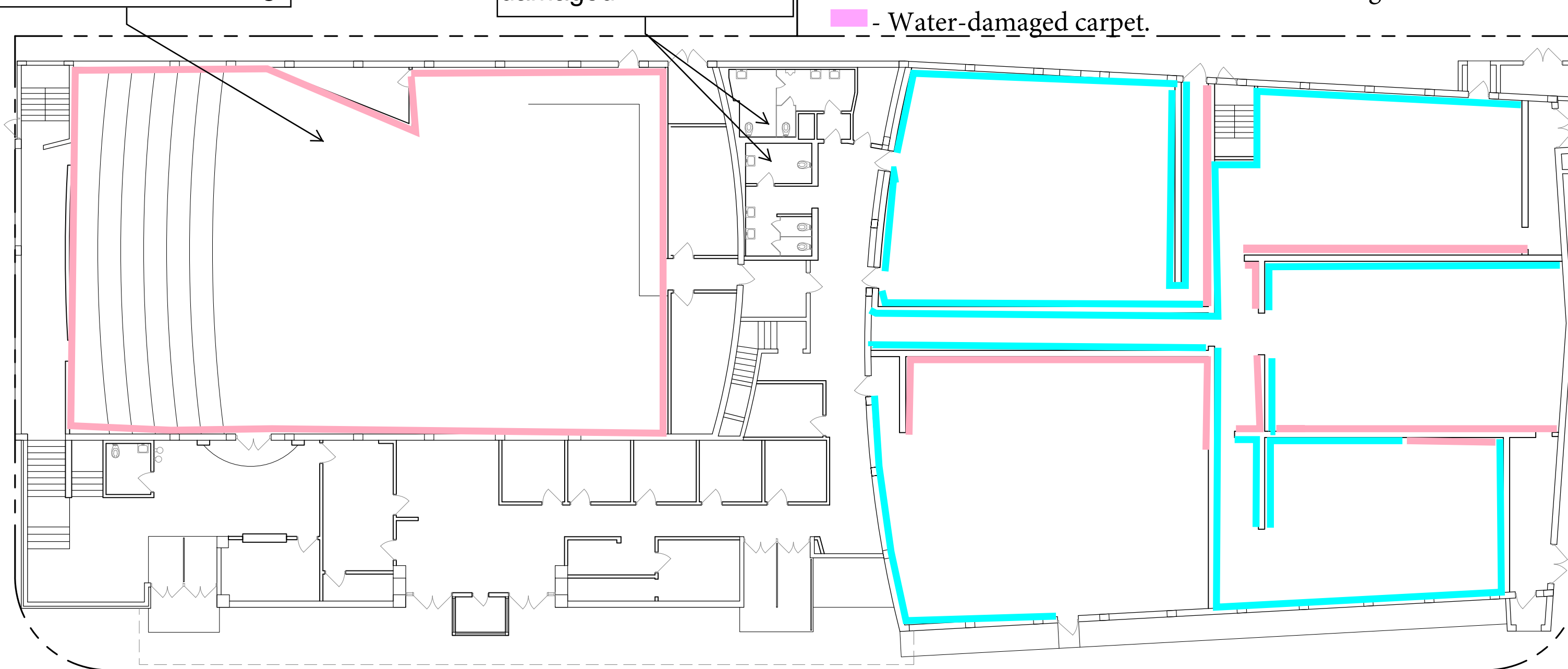
■ - SAMG on lower 6' of carpet wall covering.

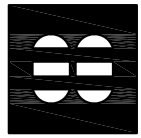
 - SAMG on wall material from floor to ceiling.

 - Water-damaged carpet.

Ceiling tiles removed or damaged.

SAMG on theater seating.





MCHARRY ASSOCIATES
ARCHITECTURE/ ENGINEERING/ PLANNING

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CITY OF MIAMI BEACH
BYRON CARLYLE THEATER STUDY

MEZZANINE PLAN

SCALE: 1/16" = 1'-0"





Water-Damage Assessment Figure 4.1.2021

 - Water-damage and assumed mold growth (AMG) on lower 2' of wall.

