ADDENDUM NO. 1

Project: **Renovations to the Port Theater**
Port St. Joe, Florida
Date: January 30, 2023 Bid Date: February 23, 2023; 2:00 pm EST
Architect: Quina Grundhoefer Architects

Bidder to acknowledge receipt of this Addendum by inserting its number and date in the Bid Form. This Addendum forms a part of the Contract Documents and modifies them as follows:

I. **Project Manual:**

1. **Refer to Request for Bids & Qualifications**. Note the Bid Date change and final date for questions. February 23, 2023, is the new bid date. February16, 2023 is the final date for questions.
2. **Refer to Section 100011 Bid Form**: Note Bid Date change. February 23, 2023 is the new bid date.
3. **Refer to Section 01010**-Summary of Work: Add the following: The PTACC has made arrangements with the neighboring property owners to allow use of the alley way and lot to the west of the theater for staging and for roof access for exterior repairs.
4. **Add the following section: Asbestos and LBP Report**. See attached. Note that there are minor asbestos removals required and will be a part of the General Contractor's bid. There is no lead paint.
5. **Add the following section**: **PTACC Elevation Certificate:** The building is in AE elevation 9 flood zone. The lowest level is 8.4 feet, which is the reason for floodproofing as a part of the cons

II. **Drawings:**

1. Add the following reference drawing: PTACC Boundary Survey and Plat- See attached.
2. **Refer to Sheet A1.3**: Roof insulation to be 3.5" thick without tapered sections. The existing "scupper" is a gutter along the low side of the roof. Line the gutter with roof membrane and retain existing rain leader.
3. **Refer to Sheet A3.2:** Roof insulation to be 3.5" thick. See attached revised sheet A3.2 showing the location of the existing gutter. Retain existing rain leader.
4. **Refer to Sheet S.1:** Roof wind load design pressures have been added to the structural drawing. See attached revised sheet S.1.

Attachments:

Request for Bids & Qualifications
Bid Form
Asbestos and LBP Survey for PSJ Theater
PTACC Boundary Survey and Plat
PTACC Elevation Certificate
Revised sheet A3.2, dated 1-30-2023
Revised sheet S.1, dated 1-30-2023

End of Addendum #1.

REQUEST FOR BIDS & QUALIFICATIONS

General Contractor bids and qualifications to be accepted at the offices of the Architect, Quina Grundhoefer Architects, 400 W Romana Street, Pensacola, Florida 32502 and will be opened and evaluated by the Architect and the Port Theater Arts and Cultural Center Building Committee (PTACC) on the date and times listed below for the construction of the following project:

Renovations to the Port Theater – The theater is an historic structure located at 314 Reid Avenue in downtown Port St. Joe, Florida 32456. Digital copies of plans will be available on request from the office of **Quina Grundhoefer Architects, P.A.**, 400 West Romana Street, Pensacola, FL 32502 (850-433-5575) or may be requested by emailing qg@qgarchitects.com. **Submittal Opening: Thursday, February 23, 2023, at 2:00 p.m., local (Eastern) time. Bids may be emailed, mailed, or delivered to the office of the Architect, 400 W Romana Street, Pensacola, FL 32502.**

PLEASE NOTE, a Pre-Submittal Zoom Meeting will be held on **Thursday, January 26, 2023, at 10:00 am, local (Eastern)** time and potential contractors may call Marcie and make an appointment (850) 227-1111 for a site visit. Contractors are encouraged to join the meeting. Minority Contractors are encouraged to participate. All questions should be sent by email to qg@qgarchitects.com. All questions should be submitted by **February 16, 2023.** Responses to questions will be shared with all interested contractors and will be posted on the theater website. Any submittal received after the above-mentioned date and time will not be considered. The funding for this project is from the Federal Emergency Management Agency (FEMA) and from the State of Florida Division of Historic Resources Grants Program. The Owner reserves the right to waive formalities in the process and reject any/and or all submittals. Selection recommendations to the Theater Board are pending subject to final review and verification of required documents. **This notice is also posted at the Theater website:** https://www.historicporttheatre.com/ The Port Theater Arts and Cultural Center, Mr. David Warriner, Board President.

SECTION 00011 - BID FORM

(To be submitted in duplicate)

BID DATE: **February 23, 2023**

TO: Port Theatre Art and Culture Center Inc
Port St. Joe, FL 32456

REFERENCE: **Renovations to Port Theatre**
Port St. Joe, FL

BIDDER: _____
(name of Firm submitting Bid)

Gentlemen:

I have received the Bidding Documents consisting of Drawings and Specifications (Project Manual) entitled **Renovations to Port Theatre** dated December 5, 2022 prepared by Quina Grundhoefer Architects.

I have also received Addenda Numbers _____ and have included their provisions in my Bid. I have examined both the Bidding Documents and the site.

I will construct this project for the lump sum price of:

BASE BID: _____

_____

($_____)

I will construct this project within the following number of days.

CONSTRUCTION TIME:_____

Alternate No. 1: Stage Rigging & Curtains: The cost to install rigging equipment above the stage to support theatrical lighting and curtains.

Add: $ _____

Alternate No. 2: **Theatrical Lighting:** The cost to provide theatrical lighting.

Add: $ _____

PRICE BREAKDOWN PER GRANT REQUIREMENTS:

The lowest responsible General Contractor will be required to provide a detailed breakdown of costs associated with the scope of work to be received from three grant sources, including FEMA, National Park Service, and Florida Division of Historic Resources. Within seven days of bid acceptable, the cost breakdown is to be submitted as a Schedule of Values per division.
The following project scope items are to be a part of the base bid but are to be identified to assist with grant scope alignment.

A. **Cost of exterior masonry repair:**_____

B. **Cost of new structural steel @ theater roof**:_____

C. **Cost of two access lifts:**_____

D. **Cost of flood barrier system:**_____

GENERAL CONTRACTORS LICENSE: _____

BY (print name): _____

SIGNATURE: _____

TITLE: _____ DATE: _____

The General Contractor is to prepare responses according to the Instructions to Bidders and the Evaluation Criteria to be used for selection of the lowest responsible bidder.

SOUTHERN EARTH SCIENCES
Geotechnical | Environmental | Materials Testing

PANAMA CITY OFFICE
7500 McElvey Road, Ste. A
Panama City Beach, FL 32408

Tel: (850) 769-4773
Fax: (850) 872-9967
www.soearth.com

Mr. David Warriner
418 Reid Avenue
Port St. Joe, FL 32456

November 12, 2021
File No: P21-0602

Subject: Pre-Renovation Asbestos & Lead-Based Paint Survey for Port St Joe Theatre Art & Cultural Center, 314 Reid Avenue, Port St. Joe, FL

Dear Mr. Warriner:

As requested, **Southern Earth Sciences, Inc.** has completed a pre-renovation asbestos and lead-based paint survey for the Port St. Joe Theatre building located at 314 Reid Avenue in Port St. Joe, Florida. The building was damaged during Hurricane Michael. The roof had been replaced and most of the interior had been removed during water mitigation after the storm. This report will provide the results of our investigation.

1.0 INTRODUCTION

On November 4, 2021, asbestos surveyors with our firm obtained twenty-two (22) bulk samples of suspect asbestos-containing building materials for analysis. Thirty-one (31) samples were analyzed in total after the separation of layered suspect materials. The samples consisted of vinyl floor tile, floor tile mastic, vinyl floor sheeting, wire wrap, wall board, drywall, joint compound, plaster, textured paint and exterior stucco. The bulk samples were sent to Eurofins CEI, a NVLAP accredited analytical laboratory in Cary, North Carolina. Bulk samples were analyzed by Polarized Light Microscopy (PLM), E.P.A. Method 600/R-93/116. Test results are attached.

On November 4, 2021, a lead-based paint inspector with our firm performed a lead-based paint survey of the interior of the building. No painted components of the building were detected above the federal standard of 0.5% lead by weight. The painted building components were observed to be intact and in good condition.

2.0 DEFINITIONS

Asbestos Containing Materials (ACM): Building materials used for construction of a structure that are known or are suspect for containing asbestos.

Asbestos: Asbestos is the asbestiform varieties of chrysotile, crocidolite, amosite, anthophylite, tremolite, and actinolite.

Asbestos Inspection: An evaluation performed by a trained and E.P.A. certified inspector to determine the presence or absence of Asbestos-containing materials. Asbestos inspectors engage in the survey and assessment of ACBM.

Category I non-friable ACM: asbestos-containing packings, gaskets, resilient floor covering and asphalt roofing products.

Category II non-friable ACM: any material, excluding Category I ACM, that when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

Demolition: the removal of load-bearing walls or structural components.

EPA: U.S. Environmental Protection Agency.

HUD: U.S. Department of Housing and Urban Development.

Regulated Asbestos Containing Material (RACM): (a) Friable asbestos materials, (b) Category I non-friable ACM that has become friable, (c) Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading, or, (d) Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations regulated by NESHAPS.

Renovation: the removal of any other building components other than load-bearing walls or structural components.

