ADVERTISEMENT FOR SEALED BID SALE
OF REAL PROPERTY
Indian River County Bid # 2019053

Notice is hereby given that the Indian River County Board of County Commissioners is requesting bids for the purchase the real property identified below, which has been designated surplus to the needs of the County. The subject property is to be sold "As Is, Where Is" by Sealed Bid to the highest bidder, pending ratification of the winning bid by the Board.

Address: 1215 82nd Avenue, Vero Beach, FL 32966
Parcel ID # 33381100001008000001.0
Description: Former Fire Station 7

Bid Form and Contract for Sale and Purchase may be obtained at www.ircgov.com/departments/budget/purchasing under "current solicitations," or by calling 772-226-1416**.**

All bids must be submitted on the provided form and accompanied by a deposit in escrow in the amount of 10% of the total bid price. A minimum of 1/2 of the 10% deposit must be a certified or cashier's check, drawn on any bank authorized to do business in the State of Florida. The remaining deposit may be made by personal check. Both checks shall be made payable to the Indian River County Board of County Commissioners. If the winning bidder fails to close within the time period prescribed in the Contract, the 10% security will be retained by the County, not as a penalty, but as liquidated damages. Checks submitted by all non-winning bidders will be returned following ratification of the winning bid by the Board of County Commissioners.

Deadline for receipt of Sealed Bids has been set for ***2:00 P.M. on April 9, 2019***. Only bids received by the time and date listed will be considered. Bids should be submitted to Purchasing Division, Room B1-301, 1800 27th Street, Vero Beach, Florida 32960.

The Board of County Commissioners reserves the right to accept or reject any and all bids in whole or in part and to waive all informalities.

PURCHASING MANAGER
INDIAN RIVER COUNTY

For Publication in the Indian River Press Journal
Friday, March 29, 2019 and Friday, April 5, 2019

Bid 2019053 – Sealed Bid Sale of 1215 82nd Avenue (Former Fire Station 7)

Bid Opening Date: **Tuesday, April 9, 2019**

Bid Opening Time: **2:00 P.M.**

All bids must be received by the Purchasing Division, 1800 27th Street, Room B1-301, Vero Beach, Florida 32960 **prior to the date and time shown above.** Late bids will not be accepted.

Interested Buyers MUST submit:
ONE FULLY-COMPLETED **SEALED BID FORM**
10% DEPOSIT IN ESCROW
TWO ORIGINAL EXECUTED COPIES OF THE AGREEMENT

Property Overview:
Parcel size 0.5 acre
Zoned RMH-8 – Mobile Home District
Structure built in 1984: 1,344 SF garage (two bays); 1,792 sf living area
Septic Tank, County water, Shallow irrigation well

Property is to be sold as is where is.

Authorized uses of the property (zoned RMH-8 – Mobile Home District) are specifically defined in Section 911.09 of the County Code, which may be referenced at: https://library.municode.com/fl/indian_river_county/codes/code_of_ordinances?nodeId=COOR_TITIXLADERE_CH911ZO_S911.09MOHODI. Questions may be directed to the Planner of the Day at 772-226-1259.

Information regarding environmental testing completed on the building (mold and asbestos) are provided in the bid documents as Appendix A and Appendix B.

Please call 772-226-1416 to schedule an appointment to view the building. Appointments may be pre-scheduled for Monday – Friday between 8:30 a.m. and 4:30 p.m.

SEALED BID FORM

Bidder _____
(Printed Name)

Hereby submits

TO: INDIAN RIVER COUNTY
Purchasing Division
1800 27th Street
Vero Beach, Florida 32960

Property: Bid 2019053 - Sealed Bid for the Purchase of property located at:
1215 82nd Avenue, Vero Beach, FL 32966
Parcel ID # 3338110000100800001.0

Bid Due Date and Time: April 9, 2019 by 2:00 P.M.

The undersigned declares that he/she has visited the premises to review existing conditions prior to the opening of Sealed Bids; and/or that he/she has satisfied himself/herself relative to the condition of this property.

The BIDDER proposes and agrees, if this Bid is accepted, to contract with the County for the purchase of the identified property for the amount of:

_____($_____)
Total Bid Price Written

Enclose the following with your bid:

1. **A deposit in escrow** in the amount of 10% of the total bid price**.** A minimum of 1/2 of the 10% deposit must be a **certified or cashier's check**, drawn on any bank authorized to do business in the State of Florida. The remaining deposit may be made by personal check. Both checks shall be made payable to the Indian River County Board of County Commissioners. If the winning bidder fails to close within the time period prescribed in the Contract, the 10% security will be retained by the County, not as a penalty, but as liquidated damages. The security checks submitted by all non-winning bidders will be returned following ratification of the winning bid by the Board of County Commissioners.

2. TWO signed copies of the attached Agreement to Purchase and Sell Real Estate (Agreement). The Bidder shall fill in the following blank spaces on the Agreement:

Introductory paragraph:	Full name and address (do not complete the date blank)
Paragraph 2:	Your proposed Purchase Price
Paragraph 8.4:	Buyer's full name, address, phone and email
Paragraph 9.0:	Buyer's initials
Page 5:	Buyer's signature and printed name(s)

Bidder shall make no changes to the Agreement. Only the Agreement supplied by the County in the Bid Package will be accepted.