 - Water-damage and AMG on lower 4' of wall.'

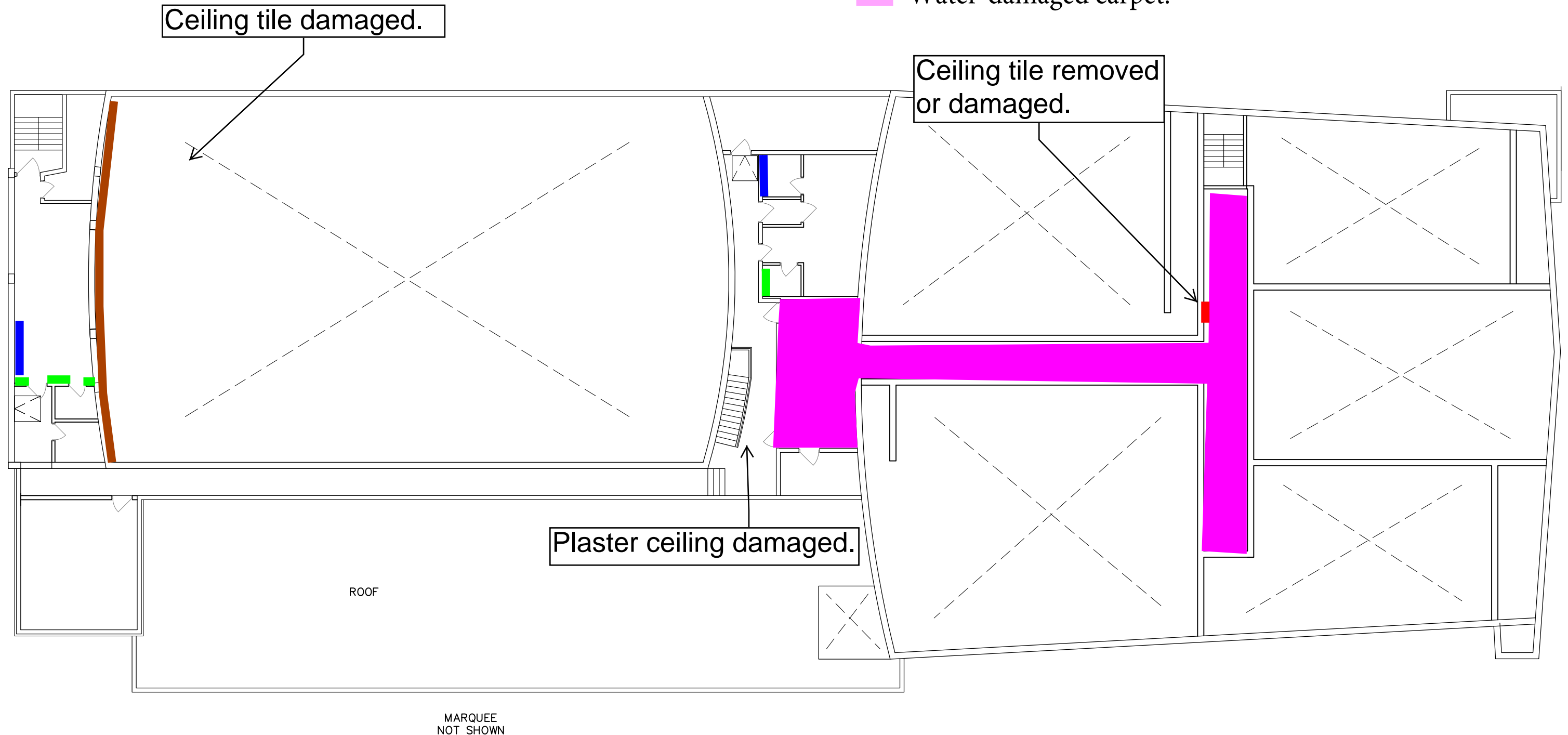
 -Water-damage and AMG from floor to ceiling.