Lead-Based Paint (LBP): paint or other surface coatings that contain lead equal to or greater than 1.0mg/cm^2 or 0.5% by weight. Surface coatings include paint, shellac, varnish or any other coating, including wallpaper that covers painted surfaces.

Building Component consists of doors, windows, walls and so on that are repeated in more than one room equivalent in a unit and have a common substrate. Component types can be located inside or outside a dwelling.

Room Equivalent: an identifiable part of a residence, such as a room, a house exterior, a foyer, a staircase withing a housing unit, a hallway within a housing unit, or an exterior area.

Substrate: the material underneath the paint.

3.0 PHYSICAL SURVEY

The structure was a 2-story brick building with a slab on grade foundation. The roof was metal. The front of the building had stucco covering the brick exterior. The building had been heated and cooled with central heating and air conditioning. There was no duct mastic observed. Piping was bare metal. Some old wire wrap was noted associated with the service panel.

Foyer Entry/lobby – interior walls were brick. The ceiling was wood with some residual plaster along the edges of the area. The floor was concrete with some residual black mastic. An area of vinyl floor tile was located in the northeast corner of the area.

Theatre – interior walls were brick and there were some fiberboard wall panels present. The floors were bare concrete. The ceiling was open to the roof deck with metal support beams. The restroom areas had wood walls and ceiling. One restroom had vinyl floor sheeting present, and the other restroom had wood floors.

2nd floor – Apartment area – the interior walls were brick. The floor was wood flooring. The ceiling was open to the roof deck.

2nd floor projection booth – The walls were brick with one wall being covered with drywall. The ceiling was plaster. The floor was vinyl floor tile. The floor tile was damaged.

4.0 SUMMARY OF FINDINGS

The E.P.A. definition for an asbestos-containing material is a building material that contains more than 1 percent asbestos when analyzed by PLM and is placed into two categories: friable and non-friable. Friable ACM is a material that can be easily pulverized with hand pressure as opposed to non-friable ACM.

4.1 FRIABLE ACM

No friable ACMs were detected within the building.

4.2 NON-FRIABLE ACM

The remaining vinyl floor tile located in the entry foyer/lobby and projection booth on the 2nd floor contained 10% Chrysotile asbestos and the mastic contained 5% Chrysotile asbestos. There was 36 square feet in the foyer/lobby and 300 square feet in the projection booth. The floor tile in the projection booth was damaged.

The residual mastic located in the hallway contained 5% Chrysotile asbestos. There was approximately 1400 square feet of mastic in the lobby and hallway area.

4.3 LEAD-BASED PAINT

According to the EPA, Lead-Based Paint (LBP) is paint and other coating materials that contain >1.0 mg/cm^2 by XRF or >0.5% lead by weight by laboratory analysis; usually analyzed by Atomic Absorption Spectroscopy (AAS) analysis.

Painted surfaces were scanned using an XRF. Surfaces included walls, doors, door frames, windows and structural steel. No painted components within the structure scanned had XRF readings greater than 1.0 mg/cm^2.

5.0 CONCLUSIONS AND RECOMMENDATIONS

ASBESTOS

In accordance with the National Emission Standards for Hazardous Air Pollutants (NESHAPS), 40 CFR Part 61, Subpart M, Regulated Asbestos Containing Materials (RACM) are required to be removed prior to renovations.

We recommend that the remaining floor tile in the entry foyer/lobby and in the projection booth be removed prior to renovations. Both areas have loose and deteriorated floor tiles which could easily be disturbed during renovations. Consideration should also be given to removing the remaining floor tile mastic in the hallway.

Removal of asbestos containing materials must be performed by an Asbestos Abatement Contractor licensed by the State of Florida, with certified personnel. ACM abatement must comply with the State of Florida Department of Business and Professional Regulation, Chapter 469, licensing and training; Chapter 62-701.520, Waste Disposal Rules; Chapter 62-257, DEP 1999, Asbestos Program and OSHA 29 CFR 1926.1100 (Construction Industry Standard).

LEAD BASED PAINT

No lead was detected above the federal standard of 1.00 mg/cm^2 on the sampled surfaces of the building. Based on the findings of this survey, renovation activities may proceed as scheduled.

6.0 GENERAL COMMENTS

This pre-renovation survey has been performed to identify asbestos containing materials and lead-based paint in the existing building and is not intended as abatement specifications and drawings.

Comments and observations given above reflect an opinion as to the various materials and conditions visually observed during the inspections and should not be construed as a representation or warranty expressed or implied, as to scope, thoroughness or accuracy of the inspection.

A conscious effort is made to identify all suspect materials. There is a possibility that conditions or materials may exist which could not be identified during our survey due to physical inaccessibility and the use of nondestructive sampling methods. Materials that typically do not contain asbestos have not been sampled. These materials include but are not limited to rubber, fiberglass, etc.

Conclusions and recommendations given in this report are based upon our interpretation of current regulatory standards. Changes in regulatory standards may require changes in our conclusions and recommendations.

We appreciate the opportunity to be of service to you on this project. Should you have any questions or require additional information, please contact our office.

Sincerely,

SOUTHERN EARTH SCIENCES, INC.

Caleb Sims, CIE
Project Manager
Lead Inspector No. FL-I-I154748-1
Asbestos Inspector No. 210048-8155

Mark E. Wilson, P.E.
Asbestos Consultant No. AX 85
State of Florida

Laboratory Data

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November 9, 2021

Southern Earth Sciences, Inc.
7500 McElvey Road, Suite A
Panama City Beach, FL 32408

CLIENT PROJECT: Port St. Joe Theatre, P21-0602
CEI LAB CODE: B2110794

Dear Customer:

Enclosed are asbestos analysis results for PLM Bulk samples received at our laboratory on November 5, 2021. The samples were analyzed for asbestos using polarizing light microscopy (PLM) per the EPA 600 Method.

Sample results containing >1% asbestos are considered asbestos-containing materials (ACMs) per EPA regulatory requirements. The detection limit for the EPA 600 Method is <1% asbestos by weight as determined by visual estimation.

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

Kind Regards,

Tianbao Bai, Ph.D., CIH
Laboratory Director

NVLAP® TESTING
NVLAP LAB CODE 101768-0

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ASBESTOS ANALYTICAL REPORT
By: Polarized Light Microscopy

Prepared for

Southern Earth Sciences, Inc.

CLIENT PROJECT: Port St. Joe Theatre, P21-0602

LAB CODE: B2110794

TEST METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

REPORT DATE: 11/09/21

TOTAL SAMPLES ANALYZED: 22

SAMPLES >1% ASBESTOS: 9

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: Port St. Joe Theatre, P21-0602 **LAB CODE: B2110794**

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
1		B172360A	Gray	Vft	Chrysotile 10%
		B172360B	Black	Mastic	Chrysotile 5%
2		B172361A	Red	Vft	Chrysotile 10%
		B172361B	Black	Mastic	Chrysotile 5%
3		B172362A	Gray,Brown	Vft	Chrysotile 10%
		B172362B	Black	Mastic	Chrysotile 5%
4		B172363A	Gray,Brown	Vft	Chrysotile 10%
		B172363B	Black	Mastic	Chrysotile 5%
5	Layer 1	B172364	Gray	Plaster Skim Coat	None Detected
	Layer 2	B172364	Off-white	Plaster Base Coat	None Detected
6		B172365A	Beige	Plaster	None Detected
		B172365B	White,Brown	Drywall	None Detected
7		B172366	Brown	Wire Wrap	None Detected
8		B172367	Brown	Wire Wrap	None Detected
9		B172368	Black	Residual Mastic	Chrysotile 5%
10		B172369	Off-white,Brown	Wallboard	None Detected
11		B172370	Off-white,Brown	Wallboard	None Detected
12		B172371A	Tan	Vfs	None Detected
		B172371B	Yellow	Mastic	None Detected
13		B172372A	Tan	Vfs	None Detected
		B172372B	Yellow	Mastic	None Detected
14		B172373	Beige	Plaster	None Detected
15		B172374	Beige	Plaster	None Detected
16		B172375	White,Brown	Drywall/Joint Compound	None Detected
17		B172376	White,Brown	Drywall/Joint Compound	None Detected
18		B172377	Green,Off-white	Textured Paint	None Detected
19		B172378	Green,Off-white	Textured Paint	None Detected
20	Layer 1	B172379	Gray,Off-white	Plaster Skim Coat	None Detected
	Layer 2	B172379	Off-white	Plaster Base Coat	None Detected
21		B172380	White,Gray	Stucco	None Detected
22		B172381	White,Gray	Stucco	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Southern Earth Sciences, Inc.
7500 McElvey Road, Suite A
Panama City Beach, FL 32408

Lab Code: B2110794
Date Received: 11-05-21
Date Analyzed: 11-09-21
Date Reported: 11-09-21

