



TARGETED MOLD & MOISTURE ASSESSMENT REPORT

Residential / Dormitory Buildings

5800 Bay Shore Road
Sarasota, Florida 34243

May 22, 2023
Partner Project No. 23-401745.1

Prepared for

New College of Florida
Sarasota, Florida 34243





May 22, 2023

Ms. Christie Fitz-Patrick
Associate Vice President of Government Relations
New College of Florida
5800 Bay Shore Road
Sarasota, Florida 34243
cfitzpatrick@ncf.edu

Subject: Targeted Mold and Moisture Assessment of Residential / Dormitory Buildings
New College of Florida
5800 Bay Shore Road
Sarasota, Florida 34243
Partner Project No. 23-401745.1

Dear Ms. Christie Fitz-Patrick:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Targeted Mold and Moisture Assessment* of the abovementioned address (the "subject property"). This Assessment was performed in general conformance with the scope and limitations presented in our fee proposal.

This Assessment included a site inspection and field measurements. This report presents our Assessment observations and conclusions.

We appreciate the opportunity to provide industrial hygiene services to New College of Florida. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (561) 660-8674.

Sincerely,

A handwritten signature in blue ink that reads "Karen M. Meyer".

Karen M. Meyer, CIH
National Client Manager

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1.0 INTRODUCTION

1.1 Property Description

Address:	5800 Bay Shore Road; Sarasota, Florida 34243
Nature of Use:	Residential and Dormitory Buildings
Number of Buildings:	11
Number of Floors:	(9) 2-story – Building(s) B, V, W, X, Y, Z, PEI 1, PEI 2 & PEI 3 (2) 3-story – Building(s) Goldstein & Dort
Assessment By:	Aaron Vogt, MRSA and Peter MacKay, MRSA
Assessment Dates:	March 20 – 22, 2023

1.2 Purpose and Scope

Partner was contracted by New College of Florida to conduct a Mold and Moisture Assessment (Assessment) for the residential and dormitory buildings B, V, W, X, Y, Z, PEI 1, PEI 2, PEI 3, Goldstein & Dort, associated with the college located at 5800 Bay Shore Road, in Sarasota, Florida. The purpose of the Assessment was to document the conditions as it relates to mold and moisture on building materials within the designated buildings, to opine on the potential sources, and present appropriate corrective and/or remedial actions. Refer to Limitations, Section 2.3.

Partner representatives Aaron Vogt and Peter MacKay FL-licensed Mold Assessors (FLMA) conducted the following Scope of Work, under the direction of Karen M. Meyer, Certified Industrial Hygienist (CIH) and FLMA.

- Visual site inspection of the building interiors within 25% of 219 occupied rooms (55) and 50% of 46 offline rooms (23),
- Visual observations of building exteriors and condition of accessible heating, ventilation and air conditioning HVAC system(s),
- Collection of field parameters including temperature, relative humidity, and moisture content in building materials, and
- Characterization of conditions associated with moisture and/or suspect visible mold (SVM).

1.3 Methodology

Partner employed the following specific methodology for this Assessment:

- Temperature and Relative Humidity were recorded utilizing an *EXTECH Humidity/Temperature Pen*
- *FLIR C-5* thermal infrared camera, was used to screen “suspect locations” for temperature abnormalities potentially indicating wet building materials
- A *Protimeter* direct-read pin-type moisture meter was used to measure moisture within building materials and verify “suspect locations” identified by the FLIR C-5.

2.0 SITE ASSESSMENT AND LIMITATIONS

Partner conducted the Assessments on March 20, 21 & 22, 2023 accompanied by Yosef Shapiro, New College of Florida, *Director, Environmental Health & Safety and Emergency Management*. This section is a summary of our findings. Photo documentation with observations from unit inspections is included as **Appendix A**. A table summarizing the units and common areas inspected, the location of observed moisture issues, water damage and/or staining, Suspect Visible Mold (SVM), field measurements and relative comments organized by building and unit is included as **Appendix B**.