Submit this Sealed Bid Form, 10% Deposit in Escrow, and two executed copies of the Agreement in a sealed envelope with the following written on the outside: "Bid 2019053 - Sealed Bid for the Purchase of 1812 82nd Avenue" by 2:00 P.M. on Tuesday, April 9, 2019 to the Purchasing Division, Room B1-301, 1800 27th Street (Building A), Vero Beach, FL 32960.

Acceptance of Bid:

The BIDDER understands and agrees that the Owner reserves the right to accept or reject any or all Bids submitted and that acceptance of the winning bid will be determined by the Board of County Commissioners at its April 16, 2019 meeting.

Owner anticipates closing to be completed within 30 calendar days from bid opening.

The undersigned hereby certifies that they have read and understand the contents of this solicitation and agree to purchase the property "**AS IS, WHERE IS**". Failure to have read all the provisions of this solicitation and the agreement shall not be cause to alter any resulting contract.

Respectfully Submitted,

_____	_____
Name of Firm or Individual	Address
_____	_____
Authorized Signature	City, State, Zip Code
_____	(_____) _____-_____
Title (If applicable)	Phone
_____	
Date Signed	

E-mail: _____

AGREEMENT TO PURCHASE AND SELL REAL ESTATE

THIS AGREEMENT TO PURCHASE AND SELL REAL ESTATE ("Agreement") is made and entered into as of April _____, 2019, by and between Indian River County, ("County"), a political subdivision of the State of Florida, whose address is 1801 27th Street, Vero Beach, FL 32960; and _____
(buyer's full name)
_____
(buyer's address) (city) (state) (zip)
("Buyers"), who agree as follows:

1. Agreement to Purchase and Sell. The County hereby agrees to sell to the Buyers, and the Buyers hereby agrees to purchase from County, upon the terms and conditions set forth in this Agreement, that certain parcel of real property located at **1215 82nd Avenue, Vero Beach, FL 32966** and more specifically described on Exhibit "A" attached hereto and incorporated by reference, containing approximately 0.5 acres, and all improvements thereon, together with all easements, rights and uses now or hereafter belonging thereto (collectively, the "Property").

2. Purchase Price, Effective Date. The purchase price (the "Purchase Price") for the Property shall be _____***00/00 Dollars***
(written purchase price)
($_____.00). The Buyer has paid and the County acknowledges receipt of a cashier's check in the amount of ten percent (10%) of the purchase price or _____***00/00 Dollars ($_____.00)***.
(10% of written purchase price)
that is currently being held in escrow by the County (Escrowed Funds). The balance of the Purchase Price shall be paid on the Closing Date. The Effective Date of this Agreement shall be the date upon which the County approves the execution of this Agreement, either by approval by the Indian River County Board of County Commissioners at a formal meeting of such Board or by the County Administrator pursuant to his delegated authority.

3. Title. County shall convey marketable title to the Property by County Deed free of claims, liens, easements and encumbrances of record or known to County; but subject to property taxes for the year of Closing and covenants, restrictions and public utility easements of record.

4. Representations of the County.

4.1 County is indefeasibly seized of marketable, fee simple title to the Property, and is the sole owner of and has good right, title, and authority to convey and transfer the Property which is the subject matter of this Agreement, free and clear of all liens and encumbrances.

4.2 From and after the Effective Date of this Agreement, County shall take no action which would impair or otherwise affect title to any portion of the Property, and shall record no documents in the Public Records which would affect title to the Property, without the prior written consent of the Buyers.

4.3 There are no existing or pending special assessments affecting the Property, which are

or may be assessed by any governmental authority, water or sewer authority, school district, drainage district or any other special taxing district.

5. Default.

5.1 In the event the Buyers shall fail to perform any of its obligations hereunder, the County shall, at its sole option, be entitled to: (i) terminate this Agreement by written notice delivered to the Buyers at or prior to the Closing Date and thereupon retain the Escrowed Funds as liquidated damages. Neither the County nor any other person or party shall have any claim for specific performance, damages, or otherwise against the Buyers; or (ii) waive the Buyer's default and proceed to Closing.

5.2 In the event the County shall fail to perform any of its obligations hereunder, the Buyers shall, at its sole option, be entitled to terminate this Agreement by written notice delivered to the County at or prior to the Closing Date and thereupon neither the Buyers nor any other person or party shall have any claim for specific performance, damages or otherwise against the County; or (ii) waive the County's default and proceed to Closing.

6. Closing.

6.1 The closing of the transaction contemplated herein ("Closing" and "Closing Date") shall take place within 30 days following the Effective Date of this Agreement. The parties agree that the Closing shall be as follows:

(a) The County shall execute and deliver to the Buyers a County Deed conveying marketable title to the Property, free and clear of all liens and encumbrances and in the condition required by paragraph 3.

(b) The County shall have removed all of its personal property and equipment from the Property and the County shall deliver possession of the Property to Buyers vacant and in the same or better condition that existed at the Effective Date hereof.

(c) If County is obligated to discharge any encumbrances at or prior to Closing and fails to do so, Buyers may use a portion of Purchase Price funds to satisfy the encumbrances.

(d) The County and the Buyers shall each deliver to the other such other documents or instruments as may reasonably be required to close this transaction.

7. Closing Costs; Expenses. Buyers shall be responsible for preparation of all Closing documents.

7.1 Buyers shall pay the following expenses at Closing:

7.1.1 The cost of recording the County deed and any release or satisfaction obtained by County pursuant to this Agreement.