Project: Port St. Joe Theatre, P21-0602

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous	Non-Fibrous	ASBESTOS %
1 B172360A	Vft	Homogeneous Gray Fibrous Bound	90%	Vinyl	**10% Chrysotile**
B172360B	Mastic	Homogeneous Black Non-fibrous Bound	95%	Tar	**5% Chrysotile**
2 B172361A	Vft	Homogeneous Red Fibrous Bound	90%	Vinyl	**10% Chrysotile**
B172361B	Mastic	Homogeneous Black Non-fibrous Bound	95%	Tar	**5% Chrysotile**
3 B172362A	Vft	Homogeneous Gray,Brown Fibrous Bound	90%	Vinyl	**10% Chrysotile**
B172362B	Mastic	Homogeneous Black Non-fibrous Bound	95%	Tar	**5% Chrysotile**
4 B172363A	Vft	Homogeneous Gray,Brown Fibrous Bound	90%	Vinyl	**10% Chrysotile**

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Southern Earth Sciences, Inc.
7500 McElvey Road, Suite A
Panama City Beach, FL 32408

Lab Code: B2110794
Date Received: 11-05-21
Date Analyzed: 11-09-21
Date Reported: 11-09-21

Project: Port St. Joe Theatre, P21-0602

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
B172363B	Mastic	Homogeneous Black Non-fibrous Bound			95%	Tar	5% Chrysotile
5 Layer 1 B172364	Plaster Skim Coat	Homogeneous Gray Non-fibrous Bound	<1%	Cellulose	65% 35%	Silicates Binder	None Detected
Layer 2 B172364	Plaster Base Coat	Homogeneous Off-white Non-fibrous Bound	<1%	Cellulose	65% 35%	Silicates Binder	None Detected
6 B172365A	Plaster	Homogeneous Beige Non-fibrous Bound	<1%	Cellulose	65% 35%	Silicates Binder	None Detected
B172365B	Drywall	Heterogeneous White,Brown Fibrous Bound	20%	Cellulose	80%	Gypsum	None Detected
7 B172366	Wire Wrap	Homogeneous Brown Fibrous Loosely Bound	90%	Cellulose	10%	Binder	None Detected
8 B172367	Wire Wrap	Homogeneous Brown Fibrous Loosely Bound	90%	Cellulose	10%	Binder	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Southern Earth Sciences, Inc.
7500 McElvey Road, Suite A
Panama City Beach, FL 32408

Lab Code: B2110794
Date Received: 11-05-21
Date Analyzed: 11-09-21
Date Reported: 11-09-21

Project: Port St. Joe Theatre, P21-0602

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
9 B172368	Residual Mastic	Homogeneous Black Non-fibrous Loosely Bound			95%	Tar	**5% Chrysotile**
10 B172369	Wallboard	Heterogeneous Off-white,Brown Fibrous Bound	95%	Cellulose	5%	Paint	None Detected
11 B172370	Wallboard	Heterogeneous Off-white,Brown Fibrous Bound	95%	Cellulose	5%	Paint	None Detected
12 B172371A	Vfs	Homogeneous Tan Non-fibrous Bound			100%	Vinyl	None Detected
B172371B	Mastic	Homogeneous Yellow Non-fibrous Bound			100%	Mastic	None Detected
13 B172372A	Vfs	Homogeneous Tan Non-fibrous Bound			100%	Vinyl	None Detected
B172372B	Mastic	Homogeneous Yellow Non-fibrous Bound			100%	Mastic	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Southern Earth Sciences, Inc.
7500 McElvey Road, Suite A
Panama City Beach, FL 32408

Lab Code: B2110794
Date Received: 11-05-21
Date Analyzed: 11-09-21
Date Reported: 11-09-21

Project: Port St. Joe Theatre, P21-0602

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
14 B172373	Plaster	Homogeneous Beige Non-fibrous Bound	<1%	Cellulose	65% 35%	Silicates Binder	None Detected
15 B172374	Plaster	Homogeneous Beige Non-fibrous Bound	<1%	Cellulose	65% 35%	Silicates Binder	None Detected
16 B172375	Drywall/Joint Compound	Heterogeneous White,Brown Fibrous Bound	20%	Cellulose	75% 5%	Gypsum Calc Carb	None Detected
17 B172376	Drywall/Joint Compound	Heterogeneous White,Brown Fibrous Bound	20%	Cellulose	75% 5%	Gypsum Calc Carb	None Detected
18 B172377	Textured Paint	Homogeneous Green,Off-white Non-fibrous Bound			90% 10%	Paint Binder	None Detected
19 B172378	Textured Paint	Homogeneous Green,Off-white Non-fibrous Bound			90% 10%	Paint Binder	None Detected
20 Layer 1 B172379	Plaster Skim Coat	Heterogeneous Gray,Off-white Non-fibrous Bound	<1%	Cellulose	65% 30% 5%	Silicates Binder Paint	None Detected

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Southern Earth Sciences, Inc.
7500 McElvey Road, Suite A
Panama City Beach, FL 32408

Lab Code: B2110794
Date Received: 11-05-21
Date Analyzed: 11-09-21
Date Reported: 11-09-21

Project: Port St. Joe Theatre, P21-0602

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
Layer 2 B172379	Plaster Base Coat	Homogeneous Off-white Non-fibrous Bound	<1%	Cellulose	65% 35%	Silicates Binder	None Detected
21 B172380	Stucco	Heterogeneous White,Gray Non-fibrous Bound	<1%	Cellulose	70% 25% 5%	Silicates Binder Paint	None Detected
22 B172381	Stucco	Heterogeneous White,Gray Non-fibrous Bound	<1%	Cellulose	70% 25% 5%	Silicates Binder Paint	None Detected

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LEGEND:

Non-Anth	=	Non-Asbestiform Anthophyllite
Non-Trem	=	Non-Asbestiform Tremolite
Calc Carb	=	Calcium Carbonate

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

REPORTING LIMIT: <1% by visual estimation

REPORTING LIMIT FOR POINT COUNTS: 0.25% by 400 Points or 0.1% by 1,000 Points

REGULATORY LIMIT: >1% by weight

Due to the limitations of the EPA 600 method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarized light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation. *Estimated measurement of uncertainty is available on request.*

This report relates only to the samples tested or analyzed and may not be reproduced, except in full, without written approval by Eurofins CEI. Eurofins CEI makes no warranty representation regarding the accuracy of client submitted information in preparing and presenting analytical results. Interpretation of the analytical results is the sole responsibility of the client. Samples were received in acceptable condition unless otherwise noted. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

Information provided by customer includes customer sample ID and sample description.

ANALYST: Madelyn Schmidt

APPROVED BY: Tianbao Bai, Ph.D., CIH
Laboratory Director

Scott Minyard

NVLAP® TESTING
NVLAP LAB CODE 101768-0

B2110794

B172360- B172381

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CHAIN OF CUSTODY

LAB USE ONLY
CEI Lab Code:
CEI Lab I.D. Range:

730 SE Maynard Road, Cary, NC 27511
Tel: 866-481-1412; Fax: 919-481-1442

COMPANY INFORMATION	PROJECT INFORMATION
CEI CLIENT #	Job Contact: Tammie Barry
Company: SOUTHERN EARTH SCIENCES INC.	Email / Tel: tbarry@soearth.com/850-527-7186
Address: 7500 McElvey Road Suite A	Project Name: Port. St. Joe Theatre
Panama City Beach, FL 32408	Project ID#: P21-0602
Email: tbarry@soearth.com	PO #: P21-0602
Tel: 850-769-4773 Fax: 850-872-9967	STATE SAMPLES COLLECTED IN: FL

IF TAT IS NOT MARKED STANDARD 3 DAY TAT APPLIES.

ASBESTOS	METHOD	TURN AROUND TIME 4 HR	8 HR	1 DAY	2 DAY	3 DAY	5 DAY
PLM BULK	EPA 600	☐	☐	☐	☒	☐	☐
PLM POINT COUNT (400)	EPA 600	☐	☐	☐	☐	☐	☐
PLM POINT COUNT (1000)	EPA 600	☐	☐	☐	☐	☐	☐
PLM GRAV w POINT COUNT	EPA 600		☐	☐	☐	☐	☐
PLM BULK	CARB 435		☐	☐	☐	☐	☐
PCM AIR	NIOSH 7400	☐	☐	☐	☐	☐	☐
TEM AIR	EPA AHERA	☐	☐	☐	☐	☐	☐
TEM AIR	NIOSH 7402	☐	☐	☐	☐	☐	☐
TEM AIR (PCME)	ISO 10312	☐	☐	☐	☐	☐	☐
TEM AIR	ASTM 6281-15	☐	☐	☐	☐	☐	☐
TEM BULK	CHATFIELD		☐	☐	☐	☐	☐
TEM DUST WIPE	ASTM D6480-05 (2010)	☐	☐	☐	☐	☐	☐
TEM DUST MICROVAC	ASTM D5755-09 (2014)	☐	☐	☐	☐	☐	☐
TEM SOIL	ASTM D7521-16			☐	☐	☐	☐
TEM VERMICULITE	CINCINNATI METHOD			☐	☐	☐	☐
TEM QUALITTATIVE	IN-HOUSE METHOD		☐	☐	☐	☐	☐
OTHER:		☐	☐	☐	☐	☐	☐

REMARKS / SPECIAL INSTRUCTIONS:

☒ Accept Samples
☐ Reject Samples

Relinquished By:	Date/Time	Received By:	Date/Time
Tammie Barry	11-4-21	SMP	11/5 10:20