2.1 Visual Inspection

Partner's visual inspection targeted signs of water intrusion (bubbling, peeling, water stains, suspect visible mold) on interior building materials and the use of a *FLIR* infrared camera to scan the material for temperature differentials, often indicative of moisture. Partner observed water staining, water damage, paint delamination, efflorescence, spalling, SVM, as well as visible dust load with SVM on supply diffusers, exhaust vents and inside air handling units.

- **PEI Buildings 1, 2 & 3** - The majority of the offline units assessed in the 3 buildings revealed evidence of systematic moisture damage around windows adjacent to ceilings and walls, moisture intrusion through cracking in cast-in-place concrete ceiling decks, efflorescence damage on ceilings and walls, water-damaged floor tiles, delaminating from substrate, SVM on ceilings and walls, and dusty/dirty/rusted HVAC units with Suspect Visible Mold. The air handlers in the units may be original and not functioning effectively or efficiently due to the observed conditions. A walk-around observation of the building exteriors revealed cracking in exterior brick façade on bricks and mortar, spalling concrete on building walls, balconies and stairs, and damaged floor tile & grout on balconies. The occupied units assessed in PEI 3 revealed similar circumstances, however at less of a scale.
- **Building Z** - SVM on ceilings in restroom areas of occupied units and moisture-stained ceiling tiles in shared areas throughout the building. A walk-around observation of the building's exterior revealed cracking in the exterior façade, structural damage on balcony overhang, mineral leaching from overhead areas onto brick façade causing calcification deposits onto sidewalk below, and rust spots permeating through stucco exterior.
- **Buildings V, W, X & Y** - The majority of the occupied units assessed in these buildings revealed minimal to no moisture damage. Moderate dust load and SVM observed on HVAC vents. In shared areas of all buildings on the ground floor adjacent to the east exit doors moisture-stained ceilings and walls were observed. In shared areas adjacent to windows moisture-stained walls were observed. Moisture damage on dropped ceiling tiles within mechanical closets in 1st FL Common areas were typical in these buildings.
- **Goldstein** – Moisture damage observed on ceilings and walls. SVM on the ceiling in one restroom of an occupied unit. Moderate dust loading and SVM observed on ceiling and adjacent HVAC vents.
- **Dort** - Moisture damage observed on ceilings and walls. Moderate dust load/SVM observed on ceiling and adjacent HVAC vents.
- **Building B** - No moisture damage observed in the units assessed. Moisture damage on dropped ceiling tiles adjacent to the mechanical/HVAC Closets in 1st FL Common areas was observed.

2.2 Field Measurements

Moisture readings were taken with a Protimeter moisture meter on visually damaged materials. Normal moisture readings for drywall range from 0% to 15%. Surfaces with moisture from 15% to 22% are considered moist and provide conditions conducive to mold activity. Surfaces above 22% are considered wet. Building materials were "dry" in the units assessed at the time of the survey, with the exception of Unit 246 in PEI 2 Building, where wet materials were identified on the north wall and ceiling of the main room. Historical moisture and/or water and mold damage was apparent throughout the interior of the units assessed in buildings PEI 1, PEI 2 and PEI 3, even though the materials were "dry" at the time of the assessment.

According to ASHRAE Standard 55, Thermal Environmental Conditions for Human Occupancy, the acceptable temperature range is 73-79 degrees Fahrenheit (°F) during the summer months and 68-75°F during the winter months, with indoor humidity levels ranging between 20 and 65% for general comfort. Temperature and relative humidity measurements recorded throughout the units and buildings were in line with criteria for acceptability with a special notation that during the Assessment period, a seasonal cool front moved through the local area dropping ambient temperatures and relative humidity levels, not typical much of the year.

2.3 Limitations

No warranties expressed or implied, are made by Partner or its subcontractors, or their employees as to the use of any information, apparatus, product or process disclosed in this report. Every reasonable effort has been made to assure correctness.

Mold is more likely to grow on cellulose-based material, such as wood or drywall paper, when the moisture content is greater than 15%. Mold spores are ubiquitous therefore air sampling is not recommended for Mold Assessments as a determination of indoor air quality. Common biological dust components such as mold are as of this date not regulated by State or Federal agencies, and as such there are no federal standards or recommendations (OSHA, NIOSH, EPA) for airborne concentrations of mold or mold spores by which to unilaterally determine the habitability of any indoor environment; and as such air sampling is not recommended. An Assessment of the building and its materials, focusing on investigation and evaluation of moisture and mold, is the key.