 -Surface AMG (SAMG) impacted wood paneling.

 -SAMG on lower 6' of carpet wall covering.

 -SAMG on wall material from floor to ceiling.

 -Water-damaged carpet.



APPENDIX C

SCOPE OF WORK

**BYRON CARLYLE THEATER
500 71ST STREET, MIAMI BEACH, FLORIDA 33139**

SCOPE OF WORK

The guidelines covered by this Scope of Work may be applied to the general remediation of building materials and interior finishes impacted by water or AMG.

Remediation Contractor Expectations

The remediation contractor shall, at a minimum, perform the remediation work while considering the following, which is in addition to the recommended scope of work below:

- For the purposes of this scope of work, when the term “remove” is used, that action constitutes removal and disposal of the item, underlying insulation, padding, and tack strips, as applicable.
- The contractor shall actively inspect for additional evidence of water damage, such as staining, deterioration, or AMG damage, which is exposed or uncovered during the removals. Material locations are approximate and considered to be the minimum amount of removal required. Additional materials identified as water-damaged or impacted by microbial growth during remediation activities should be removed. Generally, removal shall extend to a minimum of 18 to 24-inches beyond mold-impacted materials. Surface cleaning of surficial microbial growth should extend a minimum of 2’ beyond visible growth. *It is typically most effective to clean the entirety of each object (furniture, contents, decorations, personal items, etc.), and the entirety of a building component or finish material (whole walls, whole floors, etc.).*
- Conditions may change prior to the remediation contractor commencing work; therefore, additional removal may be necessary beyond the estimates given in this scope of work. Additional remediation work that will constitute a change order or additional financial compensation by the client shall first be submitted to the client in writing for approval prior to the performance of the additional work.
- The remediation contractor may be held responsible for costs associated with unacceptable post-remediation verification inspections or sampling which necessitates additional inspections and testing.

Remediation Sequencing

- Work will take place during normal working hours, unless otherwise requested by the client. The client will be responsible for removing personal items from the work areas.
- The work shall be performed in a timely manner, using appropriate methods recommended in current mold remediation industry standards and guidelines, without unnecessary delays which may result in further material damages.
- A post-remediation verification inspection and fungal air sampling shall be performed upon the completion of the scope of work, as indicated by the remediation contractor.

The remediation project shall be deemed successful and complete once acceptable visual inspection and sampling results have been achieved.

Remediation Scope of Work

The remediation contractor (RC) shall remove and remediate AMG-impacted building materials, in accordance with current mold remediation industry guidelines and standards and the specification detailed below. The specific remediation recommendations are noted on the Assessment Findings and Remediation Recommendations Diagram included under Attachment B.

To summarize, the remediation in the subject areas, varying to some extent in each remediation location, shall primarily consist of the following:

Theater 2

- Remove and remediate approximately 70' x 6' of water damaged material on the southern wall.
- Remove and remediate approximately 50' x 6' of SAMG material on the eastern and northeastern wall.
- Remove water damaged ceiling tiles.

Theater 3

- Remove and remediate approximately 24' x 6' of SAMG damaged material on the southeastern wall.
- Remove approximately 24' x 6' of water damaged material on the southern wall.
- Remove and remediate approximately 96' x 6' of SAMG damaged material on the eastern and northern wall.
- Wipe down SAMG observed on the linen on the western wall.
- Remove water damaged ceiling tiles.

Theater 4

- Remove and remediate approximately 48' x 6' of SAMG damaged material on the southern wall.
- Remove and remediate approximately 48' x 6' of water damaged material on the northern wall.
- Remove and remediate approximately 38' x 6' of SAMG damaged material on the eastern wall.
- Wipe down SAMG observed on the linen on the western wall.

- Remove water damaged ceiling tiles.