Samples will be disposed of 30 days after analysis

SOUTHERN EARTH SCIENCES, INC.
7500 McElvey Road, Suite A
Panama City Beach, Florida 32408
Phone 850-769-4773 FAX 850-872-9967

LIST OF SUSPECT ACM BULK SAMPLE MATERIALS

PROJECT: PSJ Theatre - Reid Ave **SES FILE #:** P21-0602

TURNAROUND TIME: **DATE:** 11-4-21

Sample #:	Location:	Description:	
1	Foyer	9x9 VFT w/black M	6x6
2	Foyer	9x9 VFT w/black	
3	Projection Booth	9x9 VFT w/black	15'x20
4	"	"	
5	Foyer	Plaster	
6	Hallway	Plaster	
7	Hall	Wire wrap	
8	Hall	Wire wrap	
9	Hall	residual Mastic	70x20
10	theatre area	wall board	
11	"	wall board	
12	bathroom	tan VFS	36□
13	"	tan VFS	
14	2nd Floor W. Wall	plaster	
15	"	plaster	
16	Projection booth	composite drywall	150□
17	"	"	
18		textured paint on plaste	
19		"	300□
20	Projection Booth	Plaster	300□

SAMPLE ACCOUNTABILITY & TRANSFER RECORD

RELINQUISHED BY:	DATE/TIME:
Jamie Barry	11-4-21
RECEIVED BY:	DATE/TIME:

B2110794

SOUTHERN EARTH SCIENCES, INC.
7500 McElvey Road, Suite A
Panama City Beach, Florida 32408
Phone 850-769-4773 FAX 850-872-9967

LIST OF SUSPECT ACM BULK SAMPLE MATERIALS

PROJECT: Port St. Joe Theatre **SES FILE #:** P21-0002

TURNAROUND TIME: **DATE:** 11-4-21

Sample #:	Location:	Description:
21	exterior	stucco
22	exterior	stucco

SAMPLE ACCOUNTABILITY & TRANSFER RECORD

RELINQUISHED BY: Jaime Barry	DATE/TIME: 11-4-21
RECEIVED BY:	DATE/TIME:

Lead Based Paint Data & Certification

Scale: Not To Scale	7500 McElvey Road, Suite A Panama City Beach, Florida 32408 Office: (850) 769-4773 Fax: (850) 872-9967	**Lead-Based Paint Floor Plan** **314 Reid Avenue** Port St. Joe, Florida *SESI Project No. P21-0602*
Date Drawn: November 8, 2021		
Drawn By: C. Sims		
Checked By: M. Wilson		

SOUTHERN EARTH SCIENCES
Geotechnical | Environmental | Materials Testing

PANAMA CITY OFFICE
7500 McElvey Road
Panama City Beach, FL 32408
Tel: (850) 769-4773
Fax: (850) 872-9967
www.soearth.com

SOUTHERN EARTH SCIENCES
Geotechnical | Environmental | Materials Testing

Project No.: P21-0602 | Page 1 of 2
Site Address: 314 Reid Avenue, Port St. Joe, FL | Date: 11/04/2021
Inspector Comments: NITON XLp 300 | Inspector: C. Sims

Sample No.	Room ID	Component	Substrate	XRF Reading	Classification	Comments
1	CAL	---	---	0.9	p	CALIBRATION
2	CAL	---	---	0.9	P	CALIBRATION
3	CAL	---	---	1.1	P	CALIBRATION
4	A	D	W	0.0	N	
5		DF	W	0.0	N	
6		W	W	-0.2	N	
7		W	B	0.0	N	
8		DF	W	0.22	N	
9		DJ	W	0.05	N	
10		BEAM	M	0.0	N	RED METAL BEAM
11	B	W	B	0.07	N	
12		BEAM	M	0.0	N	WHITE METAL BEAM
13		D	M	0.0	N	
14		DF	M	0.03	N	
15		W	P	0.04	N	
16		BEAM	M	0.01	N	RED METAL BEAM
17		W	W	0.0	N	
18	C	DJ	W	0.0	N	
19		DF	W	0.0	N	
20		W	W	0.0	N	
21		FL	C	0.0	N	
22		FL	W	0.0	N	
23	D	WF	W	0.0	N	
24		SL	W	0.0	N	
25		BEAM	M	0.06	N	RED METAL BEAM
26		W	B	0.0	N	
27		W	M	0.09	N	RED METAL BALCONY WALL
28		W	W	0.0	N	
29	E	W	B	0.0	N	
30		WF	W	0.0	N	

NOTES:

- XRF Readings: Measured in milligrams per square centimeter (mg/cm^2)
- Component: W=Wall, C=Ceiling, D=Door, DF=Door Frame, DJ=Door Jam, SL = Sill, SA = Sash, APR = Apron, WF = Window Frame, WL = Well, S = Shelf, CB = Cabinet, FL = Floor, BB = Baseboard, CL = Column
- Substrate: B = Brick, C = Concrete, D = Drywall, M = Metal, P = Plaster, W = Wood, V = Vinyl, CR = Ceramic
- Classification: N = Negative, P = Positive, I = Intact, NI = Non-Intact

PANAMA CITY OFFICE
7500 McElvey Road
Panama City Beach, FL 32408
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SOUTHERN EARTH SCIENCES
Geotechnical | Environmental | Materials Testing

Project No.: P21-0602 | Page 2 of 2
Site Address: 314 Reid Avenue, Port St. Joe, FL | Date: 11/04/2021
Inspector Comments: NITON XLp 300 | Inspector: C. Sims

Sample No.	Room ID	Component	Substrate	XRF Reading	Classification	Comments
31	F	W	B	0.0	N	
32		S	W	0.0	N	
33		CB	W	0.0	N	
34		W	W	0.0	N	
35		WF	W	0.0	N	
36		SL	W	0.0	N	
37	G	W	B	0.0	N	
38		W	W	0.0	N	
39		W	P	0.0	N	
40		FL	W	0.0	N	
41		D	W	0.0	N	
42		DF	W	0.0	N	
43		DJ	W	0.0	N	
44		S	W	0.0	N	
45	H	W	B	0.0	N	
46		W	D	0.0	N	
47	CAL	---	---	1.1	P	CALIBRATION
48	CAL	---	---	0.9	P	CALIBRATION
49	CAL	---	---	1.0	P	CALIBRATION
50	---	---	---	---	---	---
51	---	---	---	---	---	---
52	---	---	---	---	---	---
53	---	---	---	---	---	---
54	---	---	---	---	---	---
55	---	---	---	---	---	---
56	---	---	---	---	---	---
57	---	---	---	---	---	---
58	---	---	---	---	---	---
59	---	---	---	---	---	---
60	---	---	---	---	---	---

NOTES:

- XRF Readings: Measured in milligrams per square centimeter (mg/cm^2)
- Component: W=Wall, C=Ceiling, D=Door, DF=Door Frame, DJ=Door Jam, SL = Sill, SA = Sash, APR = Apron, WF = Window Frame, WL = Well, S = Shelf, CB = Cabinet, FL = Floor, BB = Baseboard, CL = Column
- Substrate: B = Brick, C = Concrete, D = Drywall, M = Metal, P = Plaster, W = Wood, V = Vinyl, CR = Ceramic
- Classification: N = Negative, P = Positive, I = Intact, NI = Non-Intact

Performance Characteristic Sheet

EFFECTIVE DATE: **September 24, 2004** **EDITION NO.: 1**

MANUFACTURER AND MODEL:

Make: *Niton LLC*
Tested Model: *XLp 300*
Source: ^{109}Cd
Note: This PCS is also applicable to the equivalent model variations indicated below, for the Lead-in-Paint K+L variable reading time mode, in the XLi and XLp series:

XLi 300A, XLi 301A, XLi 302A and XLi 303A.
XLp 300A, XLp 301A, XLp 302A and XLp 303A.
XLi 700A, XLi 701A, XLi 702A and XLi 703A.
XLp 700A, XLp 701A, XLp 702A, and XLp 703A.

Note: The XLi and XLp versions refer to the shape of the handle part of the instrument. The differences in the model numbers reflect other modes available, in addition to Lead-in-Paint modes. The manufacturer states that specifications for these instruments are identical for the source, detector, and detector electronics relative to the Lead-in-Paint mode.

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:

Lead-in-Paint K+L variable reading time mode.

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm^2 (inclusive)

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm^2 in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm^2 film).

If readings are outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instruments into control before XRF testing proceeds.

SUBSTRATE CORRECTION:

For XRF results using Lead-in-Paint K+L variable reading time mode, substrate correction is <u>not</u> needed for:

Brick, Concrete, Drywall, Metal, Plaster, and Wood

INCONCLUSIVE RANGE OR THRESHOLD:

K+L MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm^2)
Results not corrected for substrate bias on any substrate	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	1.0
	Plaster	1.0
	Wood	1.0

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* ("HUD Guidelines"). Performance parameters shown on this sheet are calculated from the EPA/HUD evaluation using archived building components. Testing was conducted in August 2004 on 133 testing combinations. The instruments that were used to perform the testing had new sources; one instrument's was installed in November 2003 with 40 mCi initial strength, and the other's was installed June 2004 with 40 mCi initial strength.