This Assessment is limited by scope discussed by the Client. It was prepared for the sole use and benefit of New College of Florida. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any persons or entities other than New College of Florida.

Available information has been analyzed using currently accepted industry assessment techniques and it is believed that the inferences made are reasonably representative of the property. Partner makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental mold assessment practices applicable at the time and location of the study.

3.0 CONCLUSIONS AND RECOMMENDATIONS

PEI Buildings 1, 2 & 3 - The historical moisture damage and suspect visible mold identified in these buildings is evidence of a systematic problem. Based on our observations and experience the interior damage is the result of roof leaks, exterior envelope failure allowing moisture to intrude and further exacerbated by HVAC conditions and HVAC units that are not functioning effectively or efficiently. Limited to no dehumidification or maintaining temperature controls provides an environment conducive to mold activity. Additionally, evidence of efflorescence and spalling in the building materials indicates a long-term problem with only interior areas patched and/or temporarily repaired without addressing the underlying envelope issue. The occupied units assessed in PEI 3 revealed similar circumstances, however at less of a scale.

- ❖ These buildings should not be occupied in their current condition. A fiscal investment is required to conduct an envelope evaluation, complete the exterior and interior structural damage repair and renovation and the changeout of HVAC systems to replace current HVAC systems.

Building Z – Minimal moisture damage observed in the occupied areas such as suspect visible mold on ceilings in unit restrooms and moisture-stained ceiling tiles in the shared areas. The building’s exterior revealed cracking in the façade, and possible structural damage on a balcony overhang. Mineral leaching observed from overhead areas onto brick façade causing calcification deposits below occurs with constant available moisture. The rust spots observed permeating through the stucco exterior indicate moisture is penetrating through the stucco surface to corrode the metal below. The identified exterior deficiencies lead to significant interior building material and structural damage if not permanently addressed, as evident in this building with only temporary patching or repairs and painting.

- ❖ Remove and replace moisture-stained ceiling tiles. Inspect nearby HVAC metal vent and ducts for condensation/sweating or plumbing failures or roof leaks. Use of rubber seal between metal vents/diffusers and ceiling material may minimize water/mold damage.
- ❖ Check ventilation and/or exhaust in restrooms for adequate flow of conditioned air and exhaust of moist air.
- ❖ A fiscal investment is required to conduct an envelope evaluation and complete exterior structural damage repair and interior renovations.

Buildings V, W, X & Y - Minimal to no moisture damage observed in the occupied areas. The moisture-stained ceilings and walls on the ground floor adjacent to the east exit doors is present in all four (4) buildings and may be a design defect, whereas the moisture-stained walls in shared areas adjacent to windows may be due to component (frame) seal failure. Moisture damage on drop-in ceiling panels within 1st floor shared area HVAC closets could be related to sweating HVAC ducts, plumbing failures or roof leaks.

- ❖ Evaluate the exit door area for a source or pathway for moisture intrusion and take appropriate corrective actions. Replace mold/water damaged building materials once corrective action is completed. Leaving water damaged building materials in place is not recommended due to the fact that mold, even though not visible, is present/dormant and will become active again quickly.
- ❖ Remove water damaged ceiling panels in HVAC closets and inspect duct work and plumbing above, as well as roofing for source of moisture intrusion and water damage. Replace water damaged materials once corrective actions completed.

Goldstein – Minimal moisture damage observed in the occupied areas assessed. Water-stained ceilings in living areas adjacent to HVAC supply ducts could be contributed to sweating, duct seal failure or temperature differentials via introduced outside air. Visible mold on the ceiling of a unit restroom shower is likely to be a plumbing failure from the unit above.

- ❖ Remove water and/or mold damaged building materials within the restroom and in living areas.
 - Determine the source of the water/moisture and take appropriate corrective actions prior to the replacement of the building materials. Leaving water damaged building materials in place is not recommended due to the fact that mold, even though not visible, is present/dormant and will become active again quickly.