7.1.2 Documentary Stamps required to be affixed to the warranty deed.

7.1.3 All costs and premiums for the owner's marketability title insurance commitment and policy, if any.

7.1.4 Current taxes which are not yet due and payable

7.2 County shall pay the following expenses at or prior to Closing:

7.2.1 All costs necessary to cure title defect(s) or encumbrances, other than the Permitted Exceptions, and to satisfy or release of record all existing mortgages, liens or encumbrances upon the Property.

8. Miscellaneous.

8.1 Controlling Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Florida. Venue shall be in Indian River Buyers for all state court matters, and in the Southern District of Florida for all federal court matters.

8.2 Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to this transaction and supersedes all prior agreements, written or oral, between the County and the Buyers relating to the subject matter hereof. Any modification or amendment to this Agreement shall be effective only if in writing and executed by each of the parties.

8.3 Assignment and Binding Effect. Neither Buyers nor County may assign its rights and obligations under this Agreement without the prior written consent of the other party. The terms hereof shall be binding upon and shall inure to the benefit of the parties hereto and their successors and assigns.

8.4 Notices. Any notice shall be deemed duly served if personally served or if mailed by certified mail, return receipt requested, or if sent via “overnight” courier service or facsimile transmission, as follows:

If to Buyers:
Buyer’s full name: _____
Address: _____
City, State, Zip: _____
Phone: _____
Email: _____

If to County:
Indian River County Attorney’s Office
1801 27th Street
Vero Beach, FL. 32960
Phone: 772-226-1426
bdebraal@ircgov.com

Either party may change the information above by giving written notice of such change as provided in this paragraph.

8.5 Survival and Benefit. Except as otherwise expressly provided herein, each agreement, representation or warranty made in this Agreement by or on behalf of either party, or in any instruments delivered pursuant hereto or in connection herewith, shall survive the Closing Date and the consummation of the transaction provided for herein. The covenants, agreements and undertakings of each of the parties hereto are made solely for the benefit of, and may be relied on only by the other party hereto, its successors and assigns, and are not made for the benefit of, nor may they be relied upon, by any other person whatsoever.

8.6 Attorney's Fees and Costs. In any claim or controversy arising out of or relating to this Agreement, each party shall bear its own attorney's fees, costs, and expenses.

8.7. Counterparts. This Agreement may be executed in two or more counterparts, each one of which shall constitute an original.

8.8. County Approval Required. This Agreement is subject to approval by the Indian River County Board of County Commissioners as set forth in paragraph 2.

9.0 **Property is Being sold "Where Is, As Is"** The County makes no guaranty or warranty as to the Property or any of its structures or their contents. The sale is not contingent upon buyer obtaining financing. This sale is not contingent upon a satisfactory inspection report.
Buyer's Initials _____ Buyer's initials _____

9.1 Asbestos and Mold Reports. The Buyer acknowledges that they have received, read and reviewed the Pre-demolition Asbestos Survey report and the Report of Limited Inspection and Indoor Air Quality Assessment as to the Property.
Buyer's Initials _____ Buyer's initials _____

9.2 Potential Uses for the Property and Building. The Buyer acknowledges and understands that the Land Use Regulation of Indian River County prohibit certain non-residential uses for the property.
Buyer's Initials _____ Buyer's initials _____

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date first set forth above.

Buyer:

By: _____
Print Name:_____

By: _____
Print Name:_____

Date Signed by Buyer: _____

INDIAN RIVER COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

By: _____
Bob Solari, Chairman

Date BCC Approved: _____

Attest: Jeffrey R. Smith, Clerk of Court and Comptroller

By _____
Deputy Clerk

Approved as to form and legal sufficiency.

_____
William K. DeBraal
Deputy County Attorney

Exhibit A

EXHIBIT "A"

Commence at the Southeast corner of Tract 8, Section 11, Township 33 South, Range 38 East, Indian River County, Florida; thence run North 00°12'13" West along the East line of Section 11, Township 33 South, Range 38 East, Indian River County, Florida, a distance of 100.00 feet; thence run South 89°24'01" West and parallel with the South line of aforesaid Tract 8 a distance of 30.00 feet to the West right-of-way line of State Road 609 and the Point of Beginning. From the Point of Beginning continue South 89°24'01" West and parallel with the South line of Tract 8 a distance 217.80 feet; thence run North 00°12'13" West and parallel to the East line of Section 11 a distance of 100.00 feet; thence run North 89°24'01" East and parallel to the South line of Tract 8 a distance of 217.80 feet to the West right-of-way line of State Road 609 (known as Ranch Road) thence run South 00°12'13" East along the West right-of-way line of State Road 609 and parallel to the East line of Section 11 a distance of 100.00 feet to the Point of Beginning containing 0.50 acres, more or less and all lying and being in Tract 8, Section 11, Township 33 South, Range 38 East, Indian River County, Florida.