OPERATING PARAMETERS:

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

SUBSTRATE CORRECTION VALUE COMPUTATION:

Substrate correction is not needed for brick, concrete, drywall, metal, plaster or wood when using Lead-in-Paint K+L variable reading time mode, the normal operating mode for these instruments. If substrate correction is desired, refer to Chapter 7 of the HUD Guidelines for guidance on correcting XRF results for substrate bias.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing. Use the K+L variable time mode readings.

Conduct XRF retesting at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below.

Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. Do not correct the original or retest results for substrate bias. In single-family housing a result is defined as the average of three readings. In multifamily housing, a result is a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF results.

Compute the average of all ten re-test XRF results.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

For the Lead-in-Paint K+L variable reading time mode, the instrument continues to read until it is moved away from the testing surface, terminated by the user, or the instrument software indicates the reading is complete. The following table provides testing time information for this testing mode. The times have been adjusted for source decay, normalized to the initial source strengths as noted above. Source strength and type of substrate will affect actual testing times. At the time of testing, the instruments had source strengths of 26.6 and 36.6 mCi.

Testing Times Using K+L Reading Mode (Seconds)						
	All Data			Median for laboratory-measured lead levels (mg/cm^2)		
Substrate	25th Percentile	Median	75th Percentile	Pb < 0.25	0.25 ≤ Pb<1.0	1.0 ≤ Pb
Wood Drywall	4	11	19	11	15	11
Metal	4	12	18	9	12	14
Brick Concrete Plaster	8	16	22	15	18	16

CLASSIFICATION RESULTS:

XRF results are classified as positive if they are greater than or equal to the threshold, and negative if they are less than the threshold.

DOCUMENTATION:

A document titled *Methodology for XRF Performance Characteristic Sheets* provides an explanation of the statistical methodology used to construct the data in the sheets, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. For a copy of this document call the National Lead Information Center Clearinghouse at 1-800-424-LEAD.

This XRF Performance Characteristic Sheet was developed by the Midwest Research Institute (MRI) and QuanTech, Inc., under a contract between MRI and the XRF manufacturer. HUD has determined that the information provided here is acceptable when used as guidance in conjunction with Chapter 7, Lead-Based Paint Inspection, of HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*.

United States Environmental Protection Agency

This is to certify that

Southern Earth Science Inc.

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

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 09, 2022

LBP-15608-2

Certification #

July 22, 2019

Issued On

Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch

United States Environmental Protection Agency

This is to certify that

Andrew Caleb Sims

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:

Inspector

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 June 26, 2024

LBP-I-I154748-2

Certification #

June 16, 2021

Issued On

Adrienne Priselac, Manager, Toxics Office

Land Division

Southern Earth Sciences, Inc.

Licenses & Certifications

Ron DeSantis, Governor

Julie I. Brown, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ASBESTOS LICENSING UNIT

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

SOUTHERN EARTH SCIENCES INC

MARK E. WILSON
2467 CENTERVILLE ROAD
TALLAHASSEE FL 32308

LICENSE NUMBER: ZA0000092

EXPIRATION DATE: NOVEMBER 30, 2023

Always verify licenses online at MyFloridaLicense.com

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UF | TREEO Center
UNIVERSITY *of* FLORIDA

Center for Training, Research and Education for Environmental Occupations

certifies

Tammie C. Barry

Southern Earth Sciences, Inc. 7500 McElvey Road, Suite A , Panama City Beach, FL 32408

Having passed a 25-question exam with a score of 70% or higher has successfully met training requirements for

Asbestos Refresher: Inspector

FDBPR Asbestos Licensing Unit: Provider #0000995; Course #FL49-0004731 (½ Day; 3.40 Contact Hours)

(Reaccreditation for Inspector under TSCA Title II/AHERA)

Conducted

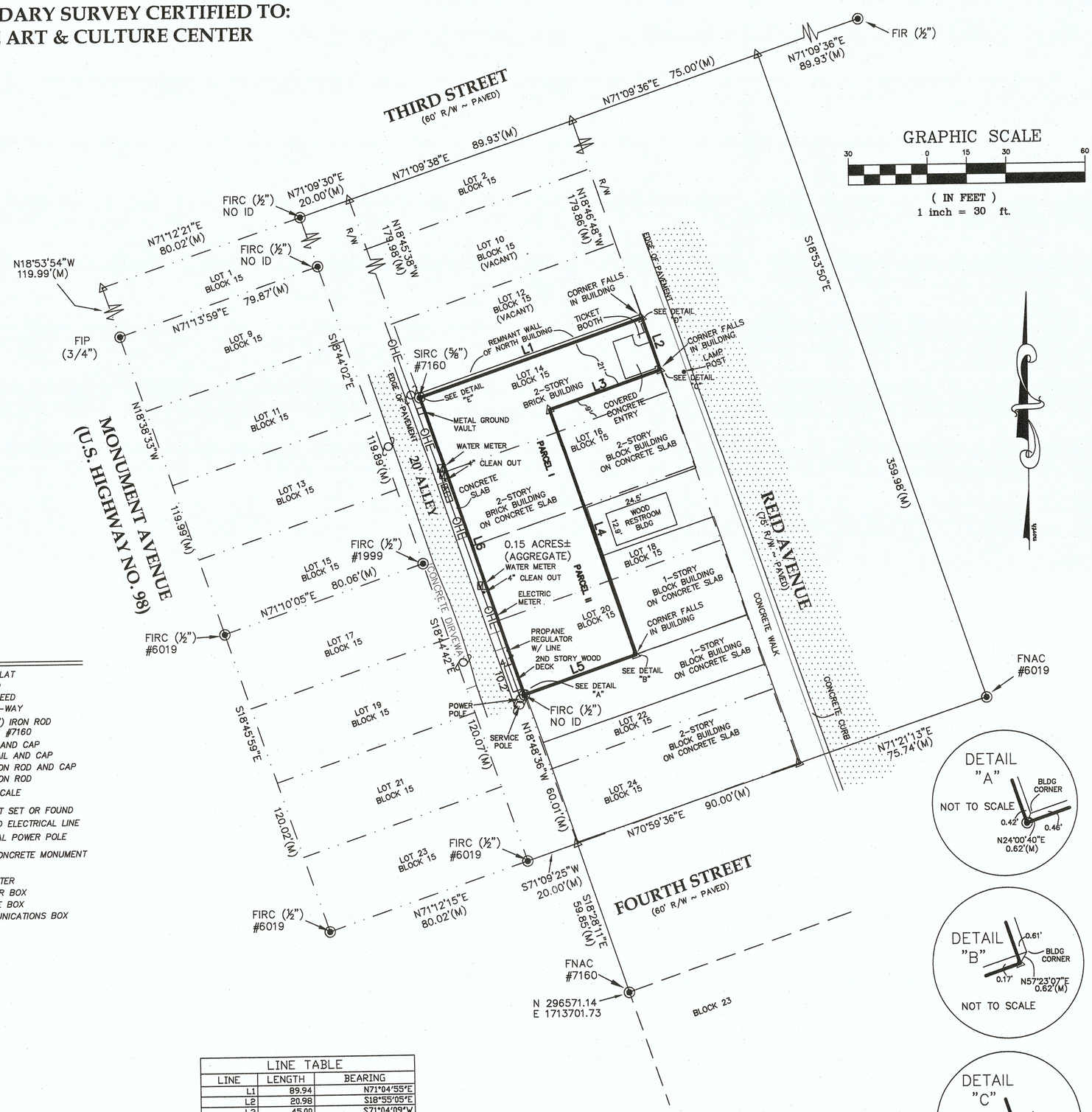
08/03/2021

Certificate #: 220024-8511
Exam Date: 08/03/2021
EPA accreditation expires: 08/03/2022
Principal Instructor: Brian Duchene, PE, LAC
CEUs: .4
FBPR LAC: #0000995; Course #0004731
FBPE CEHs: #0004021; Course #0009083/Educational Institutions: 4 CEHs

Andrew Campbell, Director

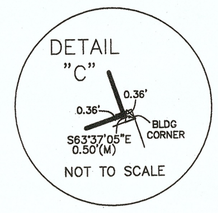
University of Florida TREEO Center · 3900 SW 63 Blvd Gainesville FL 32608-3800 · 352.392.9570 · train@treeo.ufl.edu · www.treeo.ufl.edu

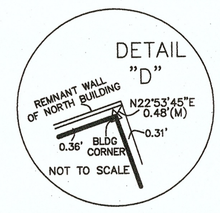
PLAT OF BOUNDARY SURVEY CERTIFIED TO:
PORT THEATRE ART & CULTURE CENTER

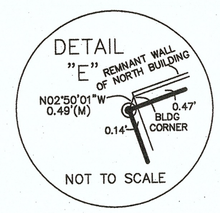


LEGEND

RP	RECORD PLAT
M	MEASURED
D	RECORD DEED
R/W	RIGHT-OF-WAY
SIRC	SET (5/8") IRON ROD AND CAP #7160
SNAC	SET NAIL AND CAP
FNAC	FOUND NAIL AND CAP
FIRC	FOUND IRON ROD AND CAP
FIR	FOUND IRON ROD
	NOT TO SCALE
	POINT NOT SET OR FOUND
OHE	OVERHEAD ELECTRICAL LINE
	ELECTRICAL POWER POLE
FCM	FOUND CONCRETE MONUMENT
M	MAIL BOX
W	WATER METER
P	NEWSPAPER BOX
T	TELEPHONE BOX
TC	TELECOMMUNICATIONS BOX