Dort – Minimal moisture damage observed in the occupied areas. The moisture staining on ceilings adjacent to HVAC supply duct vents could be contributed to sweating or seal failure or temperature differentials via introduced outside air.

- ❖ Dust and Suspect Visible Mold on supply diffusers can be addressed by housekeeping or maintenance by removing and brush cleaning with a soapy water. Use of rubber or foam seal between metal diffuser and ceiling or wall material will reduce the potential for moisture/water damage and SVM.
- ❖ Moisture damaged areas could be addressed by maintenance personnel and prevented through routine maintenance.

Building B - Minimal moisture damage observed in the occupied areas assessed. Moisture damage on dropped ceiling tiles adjacent to shared area HVAC Closets could be related to sweating HVAC ducts, plumbing failures or roof leaks.

- ❖ Moisture damaged areas could be addressed by maintenance personnel and prevented through routine maintenance.

General Recommendations:

- ❖ Immediate response to suspect visible mold on building materials and moisture-stained ceiling tiles should be addressed by maintenance personnel by either removing and replacing the material or cleaning with soapy water.
 - Use of a soapy water solutions works better than spraying with chemicals that only removes the visible surface mold and does not necessarily kill the mold and prevent activity from recurring.
- ❖ Create a general maintenance checklist to include routine inspections for water/mold damage, replacement of a/c filters, inspection of interior components of HVAC unit, inspection of HVAC supply vents/diffusers for cleanliness, similar to how Partner conducted this Assessment.
 - Use of a rubber seal between metal supply vents/diffusers and building material may control water/mold damage on the walls, ceilings or ceiling panels.
- ❖ Leaving water damaged building materials in place is not recommended due to the fact that mold, even though not visible, is present/dormant and will become active again quickly.

4.0 SIGNATURES OF PROFESSIONALS

Partner has performed a Mold and Moisture Assessment in the residential and dormitory buildings for the property at 5800 Bay Shore Road, Sarasota, Florida 34243.

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Reviewed By:



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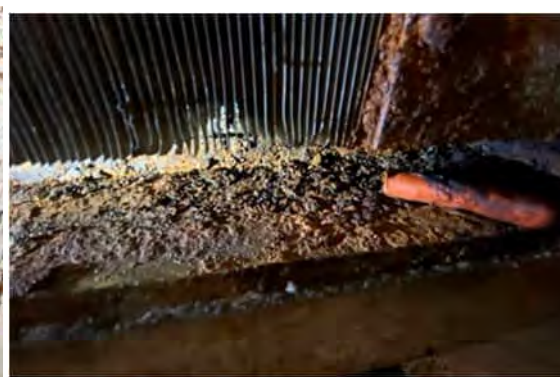
APPENDIX A

PHOTGRAPHIC DOCUMENTATION WITH FIELD OBSERVATIONS

Building PEI 1

Interior Unoccupied Units

- Suspect Visible Mold on ceilings and walls
- Heavy dust load and Suspect Visible Mold on HVAC vents.
- Moisture damaged ceiling and wall building materials
- Efflorescence damaged ceiling and wall building materials
- Moisture intrusion through cracks in cast-in-place concrete ceiling decks
- Dusty/dirty/rusted HVAC units with Suspect Visible Mold
- Building materials were “dry” in units assessed



Building 1 PEI 1 Exterior

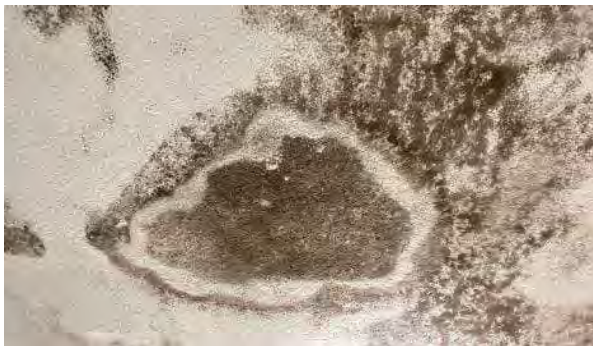
- Cracked exterior brick façade – Brick and Mortar
- Spalling concrete – Building walls, balconies, stairs
- Damaged tile & grout on balconies