TOGETHER WITH

Commence at the Southeast corner of Tract 8, Section 11, Township 33 South, Range 38 East, Indian River County, Florida; thence run North 00 degrees 12'13" West along the east line of Section 11, Township 33 South, Range 38 East, Indian River County, Florida, a distance of 60.0 feet; thence run South 89 degrees 24'01" West and parallel with the South line of aforesaid Tract 8 a distance of 30.0 feet to the West right-of-way line of State Road 609 and the Point of Beginning. From the Point of Beginning continue South 89 degrees 24'01" West and parallel with the South line of Tract 8 a distance of 217.80 feet; thence run North 00 degrees 12' 13" West and parallel to the East line of Section 11 a distance of 40.0 feet; thence run North 89 degrees 24'01" East and parallel to the South line of Tract 8 a distance of 217.80 feet to the West right-of-way line of State Road 609 (also known as Ranch Road); thence run South 00 degrees 12'13" East along the West right-of-way line of State Road 609 and parallel to the East line of Section 11, a distance of 40.0 feet to the Point of Beginning. Containing 0.20 acres, more or less, and all lying and being in Tract 8, Section 11, Township 33 South, Range 38 East, Indian River County, Florida.

Appendix A

AMEC Environmental and Infrastructure, Inc. Report of Limited Inspections and Indoor Air Quality Assessment, Indian River County Fire Station #7

18 September 2014

Ms. Beth Martin – Risk Manager
Risk Management Division
Indian River County
1800 27th Street
Vero Beach, Florida 32960-0310

Phone: +1 (772) 567-8000 Ext 1287
Email: bmartin@ircgov.com

Subject: **Report of Limited Inspections and Indoor Air Quality Assessment**
Indian River County Fire Station #7
1215 82nd Avenue
Vero Beach, Florida
AMEC Project 6380-14-1233

Dear Ms. Martin:

AMEC Environment & Infrastructure, Inc. (AMEC) has completed the Limited Inspections and Indoor Air Quality (IAQ) Assessment requested by Indian River County Risk Management (IRCRM) at Fire Station #1. The field survey including spore trap air sampling was performed by Mr. Roger L. Jeffery, P.E. and Mr. Carver Gittens, Industrial Hygienist Technician on 22 July 2014. Our field services for this limited inspections and IAQ Assessment were conducted in general accordance with AMEC Proposal 14PROP0010.6380.0349, Revision 1, dated 10 July 2014 and as authorized by Purchase Order #69508-00.

AMEC appreciates the opportunity to have been of assistance to you on this project and is looking forward to working with you as your consultant in the future. If you have any questions concerning this report or if we can be of further service, please contact us.

Respectfully,

Ronald C. Trapane, MS, CIEC
Program Manager

Lisa M. Prieto, P.E.
Orlando Office Manager

Russell E. Stauffer, P.E., CIEC
Mold Assessor #MRSA-2010

Attachments: Building Plan
Photographs
Laboratory Report

P:\6380 IEQ\PROJECTS\2014-Projects\1233 IRC Four Fire Stations\Station #7\1233 Report Station#7.docx

Correspondence:
AMEC Environment & Infrastructure, Inc.
75 East Amelia Street, Suite 200
Orlando, Florida 32801 USA
Tel +1 (407) 522-7570
Fax +1 (407) 522-7576

1.0 PROJECT INFORMATION

Information concerning this project was obtained from a request for proposal dated 6 June 2014 from Ms. Beth Martin with Indian River County Risk Management (IRCRM). Additional information was obtained at a meeting held on July 22, 2014 at IRCRM office. The meeting was attended by Ms. Beth Martin (Risk Manager), Mr. John King (Fire Chief), Mr. Brian Burkeen (Assistant Chief), Mr. Roger L. Jeffery, P.E. and Mr. Carver Gittens with AMEC. Mr. Burkeen accompanied us during our inspection and provided additional information during the inspection. The fire station was reportedly built in 1984 and consists of approximately 3,100 gross square feet, with 1,320 square feet of living area. A plan depicting the building layout is attached. According to Mr. Burkeen there has been an ongoing problem with bats roosting in the attic and the screening over the attic vents have been replaced numerous times. There have been no roof leaks reported in many years.

2.0 SCOPE OF WORK

Our scope of work for this project included the following tasks:

Task 1 - Site Visit, Observations, and Comfort Parameter Screening

Our services for this task included a site visit to conduct visual observations and obtaining selected indoor air quality measurements within the fire station. The comfort parameter and other measurements, consisting of carbon dioxide, temperature, relative humidity, and airborne particulates, were compared with ASHRAE, OSHA, and NIOSH, standards to establish the conditions in the subject area at the time of the evaluation. Measurements were collected in numerous locations within the subject area, as well as outside the fire station, for baseline comparison purposes.

Task 2 – Heating, Ventilation, and Air-Conditioning (HVAC) System Observation

AMEC conducted a visual observation of the HVAC systems serving the building. Our services included a walk-through of the interior spaces and mechanical areas with the person responsible for the maintenance of the system to observe the operation, general maintenance and housekeeping characteristics of the associated HVAC systems. The interiors of representative air handler units were observed.

Task 3 – Microbial Sampling

In order to assess the potential presence or absence of mold amplification, AMEC collected a total of three spore trap air samples from inside representative areas of the building, and two outside samples for comparative purposes. The samples were sent to an AIHA EMLAP accredited laboratory and analyzed for viable and non-viable fungi. Laboratory analysis of the spore trap air samples included basic (outside) and expanded (inside) fungal analysis using direct optical microscopy. The expanded (interior) analysis included insect parts, skin cell fragments, and inorganic particles, useful to indicate if current housing keeping measures are sufficient/effective at the fire station.