LINE TABLE		
LINE	LENGTH	BEARING
L1	89.94	N71°04'55"E
L2	20.98	S18°55'05"E
L3	45.00	S71°04'09"W
L4	98.96	S18°46'17"E
L5	45.02	S71°01'29"W
L6	120.00	N18°45'38"W

LEGAL DESCRIPTION:

PARCEL I:
North 21 feet of Lot 14, Block 15 and the West 45 feet of the South 9 feet of Lot 14, Block 15, and the West 45 feet of Lot 16, Block 15 of the City of Port St. Joe, Florida, according to the Recorded Plat of said City as filed in the Public Records of Gulf County, Florida; said land being more paticularly described as follows: a tract, piece or parcel of land 21 feet by 90 feet off of said Lot 14 in said Block 15, said 21 feet fronting on Reid Avenue of the City of Port St. Joe, Florida, and extending back a distance of 90 feet from said Reid Avenue to an alley running through said Block 15, being in the North and/or Northwest part of said Lot 14 in said Block 15; also, a piece or parcel of land 9 feet by 45 feet off of said Lot 14, in said Block 15, said 9 feet fronting on an alley running through said Block 15, and extending back from said alley a distance of 45 feet, being in the South/ and or Southwestpart of said Lot 14, in said Block 15; and also a piece or parcel of land 30 feet by 45 feet off said Lot 16, in Block 15 said 30 feet fronting on an alley running through said Block 15 and extending back from said alley a distance of 45 feet, being in the West and/ orNorthwest part of said Lot 16, in said Block 15, all said land being in Block 15 of the City of Port St. Joe, Florida, according to the recorded Plat of said City as filed in the Public Records of Gulf County, Florida.

PARCEL II:
West (back) 45 feet of Lot 18 and West (back) 45 feet of Lot 20, Block 15, of the City of Port St. Joe, Florida, according to the Plat thereof recorded among the Public Records of Gulf County, Florida, said land being further described as a Lot 60 feet by 45 feet, said 60 feet fronting on an alley running through said Block 15, and extending back a distance of 45 feet from said alley in said Block 15, and being a part of the West and/ or Northwest part of said Lots 18 and 20, said Block 15, according to the Plat thereof recorded among the Public Records of Gulf County, Florida.

I hereby certifiy that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/.052).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4261

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: ALL BEARINGS based on Florida Grid North datum.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of
7. FLOOD ZONES and SETBACKS depicted hereon are not to be used for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.

EFFECTIVE FLOOD ZONE INFORMATION

Subject property is located in Zone "AE (EL 9)" as per Flood Insurance Rate Map Community Panel No: 120099 0333H index date: March 09, 2021, Gulf County, Florida.

T R & A
Thurman Roddenberry & Associates, Inc.
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103
LB # 7160

DATE: 01/24/23	DRAWN BY: RA	N.B.POINT FILE	COUNTY: GULF
FILE: 23012.DWG	DATE OF LAST FIELD WORK: 01/19/22	CHECKED BY:	JOB NUMBER: 23-012

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name PORT THEATRE ART & CULTURE CENTER		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 314 REID AVENUE		Company NAIC Number:
City PORT ST. JOE	State Florida	ZIP Code 32456
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) PARCEL ID 04716-000R		

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) COMMERCIAL

A5. Latitude/Longitude: Lat. 29.81351 Long. -85.30340 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1A

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) 0.00 sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0

c) Total net area of flood openings in A8.b 0.00 sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage 0.00 sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0

c) Total net area of flood openings in A9.b 0.00 sq in

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
PORT ST. JOE 120099	GULF	Florida

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
12045C0333	H	03-09-2021	03-09-2021	AE	9.0'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No

Designation Date: ☐ CBRS ☐ OPA

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 314 REID AVENUE			Policy Number:
City PORT ST. JOE	State Florida	ZIP Code 32456	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: 8.32 FEET Vertical Datum: _____

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	8.4	☒ feet	☐ meters
b) Top of the next higher floor	22.4	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☐ feet	☐ meters
d) Attached garage (top of slab)	N/A	☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	11.3	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	7.8	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	8.5	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	☐ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name JAMES T. RODDENBERRY	License Number 4261		Place Seal Here
Title PRESIDENT			
Company Name THURMAN RODDENBERRY & ASSOCIATES, INC.			
Address P.O. BOX 100			
City SOPCHOPPY	State Florida	ZIP Code 32358	
Signature	Date 01-25-2023	Telephone (850) 962-2538	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
JOB NUMBER 23-012

C2.a ESTABLISHED BY THE FINISHED FLOOR OF BUILDING. C2.e ESTABLISHED BY DETACHED AC DECK LOCATED ON SIDE OF BUILDING.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
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SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 314 REID AVENUE			Policy Number:
City PORT ST. JOE	State Florida	ZIP Code 32456	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
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City PORT ST. JOE	State Florida	ZIP Code 32456	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

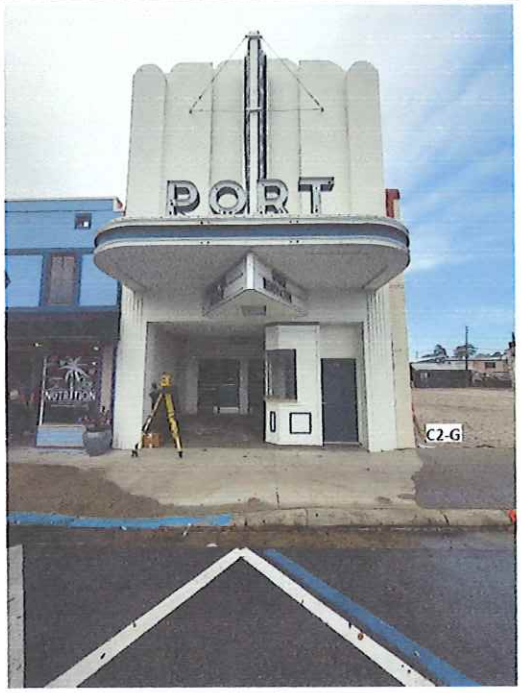


Photo One

Photo One Caption	JOB NUMBER 23-012	FRONT VIEW	PHOTOS TAKEN 01/19/23	Clear Photo One

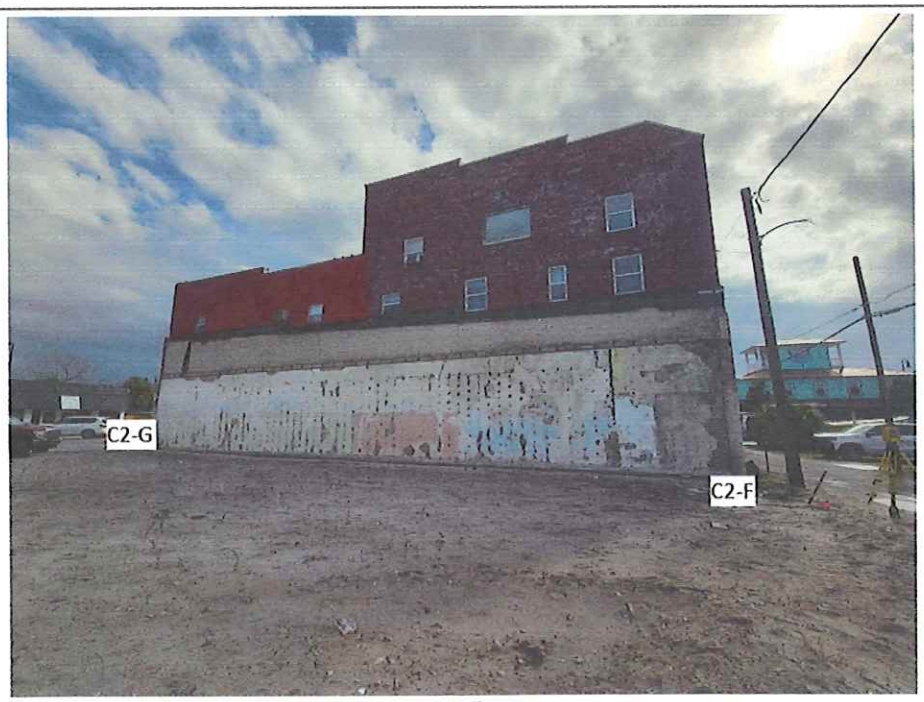


Photo Two

Photo Two Caption	JOB NUMBER 23-012	SIDE VIEW	PHOTOS TAKEN 01/19/23	Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS
Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 314 REID AVENUE			Policy Number:
City PORT ST. JOE	State Florida	ZIP Code 32456	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo Three