Theater 5

- Remove and remediate approximately 48' x 6' of SAMG and water damaged material on the southern wall.
- Remove and remediate approximately 48' x 6' of water damaged material on the northern wall.
- Remove and remediate approximately 26' x 6' of SAMG and water damaged material on the eastern wall.
- Wipe down SAMG observed on the linen on the western wall.
- Remove water damaged ceiling tiles.

Theater 6

- Remove and remediate approximately 60' x 6' of SAMG damaged material on the northern wall.
- Remove and remediate approximately 48' x 6' of SAMG damaged material on the eastern wall of the emergency exit hallway.
- Remove and remediate approximately 48' x 6' of SAMG damaged material on the western wall of the emergency exit hallway.
- Remove and remediate approximately 50' x 6' of SAMG damaged material on the southern wall.
- Wipe down SAMG observed on the linen on the western wall.
- Remove water damaged ceiling tiles.

Back Area Corridor

- Remove and remediate approximately 60' x 6' of SAMG and damaged material on the northern wall.
- Remove and remediate approximately 60' x 6' of AMG and water damaged material on the southern wall of the emergency exit hallway.
- Remove approximately 73' x 6' of SAMG damaged material on the eastern wall.
- Remove water damaged ceiling tiles.

Main Lobby, Office Area, Men's Restroom, Mezzanine, Auditorium

- Remove and remediate approximately 10' x 4' of AMG and water damaged material on the eastern and western wall of the staircase going down to the restrooms in the main lobby.
- Remove and remediate approximately 6' x 4' of AMG and water damaged material on the southern and western wall of the closet in the Men's restroom of the Main Lobby.
- Remove water damaged ceiling tiles.
- Wipe down approximately 80' x 2' of SAMG damaged material on the wooden façade in the second level of the auditorium.
- Wipe down SAMG on the non-porous and semi-porous materials of the chairs and launder the drapes in the auditorium.
- Remove and remediate approximately 10' x 2' of AMG on the northern wall of the projector room in the mezzanine.
- Remove and remediate approximately 18' x 4' of water damaged material on the eastern wall of the projector room in the mezzanine.

REMEDIATION MEANS AND METHODS – SURFACE CLEANING

The methods in this protocol are primarily derived from the Institute of Inspect Cleaning and Restoration Certification (IICRC) S520 *Standard and Reference Guide for Professional Mold Remediation (1st ed)*.

Surface cleaning of surficial microbial growth should extend a minimum of 2' beyond visible growth. It is typically most effective to clean the entirety of each object (furniture, contents, decorations, personal items, etc.), and the entirety of a building component or finish material (whole walls, whole floors, etc.).

Contents Assessment

The IICRC S520 categorizes fungal contamination of contents and building materials into Conditions 1, 2, and 3, which are defined as follows:

- **Condition 1 (normal fungal ecology)** – an indoor environment that may have settled spores, fungal fragments or traces of actual growth whose identity, location and quantity is reflective of a normal fungal ecology for a similar indoor environment.
- **Condition 2 (settled spores)** - an indoor environment which is primarily contaminated with settled spores that were dispersed directly or indirectly from, and reflective of, the fungal ecology of a Condition 3 area, and which may have traces of actual growth.

- **Condition 3 (actual growth)** - an indoor environment contaminated with the presence of actual mold growth and associated spores. Actual growth includes growth that is active or dormant, visible or hidden.

Contents composition and condition determine their ability to be cleaned. General categories of content material composition may be defined as follows:

- **Porous** – Materials that easily absorb or adsorb moisture, and, if organic, can easily support fungal growth (e.g., clothing and other textiles, padded or upholstered items, leather, taxidermy, paper goods, etc.).
- **Semi-porous** – Materials that absorb or adsorb moisture slowly and, if organic, can support fungal growth (e.g., unfinished wood, masonry).
- **Non-porous** – Materials that do not absorb or adsorb moisture, or those that have been surface treated and do not easily support fungal growth (e.g., finished wood, glass, metal, plastic).