The spore trap samples were collected on spore trap (air-o-cell) utilizing a calibrated high volume-sampling pump. The sample results are included in our report and were compared against industry

guidelines and recommendations. Sampling to address infectious disease control was beyond our scope of services.

Task 4 – Moisture Intrusion Assessment *(Protimete)*

Our services for this task included a site visit to observe building finishes in order to evaluate if areas were impacted by moisture intrusion and to confirm the presence or absence of suspect visible mold growth. No destructive testing or removal of finishes was included in our scope of work. We performed non-destructive testing for elevated moisture content of representative finishing materials using a *Protimeter* moisture meter.

Task 5 – Structural Integrity Assessment

Our services for this task included a site visit to observe the visible existing structural framing and assess areas of distress or indications of loss of structural integrity. This task was conducted by a Florida Professional Engineer (PE) specializing in Structural Engineering. If available we reviewed original construction plans prior to our assessment. No destructive testing or removal of finishes was included in our scope of work.

Task 6 - Report Preparation

At the completion of our site visits, a report was prepared to summarize the information obtained. This report discussed our visual observations, *Protimeter* evaluations, and the results of our comfort parameter screening measurements and airborne microbial sampling results.

3.0 FINDINGS

3.1 Visual Observations

Exterior

- There are numerous cracks in the stucco at the planter walls.
- The building fascia and soffit is deteriorated at many locations.
- Down spouts do not all divert the rain water away from the building.
- There a few old conduits or small holes in the walls.
- The paint has visibly degraded at some locations.
- The icemaker condensate drain does not have a p-trap and the moisture is not diverted away from the building.

Interior

- Dust, dirt and insect debris, etc. were observed and dirty diffuser louvers and returns were noted in the building, indicating poor housekeeping, even though the observations were limited.
- Doors from the apparatus bay into the living areas do not have weatherstripping.
- There are stained ceiling tiles near the A/C closet from moisture dripping from the coolant line in the attic above.
- There is evidence of previous moisture intrusion in the bathroom.
- The vent fan in the bathroom exhausts into the attic.

- Numerous diffusers have suspect visible mold (SVM).
- Some diffusers have been repainted.
- Some of the ceiling tiles have been painted.
- The vent hood over the stove is dirty and has SVM.
- A portable fan in the dormitory has SVM.
- There is a lack of sealant between the wall and window frames at many locations however there is no evidence of moisture intrusion.
- Many of the light fixtures are rusted on the top side which is exposed to the attic space.
- A portion of the exterior wall sheathing in the attic has evidence of previous moisture intrusion.
- The fiberglass batt insulation above the ceiling tiles has been moved out of position in numerous locations. There is no indication that an "air barrier exists between the conditioned occupied spaces and the vented attic. If an effective air barrier is not present, un-conditioned, hot humid air (particularly during the summer months) from the vented attic is allowed to come into contact with the metal ducts and supply/return components and ceiling tiles which are cooled by the HVAC for the occupied spaces below. This condition can be exacerbated by low thermostat set points (typically well below 72 degrees Fahrenheit) in the occupied areas. Painted drywall/joint compound walls and suspended acoustical tile ceiling with fiberglass batt insulation above are typically not air barriers as defined by Florida Building Code (FBC). The lack of an effective air barrier can result in condensation control issues, moisture vapor control issues, and higher heating and cooling costs.

HVAC

- One Trane and a Haier portable floor unit supplies A/C to property.
- The Trane unit located in Ready Room had visible signs of SVM on ceiling of A/C closet around duct penetration, some rust and lite moisture on coils and dust on filter grille of filter housing was also visible, unit also has a new Eco-aire, pleated filter marked with change date.
- The A/C return located in Dorm, had a clean pleated filter and showed signs of Dust and Suspect Visible Mold (SVM).
- The Haier floor model unit has dust in filter area.
- Condensate line in the Ready Room above ceiling tile, was wrapped in neoprene and flex seal 457 tape which was completely saturated.

3.2 Moisture Screening

Moisture testing was conducted by using a *Protimeter* non-destructive moisture meter to evaluate the presence and extent of elevated moisture within representative interior door and window areas. AMEC also obtained moisture readings from representative window sills and walls around walls and doors that showed evidence of cracking or deterioration.

The *Protimeter* "Probe Mode" readings, ranging from 0 to 14 wood moisture equivalent (WME) are considered to have "Air Dry Conditions" and are consistent with typical wallboard in office environments which has not been impacted by elevated moisture. Readings ranging from 15 to 19 are

considered to be “At Risk” for moisture problems. Readings 20 and above indicate moisture content typical of finishes which have been impacted by moisture intrusion.

The results of our comfort parameter readings are summarized in the following Table No. 1.

Table No. 1: Surface Moisture Readings

Location / Suspect Visible Mold (SVM)	***Protimeter*** **Readings (WME)**	Conditions
Interior – Dispatch office, around door and window	12.2	Air Dry
Interior – Ready room, around both windows and door to bay	11.4	Air Dry
Interior- Kitchen, around window	13.1	Air Dry
Interior – Dorm around windows and doors	11.3	Air Dry
Interior – Bathroom, off Dorm (interior walls)	10.2	Air Dry
Interior – Bathroom (with urinal) interior walls	10.4	Air Dry

Prepared By: CG Checked By: RLJ

The moisture meter survey confirmed that there were **NO** drywall “moisture intrusion” issues.