Building PEI 2

Interior Unoccupied Units

- Suspect Visible Mold on ceilings and walls
- Heavy dust load and Suspect Visible Mold on HVAC vents.
- Moisture damaged ceiling and wall building materials
- Efflorescence on damaged ceiling and wall building materials
- Potential moisture intrusion through cracking in cast-in-place concrete ceiling decks
 - Unit 247
- Dusty/dirty/rusted HVAC units with Suspect Visible Mold
- Water-damaged floor tiles, delaminating from substrate
- **“Wet”** building materials were identified in the following units included in our assessment
 - Unit 247 – Ceiling in shower
 - Unit 246 – Wall



Building PEI 2 Exterior

- Cracked exterior brick façade – Bricks and Mortar
- Spalling concrete – Building walls, balconies, stairs
- Damaged floor tile & grout on balconies



Building PEI 3

Unoccupied Units:

- Suspect Visible Mold on ceilings and walls
- Heavy dust load and Suspect Visible Mold on HVAC vents.
- Moisture damaged ceiling and wall building materials
- Efflorescence on damaged walls and ceiling building materials
- Dusty/dirty/rusted HVAC units with Suspect Visible Mold
- Water-damaged floor tile, delaminating from substrate
- No building materials were “wet” in units assessed



Occupied Units:

- Suspect Visible Mold on ceilings and walls
- Heavy dust load and Suspect Visible Mold on HVAC vents
- Moisture damaged ceiling and wall building materials
- Efflorescence on damaged ceiling and wall building materials (see above)
- Dusty/dirty/rusted HVAC units with Suspect Visible Mold
- No building materials were “wet” in units assessed
- Damaged tile & grout on balconies



Building PEI 3 Exterior

- Cracked exterior brick façade – Bricks and Mortar
- Spalled concrete – Building walls, balconies, stairs

Building Z

Occupied Units:

- Suspect Visible Mold on ceilings in restrooms
- No building materials were “wet” in units assessed at the time of the assessment



Common Areas:

- Water-stained ceiling tiles



Exterior:

- Mineral leaching from concrete onto brick façade and dripping onto sidewalk
- Structural damaged balcony overhang at 2nd floor South
- Rust permeating through stucco exterior.



Building V

Occupied Units:

- Moisture damaged wall building materials
- No building materials were “wet” in units assessed



Building V Common Areas:

- Moisture damaged building materials on perimeter wall near exit in 1st FL Common area
- Moisture damaged building materials on dropped ceiling of HVAC Closet in 1st FL Common area



Building W

Occupied Units:

- No building materials were “wet” in units assessed

Common Areas:

- Moisture damaged building materials on perimeter wall near exit in 1st FL Common area
- Moisture damaged building materials on dropped ceiling of HVAC Closet in 1st FL Common area



Building X

Occupied Units:

- No building materials were “wet” in units assessed
- Moderate dust load and Suspect Visible Mold on HVAC vents.



Common Areas:

- Moisture damaged building materials on perimeter wall near exit in 1st FL Common area
- Moisture damaged building materials on wall below east window on stair landing



Building Y

Occupied Units:

- Moderate dust load and Suspect Visible Mold on HVAC housing.
- No building materials were “wet” in units assessed



Common Areas:

- Moisture damaged building materials on perimeter wall near exit in 1st FL Common area
- Moisture damaged building materials on wall below window of north wall



Building Goldstein

Occupied Units:

- Moisture damaged ceiling and wall building materials
- Suspect Visible Mold on ceiling in restroom
- Moderate dust load and Suspect Visible Mold on HVAC vents.
- No building materials were “wet” in units assessed



Building Dort

Occupied Units:

- Moisture damaged ceiling and wall building materials
- Suspect Visible Mold on ceiling
- Moderate dust load and Suspect Visible Mold on HVAC vents.
- No building materials were “wet” in units assessed



Building B

Occupied Units:

- No observed moisture intrusion issues
- No building materials were “wet” in units assessed at the time of the assessment

Common Areas:

- Moisture damaged ceiling tile in hallway adjacent to HVAC unit

APPENDIX B

TABLE OF OBSERVATIONS AND MEASUREMENTS

Table 1
Field Observations and Measurements: April 2023

New College Dormitories/Residential Buildings
Sarasota, FL

RH: Relative Humidity
SVM: Suspect Visible Mold

BUILDING/Unit	Thermostat Setting	Thermostat Reading	Temperature °F	% RH	SVM (SF)	Moisture Damage	Moisture Content	Other
PEI 1 BUILDING		-	64	27	-	-	-	Outside Temp & RH
PEI1-100	-	-	74.5	33.2	HVAC	Exterior walls/ceilings & efflorescence, SVM in HVAC	Dry <15%	HVAC Off
PEI1-101	-	-	68	29	5 SF	Exterior walls/ceilings, efflorescence, SVM on ceiling and in HVAC, musty odors	Dry <15%	HVAC Off
PEI1-103	73	68	75.7	38.5	-	Musty odor, limited access full of storage furniture	-	
PEI1-104	-	-	76.2	36.5	-	Damage on south room wall	Dry <15%	
PEI1-105	-	-	69.8	22.4	225 SF	Exterior walls/ceilings, efflorescence, SVM on ceiling and north wall	Dry <15%	HVAC Off
PEI1-110	-	-	78	44.5	10 SF	Damage on north wall and north ceiling separating, Damage on east ceiling, SVM behind cove base on south/east walls	Dry <15%	
PEI1-111	-	-	74.3	38.8	10 SF	Damage on north wall and ceiling, Damage on shower ceiling, SVM on bath ceiling	Dry <15%	
PEI1-116	70	73	71.4	45.2	-	Damage on room ceiling from possible crack in concrete deck	Dry <15%	
PEI1-126	68	82	79.8	25.4	-	Damage on west ceiling and north wall adjacent to window(s)	Dry <15%	
PEI1-142	-	-	76.1	18.6	2 SF	Damage on E. Wall, SVM on HVAC Housing of supply	Dry <15%	HVAC Off
PEI1-144	70	68	69.9	21.1	50 SF	Damage on east and south walls/ceiling, SVM on east wall	Dry <15%	
PEI 2 BUILDING		-	-	-	-	-	-	
PEI2-200	72	72	70.3	29.2	-	Damage to east and south room wall and bath wall adjacent to toilet	Dry <15%	Blistering wall materials
PEI2-202	72	72	70.7	23.1	-	Damage to entry ceiling and bedroom ceiling and window area, SVM on bedroom supply vent and window caulk	Dry <15%	
PEI2-204	72	72	72.3	15.6	-	Damage to south wall	Dry <15%	
PEI2-224	73	73	76.1	50.9	2 SF	Damage on east wall and floor adjacent to window, SVM behind cove base	Dry <15%	
PEI2-226	71	71	73.4	43.9	1 SF	Damage on ceiling entry and east wall adjacent to window, Damage to south wall near baseboard, SCG below HVAC supply vent	Dry <15%	
PEI2-239	72	72	72.5	16.4	1 SF	Damage to southeast wall and ceiling/walls of closet, < 1 SF of SVM in closet	Dry <15%	
PEI2-244	71	71	75.4	38.8	10 SF	SVM on ceiling in entry, Damage on walls adjacent to windows, Damage on south and west walls	Dry <15%	
PEI2-246	72	72	73	32	-	Damage to north wall and ceiling, Measured "wet" with moisture meter	Wet 15-24%	
PEI2-247	-	-	76	33	300 SF	SVM on unit ceiling in all rooms, Damage on ceiling above bath	Dry <15%	HVAC Off
PEI 3 BUILDING		-	-	-	-	-	-	
PEI3-301	67	71	74.1	39.8	-	Damage on ceiling adjacent to window and on south wall below ceiling	Dry <15%	
PEI3-313	68	75	75.7	18.4	-	Damage on south ceiling and wall	Dry <15%	
PEI3-324	66	71	75.7	16.4	-	Heavy loading on bathroom return	-	
PEI3-325	68	76	75.2	18.4	-	Damage on east ceiling and south wall adjacent to windows	Dry <15%	
PEI3-330	69	70	74.8	51	-	No Observations	-	
PEI3-331	68	69	75	46.6	2 SF	SVM on Bathroom wall	Dry <15%	
PEI3-336	74	72	75.7	52.6	-	No Observations	-	
PEI3-337	72	72	74.1	53.7	-	Damage on south ceiling and east wall by outlets, Damage in hall closet area and on wall adjacent to window/door	Dry <15%	
PEI3-338	68	72	75.7	51.8	-	Moderate loading on bathroom return	-	HVAC Off
PEI3-341	69	70	70.7	19.4	-	Damage on southwest ceiling	N/A	Not Accessible
PEI3-343	-	-	76.6	49	25 SF	Damage and SVM on north ceiling and wall adjacent to bath entry	Dry <15%	HVAC Off
PEI3-344	72	78	76.4	26.1	-	Moderate loading on bathroom return	-	