The protocols below are designed for the purpose of cleaning porous and semi-porous Condition 2 contents, returning them to a state of Condition 1. However, non-porous items that are Condition 3 may be cleaned using similar protocols. It should be noted that porous and semi-porous contents that are Condition 3 should be discarded.

Contents Cleaning Means and Methods

Given that the work will involve contamination from fungal components, personnel should perform cleaning activities in accordance with current mold remediation industry guidelines and standards and the specifications detailed below.

Surface Cleaning

Category 2 non-porous and semi-porous items may be cleaned by first HEPA vacuuming the outer surfaces of the items with a brush fitting end, used to loosen surface deposits. Following the completion of vacuuming, the outer surfaces should be wet-wiped with a mild detergent solution (Shockwave, Foster 40-80, or equivalent) appropriate for the materials being cleaned. As an example, a leather or upholstery cleaner may be more appropriate than an anti-microbial detergent solution. Small non-porous objects such as personal decorations may be more effectively cleaned in wash bins filled with detergent solution, followed by rinsing in fresh water and drying.

Category 2 porous items, such as fabrics or textiles should be laundered or dry cleaned. For fabrics on chairs or couches, HEPA vacuuming should be performed first followed by wet (steam) cleaning and extraction. Items such as books may be HEPA vacuumed on outer surfaces and gently wiped with a damp cloth. Then the pages of the books (or other papers or documents) should be flipped through and fanned (air washed) at the intake of a HEPA-filtered AFD.

When cleaning various objects, efforts should be concentrated in hard to access areas where dust often collects, or in areas not routinely cleaned. Cleaning cloths or towels should be rinsed and/or replaced frequently.

REMEDIATION MEANS AND METHODS – DEMOLITION AND REMOVALS (MEDIUM AND LARGE SCALE)

Removal Enclosure

Removal of water-damaged and mold-impacted building materials will be performed in a full enclosure containment consisting of the following:

- Flapped or zippered entrance.
- Critical barriers.
- Protective covering of floors, ceilings, and other surfaces not being removed.
- Establishment of a negative pressure differential.
- Restricted access into the work area.

Note that containments are to be constructed out of 6-mil fire retardant polyethylene sheeting. Critical barriers will be constructed to minimize the migration of airborne spores to adjacent spaces. A negative pressure differential will be established between the work area and the outside/ambient air using high volume air filtering devices (AFDs) fitted with High Efficiency Particulate Air (HEPA) filters. AFDs will be placed in a manner that will create negative pressure throughout the work area, to the extent possible. Air will be discharged to the outside of the work area. The use of dehumidifiers inside the containment during remediation activities may be required if wet building materials are detected within the work areas or humidity conditions cannot be controlled.

Removal of Damaged Materials

Material should be removed in a fashion that will minimize dust generation. Wall board removal shall be conducted by using hand tools or power tools that are fitted with dust collection devices. At no time shall the contractor use power tools to remove or otherwise disturb mold impacted material outside of the containment. Overall removal sequencing is left up to the contractor. Materials removed are to be bagged and transported offsite on a daily basis. A light water mist will be used within the containment during removal to minimize dust generation. The contractor shall place removed material directly into 6-mil polyethylene bags and shall not allow material to accumulate on the floor of the containment. As bags are filled they shall be sealed within the containment area, moved into the decontamination where the exterior of the bags will be wet-wiped, and then removed to outside of the building.

Surface Cleaning

Surficial cleaning of non-porous or semi-porous surfaces showing visible mold-growth will be conducted using a detergent solution. Surfaces to be treated will be cleaned and an anti-microbial coating (Foster 40-20 or equivalent) applied to the surface. The anti-microbial coating will be applied following sufficient dry time for the detergent solution.

Wood baseboards and wall studs showing visible mold-growth will be cleaned by washing with a detergent solution and applying an anti-microbial coating. Stained areas may be lightly sanded prior to the application of the anti-microbial coating.