3.3 Comfort Parameter Screening

Testing for the basic comfort parameters (carbon dioxide, temperature, relative humidity, and particulates) associated with indoor air quality was also conducted within interior finished areas. For comparison purposes, testing was also conducted at locations outside of the fire station.

Temperature and relative humidity were monitored during AMEC’s site visit with a TSI Q-Trak 8550 hand–held hygrometer/thermometer.

Temperature Levels

Temperature and relative humidity levels can be considered as indicators of the HVAC system’s ability to handle building thermal loads. The Occupational Safety and Health Administration (OSHA) has not established temperature and relative humidity limits. The American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 55-2004, *Thermal Environmental Conditions for Human Occupancy,* recommends that summertime (mechanical cooling) temperatures are maintained between 73 and 79 degrees Fahrenheit, and that wintertime (mechanical heating) temperatures are maintained between 68 and 74 degrees Fahrenheit. At the time site visit was conduction on the outside temperature was measured at 81 degrees Fahrenheit so ASHRAE summertime guidelines are referenced.

During the site visit, the temperature thermostats at the fire station were set at 73 degrees Fahrenheit (F) in the Ready room, with confirmatory readings from the TSI Q-Trak at 71.7 degrees F, and the Dorm room floor model was set at 70 degrees F and confirmed at 70.7 degrees F.

Relative Humidity Levels

The ASHRAE Standard 62.1-2001, *Ventilation for Acceptable Indoor Air Quality,* notes that ... *Relative humidity in habitable spaces preferably should be maintained between 30% and 60% relative humidity to minimize growth of allergenic or pathogenic organisms.* The Standard also notes that ... *if the relative humidity in occupied spaces and low velocity ducts and plenums exceeds 70%, fungal contamination (for example, mold, mildew, etc) can occur.*

Relative humidity should be maintained between ***30 to 60 percent*** during all seasons, since humidity above 60 percent may contribute to the growth of mold and bacteria on porous indoor surfaces.

Carbon Dioxide Levels

CO_2 readings were obtained from both inside and outside as part of the evaluation process. Current guidelines provided in the ASHRAE Standard 62.1-2001, *Ventilation for Acceptable Indoor Air Quality*, is calculated by adding 700 parts per million (ppm) to the carbon dioxide concentration level measured outside the building and was used as the basis for our evaluation. This calculation corresponds to an outdoor air intake of 15-20 cubic feet per minute (CFM), per person. Therefore, the exterior 519 ppm CO_2 value established a target value of 1,219 for CO_2 (5519 + 700 = 1,219 ppm).

The results of our comfort parameter readings are summarized in the following Table No. 2.

Table 2: Comfort Parameter Measurements

Location	Date	Time	CO_2 (ppm)	Temp. (F.)	Relative Humidity (%)
Target Values	**Date**	**Time**	**1,219 (519 + 700)**	**73-79 (summertime)**	**30-60**
Outside –Back entry at bay doors	7/22/14	11:00A	519	81.6	86.7
Inside/outside – Bay area	7/22/14	11:08A	462	84.6	78.8
Inside - Ready room	7/22/14	11:15A	643	74.8	41.4
Inside – Dispatch room	7/22/14	11:30A	662	74.9	43.6
Inside - Bathroom	7/22/14	11:56A	635	74.4	41.4
Inside – Kitchen	7/22/14	12:24P	629	**72.4**	42.6
Front Entry	7/22/14	1:00P	640	**71.8**	42.1

Prepared By: CG. Checked By: RLJ

Results in bold indicate that test location measurements were not within ASHRAE recommended levels.

Of the four interior temperature readings obtained (ranging from 71.8 to 74.8 degrees F), two readings were ***below*** ASHRAE recommended summertime levels – possibly due to thermostat settings and/or HVAC system inefficiencies.

All of the 4 interior Relative Humidity (%) readings (ranging from 41.4% to 42.6% RH) were ***within*** ASHRAE recommended levels.

All of the 4 interior carbon dioxide readings obtained were ***within*** ASHRAE recommended levels.

3.4 Mold Air Testing

Five air samples were obtained using spore trap (air-o-cell) with the fire station, while two samples were obtained from outside to the rear and front of the truck bay and main entry at the beginning and end of AMEC's site visit on 22 July 2014. The samples were returned, using chain of custody procedures to EMLab P&K Inc., an AIHA EMLAP accredited laboratory. The samples were analyzed for viable and non-viable fungal spores, skin cells, and mycelia fragments. Copies of the laboratory reports are attached to this report for your reference. Table 3 summarizes the results of the biological particle analysis:

Table 3 - Spore Trap Results – Biological Particles

Sample(1) Location	TOTAL Spore Counts (m^3) Predominant Type Spore Count (m^3)
(01-) **Exterior** – Rear section of Bay doors	**Total Exterior Spore Counts - 3477**
(02-) Interior – Ready Room	**Total Spore Counts - 270** ***Two individual spore types greatly exceeded the respective outside levels***
(03-) Interior – Dorm area	**Total Spore Counts - 0** *No spores detected*
(04-) Interior – Dispatch office	**Total Spore Counts -20** *No individual spore types exceeded either of the two respective outside samples.*
(05-) **Exterior** – Front/Main entry	**Total Exterior Spore Counts - 1797**

(1) Sample numbers are listed in parentheses

The guidance of the AIHA journal, *Indoor Health, Background Levels of Fungi,* July/August 2003 consensus opinion is that the indoor microbial levels should be below the outdoor levels with no difference in the interior type.