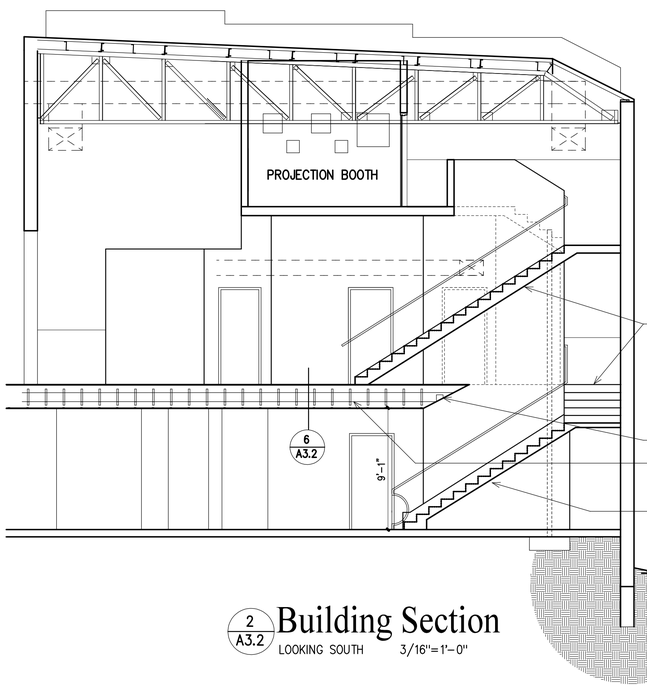
Photo Three Caption **JOB NUMBER 23-012** **REAR VIEW** **PHOTOS TAKEN 01/19/23** Clear Photo Three

Photo Four

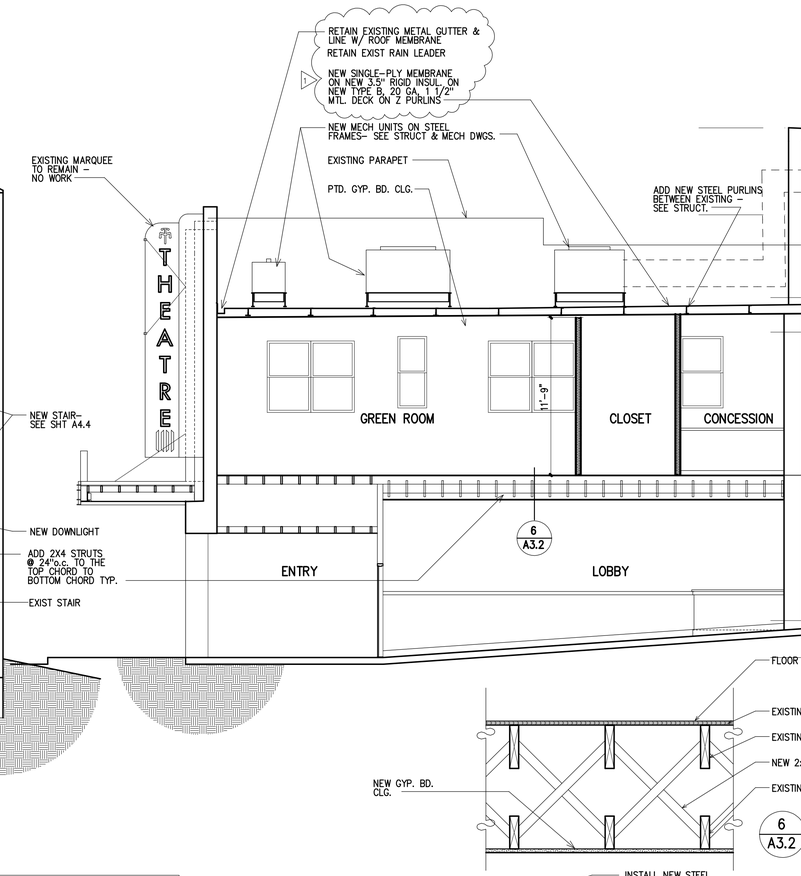
Photo Four Caption **JOB NUMBER 23-012** **REAR VIEW** **PHOTOS TAKEN 01/19/23** Clear Photo Four

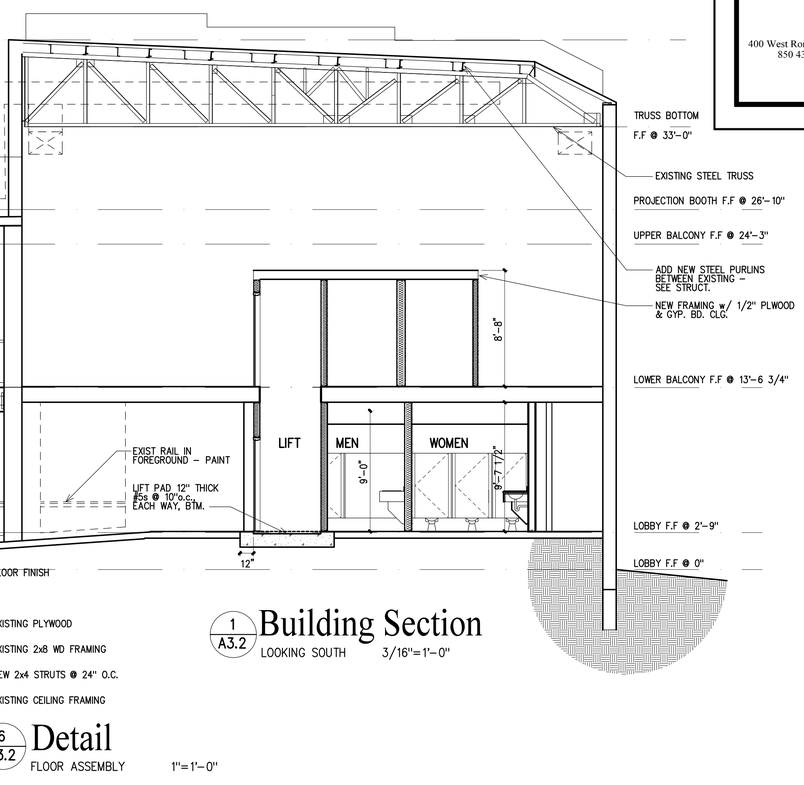
Quina Grundhoefer Architects

400 West Romana Street Pensacola, Fl 32502
850 433-5575 Fax 850 433-5366

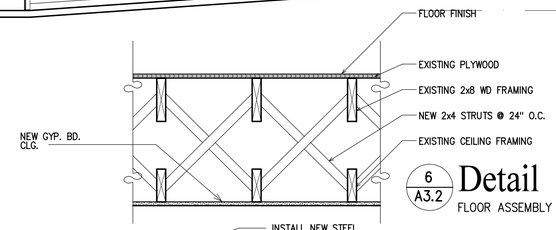


2 A3.2 Building Section
LOOKING SOUTH 3/16"=1'-0"

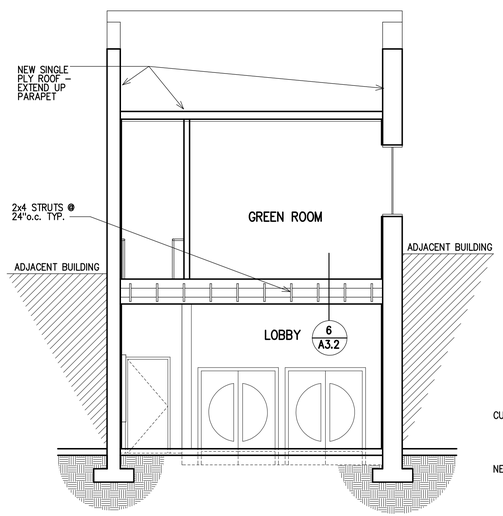




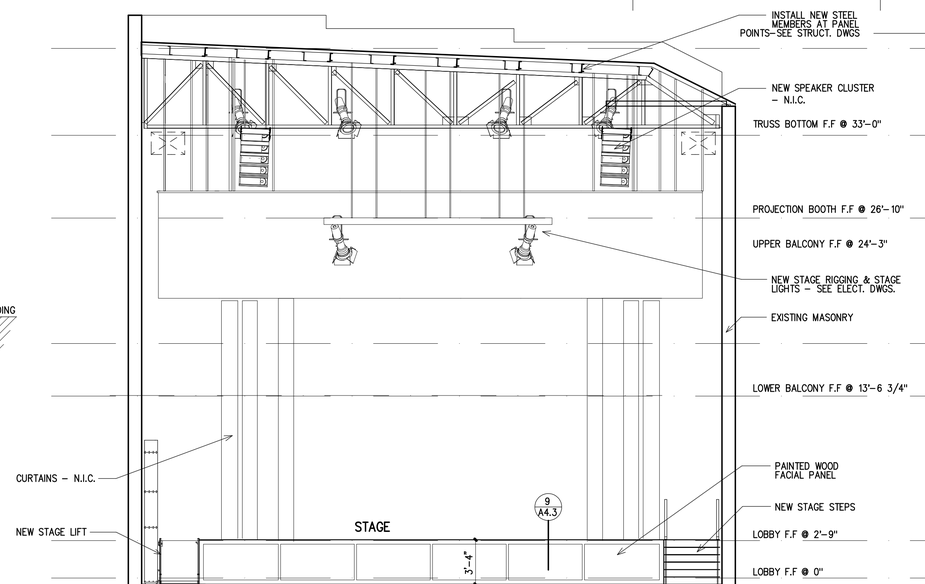
1 A3.2 Building Section
LOOKING SOUTH 3/16"=1'-0"