Final Cleaning

The contractor shall conduct a final cleaning of the work area. The final cleaning shall be conducted after all designated materials have been removed from the work area. All surfaces within the work area shall be thoroughly cleaned to remove loose dust. The cleaning shall be performed using damp cloths wetted with a cleaning solution (detergent, Oxine, Foster 40-80, or equivalent) and vacuum cleaners equipped with HEPA filters. Stud tracks should be vacuumed using a HEPA filtered vacuum cleaner, then wet-wiped.

Following damp cloth wiping, all surfaces inside the work area shall be dried with a cloth. Within the work area, the cleaning should commence at the point furthest from the entrance to the work area and proceed towards the work area entrance. During this phase, the negative air machines will be in continuous operation.

Following the cleaning, the contractor shall apply an anti-microbial encapsulant (Foster 40-20 or equivalent) to surfaces within the containment where the removal of building material has resulted in the exposure of wall cavities, plenums, soffits or crawl spaces. Materials to be encapsulated include but may not be limited to: studs, blocks, wood sheathing and concrete walls. Items not requiring application include poly sheeting and objects in the containment that were surface cleaned as a part of the remediation procedure. Care should be taken so as not to soak exposed electrical connections. The contractor may shut down the negative air machines during the application of the encapsulant, but shall restart them upon completion of the task.

Cleaning of the Air

After final cleaning, the negative air machines shall be used to “scrub” the air inside the work area for a minimum of 8 hours.

REMEDIATION MEANS AND METHODS – DEMOLITION AND REMOVALS (SMALL SCALE)

Remediation Work Area and Critical Barriers

Remediation of AMG-impacted materials totaling less than 10 square feet in a contiguous area is considered a small-scale project that may be performed by maintenance personnel properly trained in current mold industry standards and guidelines. As such, the remediation recommended in this scope of

work may be performed by maintenance personnel properly trained in current mold industry standards and guidelines, and shall include the following:

- Remediation personnel shall be trained in current EPA, OSHA, and IICRC mold remediation industry standards.
- Minimum worker personal protection equipment shall consist of half face respirators (with P-100 cartridges) or N-95 respirators, safety glasses, and latex gloves.
- The HVAC system in work areas shall be turned off.
- Openings into the work area (doorways, ventilation ducts/diffusers) shall be sealed with airtight critical barriers constructed of 6-mil poly and duct tape.
- The floor of the work area shall be covered with a single layer of 6-mil poly sheeting. Enclose the remediation area with a static containment erected from floor to ceiling, constructed of 6-mil poly and duct tape, and sealed to the floors, walls, and ceiling at all edges.
- Electrical safety procedures shall include de-energizing all electrical circuits in the work area (lock-out, tag-out) and the use of ground fault interrupters for all electrical equipment used in the work area.

The use of dehumidifiers during remediation activities may be required if wet building materials are detected within the work areas or humidity conditions cannot be controlled.

Removal of Damaged Materials

Material should be removed in a fashion that will minimize dust generation. Wallboard removal shall be conducted by using hand tools or power tools that are fitted with dust collection devices. At no time shall the remediation personnel use power tools to remove or otherwise disturb mold-impacted materials outside of the protected work area. Materials removed are to be bagged and transported offsite on a daily basis. A light water mist will be used during removal to minimize dust generation. The remediation personnel shall place removed material directly into 6-mil polyethylene bags and shall not allow material to accumulate on the floor of the work area. As bags are filled they shall be sealed within the work area and then removed to outside of the unit.

Surface Cleaning

Surficial cleaning of non-porous or semi-porous surfaces showing visible mold-growth will be conducted using a detergent solution. Surfaces to be treated will be cleaned and an anti-microbial coating (Foster 40-20 or equivalent) applied to the surface. The anti-microbial coating will be applied following sufficient dry time for the detergent solution.

Wood baseboards and wall studs showing visible mold-growth will be cleaned by washing with a detergent solution and applying an anti-microbial coating. Stained areas may be lightly sanded prior to the application of the anti-microbial coating.