The interior sample results did not indicate elevated microbial levels in two of the three interior locations when compared to the average of the two outside samples. However, while the total spore count (270 per m^3) was below the total, average outside spore count (2,637 per m^3) there were elevated individual spore count levels that were either above or not present in average of the corresponding outside samples. The laboratory analytical results are attached.

As part of this scope we included expanded analysis of the interior spore trap air samples to include epithelial (skin) cells, and hyphal fragments. Table 4 summarizes the results of the expanded particle analysis:

Table 4 – Spore Trap Results – Expanded Particles

Sample(2) Location	Hyphal Fragments (particles/m^3)	Epithelial (Skin) Cells (Loading Factor: {lightest} 1 thru 4 {heaviest})
(01-) **Exterior** –Rear section of Bay doors	Hyphal Fragments – 60	Epithelial (Skin) Cells – 1
(02-) Interior – Ready Room	Hyphal Fragments – 0	Epithelial (Skin) Cells – 2
(03-) Interior – Dorm area	Hyphal Fragments – 20	Epithelial (Skin) Cells – 1
(04-) Interior – Dispatch office	Hyphal Fragments – 0	Epithelial (Skin) Cells – 1
(05-) **Exterior** – Front/Main entry	Hyphal Fragments – 0	Epithelial (Skin) Cells – 1

(2) Sample numbers are listed in parentheses

There is no consensus opinion as to the indoor particle levels for skin cells or hyphal fragments. However, "higher" hyphal fragment and skin cell loading levels, relative to the other interior results, was noted in the Ready Room - indications of possible ineffective housekeeping. The laboratory analytical results are attached.

3.4 Structural Integrity Assessment

- Based upon our visual observations there was no indication of structural distress or damage.

4.0 CONCLUSIONS

Based on our visual observations and test results we offer the following conclusions:

- Dust, dirt, cobweb, insect debris, etc. were observed on horizontal surfaces (tables, window sills, window blinds, shelves, counter tops, fluorescent light covers, etc.) and greasy and dusty diffuser louvers & returns were noted in the building, indicating poor housekeeping, and underscored by the additional airborne particulate results.
- There are numerous exterior issues, including cracks in the stucco, fascia and soffit deterioration, down spouts drainage, conduits or small holes in the walls and visibly degraded paint. While not currently associated or linked with specific water intrusion issues, their presence can be regarded as a possible early warning.
- Of the four interior temperature readings obtained (ranging from 71.8 to 74.8 degrees F), two readings were ***below*** ASHRAE recommended summertime levels – possibly due to thermostat settings and/or HVAC system inefficiencies.
- All of the 4 interior Relative Humidity (%) readings (ranging from 41.4% to 42.6% RH) were ***within*** ASHRAE recommended levels.
- All of the 4 interior carbon dioxide readings obtained were ***within*** ASHRAE recommended levels.

5.0 RECOMMENDATIONS

As requested, AMEC has prepared the following recommendations for corrective actions based on the issues identified during our evaluation:

1. The water-stained, SVM ceiling tiles, and wet fiberglass duct and HVAC insulation should be replaced. Rusted louvers and metal components/grids should be replaced/repainted. Confirmation that all supply ducts are properly insulated, to reduce potential condensation issues, should also occur.
2. AMEC recommends inspection and cleaning of mold-impacted and dirty HVAC Units, ducts and components using a hypochlorite (10% bleach and water) solution, BBJ MicroBiocide, Oxine, EnviroCon, Fiberlock Shockwave, or Fosters 40-80. Remove and replace all mold or water-damaged HVAC or duct insulation. Note, all mold remediation activities are to be accomplished by experienced, properly trained personnel in accordance with the State of Florida Statutes 468.84, et al.
3. Deteriorated exterior components and/or issues (fascia, paint, cracking deterioration, etc.) should be demarcated, the root cause identified and remediated to prevent contribution to any future water intrusion episodes.
4. ***Since improperly conducted mold remediation activities can create additional issues, it is recommended that all mold remediation activities be accomplished by experienced, properly trained personnel in accordance with the State of Florida Statutes 468.84, etal. Additionally, third-party mold remediation monitoring and air testing should be conducted to confirm the effectiveness of the mold remediation contractor's activities.***
5. Improve housekeeping to reduce visible dirt, dust, insect parts, etc. Improved housekeeping is likely to reduce elevated skin counts identified.