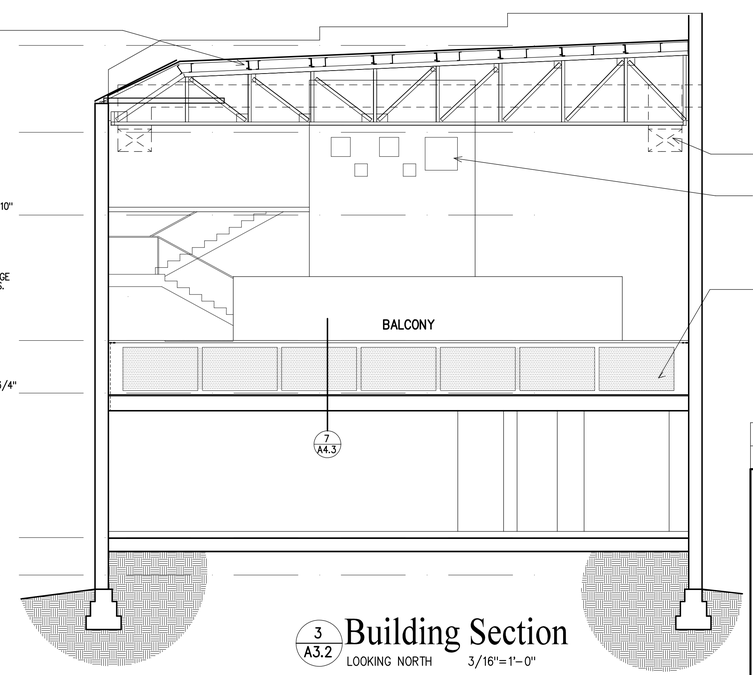
6 A3.2 Detail
FLOOR ASSEMBLY 1"=1'-0"



5 A3.2 Building Section
LOOKING EAST 3/16"=1'-0"



4 A3.2 Building Section
LOOKING SOUTH 3/16"=1'-0"



3 A3.2 Building Section
LOOKING NORTH 3/16"=1'-0"

STATE OF FLORIDA
CARTER QUINA
AR0010238
REGISTERED ARCHITECT

12-05-2022

01-23-23	ROOF & GUTTER

Project

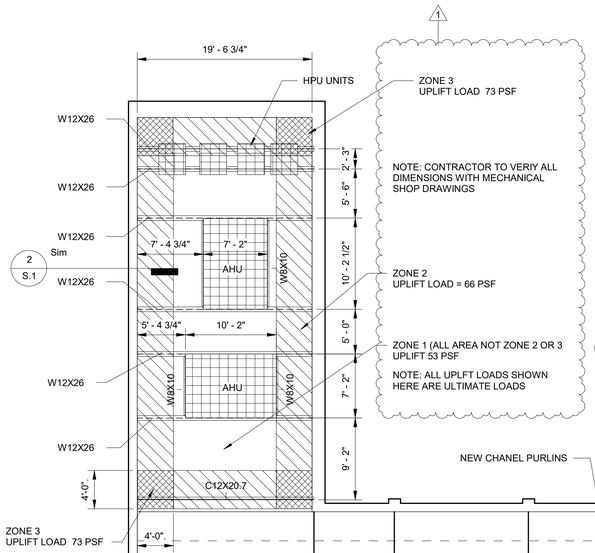
Port Theater Renovation

Port St. Joe, Florida

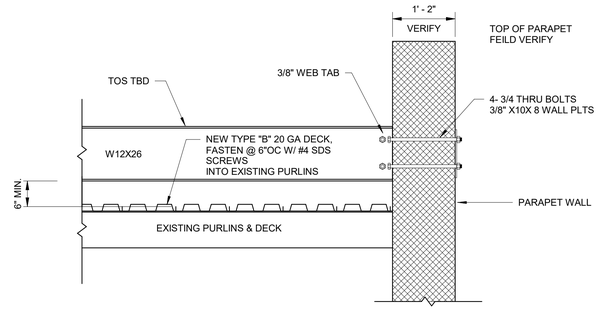
Date: 12-05-22

Sheet No. A3.2

Project No. 0916

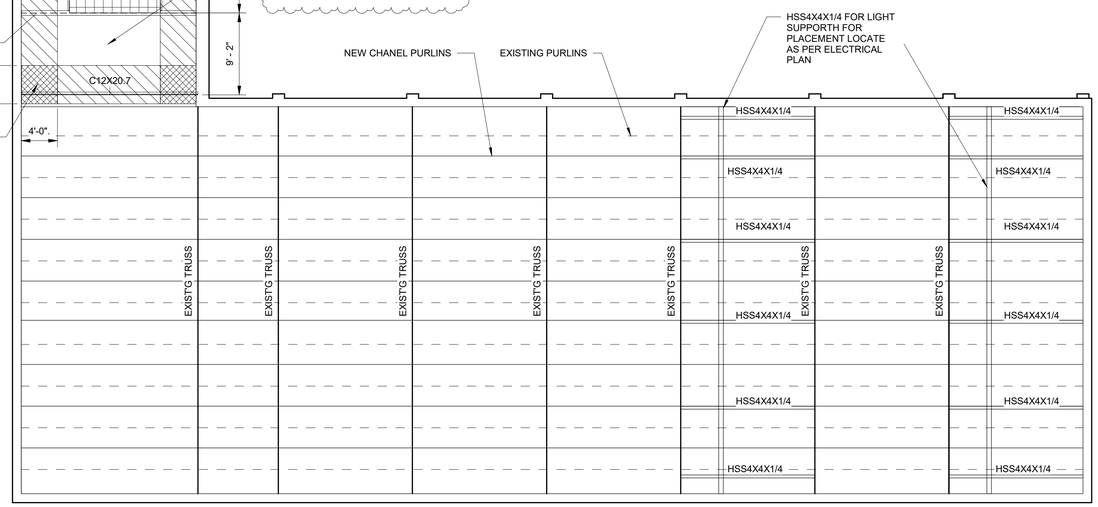


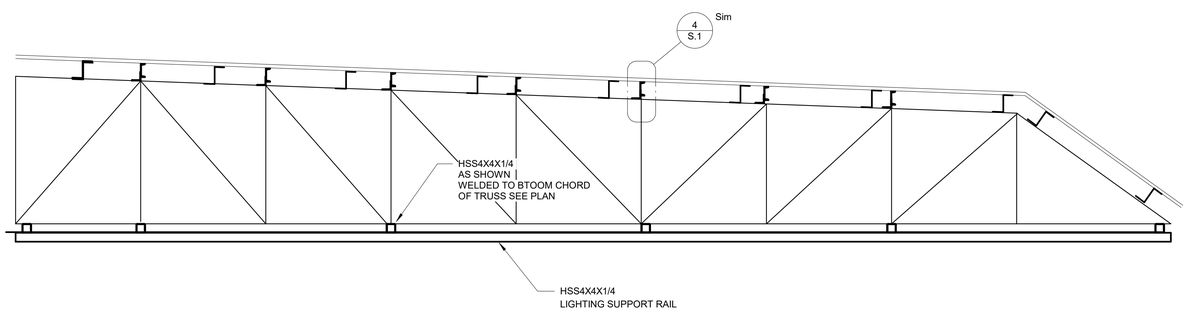
1 ROOF FRAMING PLAN
1/8" = 1'-0"



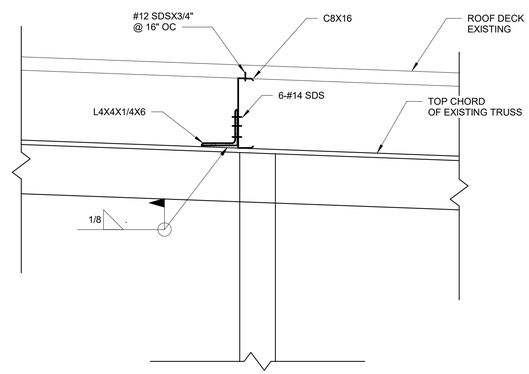
TYPICAL WF TO WALL CONNECTION

2 ROOF TOP BEAM TO PARAPET
3/4" = 1'-0"





3 ROOF TRUSS PROFILE
3/8" = 1'-0"



4 DETAIL
1 1/2" = 1'-0"

Quina Grundhoefer Architects

400 West Romana Street Pensacola, Fl 32502
850 433-5575 Fax 850 433-5366

1
REVISION 1 - 1/30/23

Project

Port Theater Renovation

Port St. Joe, Florida

Date:
DEC 5,2022

Project No.
0916

Sheet No.
S.1