Table 1
Field Observations and Measurements: April 2023

New College Dormitories/Residential Buildings
Sarasota, FL

RH: Relative Humidity
SVM: Suspect Visible Mold

BUILDING/Unit	Thermostat Setting	Thermostat Reading	Temperature °F	% RH	SVM (SF)	Moisture Damage	Moisture Content	Other
Z BUILDING	-	-	58	36	-	-	-	3/20/23 - OUTSIDE Temp & RH
Z-5100	70	71	69	42.5	-	-	-	
Z-5102	68	68	67.8	31.8	-	Stained Ceiling Tile	-	Common Area
Z-5122	-	-	71.7	36.9	-	Stained Ceiling Tile	-	Common Area
Z-5132	-	-	70.5	30.9	-	Stained Ceiling Tile	-	Community Room
Z-5140	70	68	70.8	43	<1SF	SVM on RR Ceiling	-	
Z-5151 MechRm	71	69	70.5	31	-	-	-	
Z-5152	-	-	70.8	31	-	Stained Ceiling Tile	-	Community Room
Z-5210	64	66	70.5	42.2	-	SVM on RR Ceiling	-	
Z-5240	72	73	69.4	40.1	-	SVM on RR Ceiling	-	
Z-5248	-	-	69.4	35.5	-	-	-	
Z-5250	70	69	70.5	39.5	-	-	-	
Z-5251	69	69	70.3	41.3	-	-	-	
V BUILDING	-	-	58.8	51.1	-	-	-	3/21/23 - Outside Temp & RH
V-1100	73	71	74.4	30.4	-	No Observations	-	
V-1102	-	-	69.4	36.1	-	Moisture Damage by east exit door	Dry <15%	Common Area
V-1105	70	71	73.7	30.5	-	No Observations	-	
V-1125	74	71	72.3	31.8	-	Blistering on east wall in bedroom A	Dry <15%	
V-1202	73	71	73.5	32.2	-	No Observations	-	
V-1205	72	71	71.4	31.3	-	No Observations	-	
V-1210	70	66	72.1	30.7	-	No Observations	-	
V-1220	67	66	71.9	31.1	-	No Observations	-	
V-1225	69	68	72.8	31.5	-	No Observations	-	
W BUILDING	-	-	-	-	-	-	-	
W-2105	69	72	73.5	32.8	-	No Observations	-	
W-2122	76	71	73.9	31.1	-	Moisture Damage by northeast exit door	Dry <15%	Common Area
W-2125	69	71	73.9	38	-	No Observations	-	
W-2202	74	71	73.2	30.9	-	No Observations	-	
W-2210	68	66	73	30.2	-	No Observations	-	
W-2220	70	68	72.6	29.4	-	No Observations	-	
W-2225	70	70	73	34.5	-	No Observations	-	
X BUILDING	-	-	-	-	-	-	-	
X-3100	73	70	73.4	33.1	-	Moderate loading on HVAC housing and filter	-	
X-3102	74	70	73	34	-	No Observations	-	Common Area
X-3120	72	70	73.7	33.8	-	No Observations	-	
X-3160	74	70	72.3	33.8	-	Moisture Damage by east exit door, Damage below east window on stair landing	Dry <15%	Common Area
X-3200	73	71	72.8	33.7	-	No Observations	-	
X-3205	68	67	72.5	40.5	-	No Observations	-	
X-3220	72	71	73.9	38.1	-	No Observations	-	
X-3225	76	72	73.4	40.3	-	No Observations	-	
Y BUILDING	-	-	-	-	-	-	-	
Y-4102	72	70	72.8	34.7	-	No Observations	-	Common Area
Y-4105	70	70	73	33	-	Moderate loading on HVAC housing and filter	-	
Y-4120	68	68	73	37.2	-	No Observations	-	
Y-4125	72	72	73	35.4	-	No Observations	-	
Y-4205	69	69	73.4	35	-	No Observations	-	
Y-4215	72	71	71	35.2	-	No Observations	-	
Y-4220	70	69	72.6	40	-	No Observations	-	
Y-4222	71	71	73	34.9	-	Damage on east wall by north stair, Damage below window on north wall	Dry <15%	Common Area
Y-4225	70	70	72.3	40.1	-	Moderate loading on HVAC housing and filter	-	
GOLDSTEIN BUILDING	-	-	-	-	-	-	-	
Gold-101	68	70	73.7	35.7	-	No Observations	-	
Gold-203	71	67	71.7	41.5	1 SF	Damage on ceiling of shower in east bath with SVM	Dry <15%	
Gold-306	-	-	71	43.4	-	Paint delaminating on ceiling of east bath shower	Dry <15%	