Final Cleaning

The remediation personnel shall conduct a final cleaning of the work area. The final cleaning shall be conducted after all designated materials have been removed from the work area. Surfaces within the work area shall be thoroughly cleaned to remove loose dust. The cleaning shall be performed using damp cloths wetted with a cleaning solution (detergent, Oxine, Foster 40-80, or equivalent) and vacuum cleaners equipped with HEPA filters. Stud tracks should be vacuumed using a HEPA filtered vacuum cleaner, then wet-wiped.

Following damp cloth wiping, all surfaces inside the work area shall be dried with a cloth. Within the work area, the cleaning should commence at the point furthest from the entrance to the work area and proceed towards the work area entrance.

Following the cleaning, the remediation personnel shall apply an anti-microbial encapsulant (Foster 40-20 or equivalent) to surfaces within the work area where the removal of building material has resulted in the exposure of wall cavities, plenums, soffits or crawl spaces. Materials to be encapsulated include but may not be limited to: studs, blocks, wood sheathing and concrete walls. Items not requiring application include poly sheeting and objects in the containment that were surface cleaned as a part of the remediation procedure. Care should be taken so as not to soak exposed electrical connections.

WORKER PROTECTION

Prior to commencement of work, the workers shall be instructed and knowledgeable on exposure to mold, biocides, and any other chemical to be used by the contractor, on the use and fitting of respirators, on protective clothing, and on all aspects of work practices and protective measures to be employed during this project.

Respiratory Protection

The minimum level of respiratory protection to be employed during all phases of remediation shall be half-face negative pressure respirators equipped with P-100 cartridges or at a minimum N-95 respirators. All workers shall have undergone respiratory protection training as per OSHA 1910.134, and shall be in a medical surveillance program.

Protective Clothing

All workers and authorized visitors shall be required to wear protective clothing while inside work areas. The protective clothing must be worn properly. No modifications to the clothing may be made that exposes the wearer's skin.

Protective clothing shall consist of protective full body disposable coveralls, rubber gloves, foot coverings, steel-toed work boots, and hard hats. Eye protection shall be worn by all workers not wearing full-face respirators.

DISPOSAL REQUIREMENTS

Materials removed from the building shall be disposed of as general construction debris. All applicable local, State and Federal requirements for the disposal of this material shall be followed. Materials removed are scheduled to be moved offsite on a daily basis so as not to have to contend with coordination of a dumpster.

UTILITIES

Water and electricity will be available in the building. Waste water shall be discharged to a sanitary sewer. Prior to commencement of any removal activities electrical power to the outlets in areas where removal is scheduled to occur shall be turned off. All electrical cords and equipment entering the work area shall include a Ground Fault Interrupter (G.F.I.) in line with the supplied current.

FINAL VISUAL INSPECTION

A dust free environment within the work area shall be maintained after the final cleaning has occurred. GBTS shall perform a visual inspection upon completion of all work to verify that designated building material has been completely removed.

Visual Inspection

A final visual inspection shall be made after all work material and equipment has been removed from the work area and all removal, cleaning, disposal, and related work is completed.

Air Filtration Units

All HEPA-filtered exhaust units shall remain operational, and the pressure differential shall be maintained as described in this Scope of Work, until the visual inspection has been successfully completed.

FUNGAL SAMPLING

A visual inspection will be conducted of the work areas following completion of remediation activities. The purpose of the inspection will be to assess that materials identified in the scope of work (as applicable) have been remediated in accordance with current industry standards, and that additional impacted materials are not observed.

After an acceptable visual inspection, in work areas where greater than 10 square feet of AMG damage was removed, representative fungal surface swab samples will be collected inside the containment(s). The samples shall be collected in order to support the findings of the visual inspection. Samples will be considered satisfactory when individual spore counts are reported as RARE or LOW, and results of

MEDIUM or HIGH will be considered as unsatisfactory and will warrant further remedial action. The sampling will be performed only after a successful visual inspection.