Table 1
Field Observations and Measurements: April 2023

New College Dormitories/Residential Buildings
Sarasota, FL

RH: Relative Humidity
SVM: Suspect Visible Mold

BUILDING/Unit	Thermostat Setting	Thermostat Reading	Temperature °F	% RH	SVM (SF)	Moisture Damage	Moisture Content	Other
DORT BUILDING		-	-	-	-	-	-	
Dort-106	69	72	69	50.6	-	No Observations	-	
Dort-204	68	71	68.3	46.3	-	SVM and moderate dust load above HVAC supply vent in west restroom	Dry <15%	
Dort-302	62	64	69.8	45.4	<1 SF	SVM and moderate dust load above HVAC supply vent in Living Room	Dry <15%	
BUILDING B		-	76.6	46.2	-	-	-	3/22/23 Outside Temp & RH
B-110C	-	-	-	-	-	Damage on ceiling tile in Hallway	Dry <15%	
B-111	-	-	70.5	45.4	-	No Observations	-	
B-113	-	-	70.5	47.4	-	No Observations	-	
B-114	-	-	69.6	55.4	-	No Observations	-	
B-115	-	-	69.9	56.5	-	No Observations	-	
B-119	70	68	70.3	51.3	-	No Observations	-	Thermostat in B-119A
B-120	-	-	73.9	52	-	No Observations	-	
B-123	-	-	73	52.8	-	No Observations	-	
B-127	-	-	70.5	51.8	-	No Observations	-	
B-129	70	68	75	47.9	-	No Observations	-	Thermostat in B-129A
B-226	-	-	71.1	48.4	-	No Observations	-	

APPENDIX C
CERTIFICATIONS

The Board for Global EHS Credentialing (BGC)

through its vested authority, hereby confirms that

Karen M. Meyer

has met all requirements of education, experience, and examination, and on-going maintenance set forth through the BGC's American Board of Industrial Hygiene® (ABIH®) credentialing division for re-certification in the Comprehensive Practice of Industrial Hygiene and is thereby conferred the credential of

Certified Industrial Hygienist® (CIH®)

The aforementioned individual is given all rights, privileges, and responsibilities as both a diplomate of the BGC and holder of the CIH credential, provided that the credential is not suspended or revoked, and it is renewed annually. Moreover, the holder must meet all recertification requirements, including the obligation to practice ethically as prescribed by the BGC.



Credential Number: 6953 CP
Award Date: December 4, 1995
Expiration Date: June 1, 2027

Thomas G. Grumbles, CIH, CPPS, FAIHA
Chair of the Board of Directors



Ulric K. Chung, MCS, PhD
Chief Executive Officer and Secretary



Ron DeSantis, Governor

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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

MOLD-RELATED SERVICES LICENSING PROGRAM

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