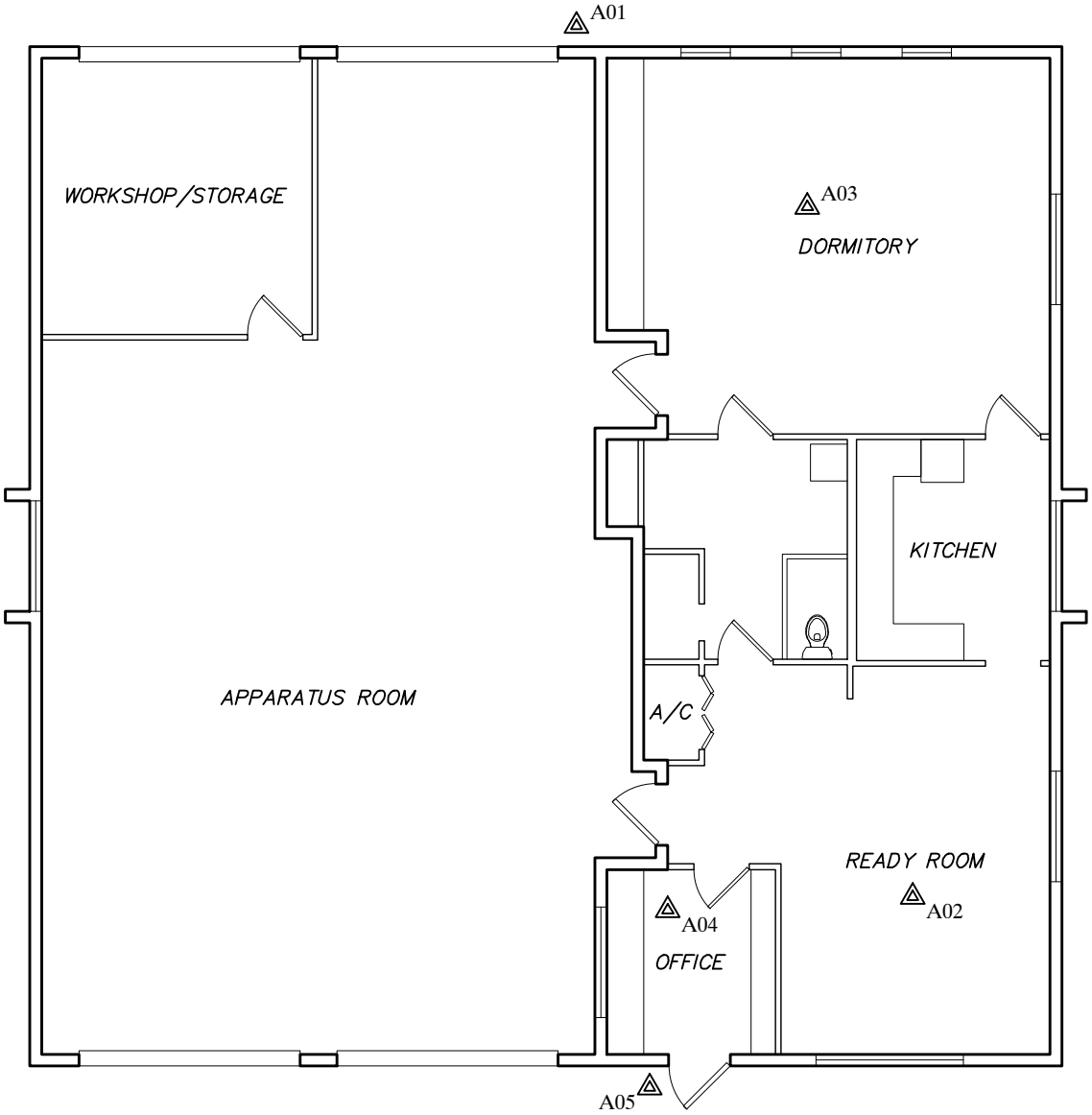
6. AMEC also recommends testing, adjusting, and balancing of the HVAC system components to determine if the HVAC system provides airflows that are in accordance with the design specifications. Additionally, confirm that temperature settings for the HVAC system are accurate and raise temperature levels in the location identified as below ASHRAE recommended guidelines.
7. Confirm that a proper air barrier has been installed between the conditioned finished space and the "naturally ventilated" plenum space above the dropped ceiling tiles and batting, in order to prevent the potential for plenum moisture, in accordance with applicable Florida Building Code (Mechanical). Acceptable air barriers are generally made of durable, nonporous materials and are sealed to adjoining wall, ceiling or floor surfaces with suitable long-life mastics.
8. Follow up testing and inspections should be performed after the recommendations described above are completed.

6.0 LIMITATIONS

AMEC has endeavored to observe the existing conditions within the *finished areas of the Indian River County Fire Station #7* using generally accepted procedures. Regardless of the thoroughness of our assessment, there is always a possibility some areas were overlooked or inaccessible, or are different from those specific assessment locations. If conditions related to indoor air quality, other than those identified in this report, is identified in the subject spaces, AMEC should be contacted to evaluate the findings and conclusions in this report in light of the new information.

This report is intended for the exclusive use of *Indian River County Government*. The findings are relative to the date of our site visit and should not be relied upon for substantially previous and/or later dates.

BUILDING PLAN



STATION #7
FLOOR PLAN
SCALE: 1" = 10'

LEGEND	
⚠	SPORE TRAP LOCATIONS

1215 82nd AVE
VERO BEACH

INDIAN RIVER COUNTY EMERGENCY SERVICES
INDIAN RIVER COUNTY, FLORIDA

amec

AMEC ENVIRONMENT & INFRASTRUCTURE, INC.
CERTIFICATE OF AUTHORIZATION #: CA-5392

INSPECTED	RLJ/CG	PROJECT	6380141233
DRAWN	JSP	PHASE	--
CHECKED		DATE	2014-09-04

SHEET TITLE: FLOOR PLAN

SHEET NUMBER: 1

9/04/14 - 11:29:39 AM JAMES.PICKERING C:\USERS\JAMES.PICKERING\APPDATA\LOCAL\TEMP\ACPUBLISH_6088\6380-14-1233 INDIAN RIVER FD.DWG

PHOTOS

Photo 1
Front Elevation

Photo 2
Damaged lattice above entry door

Photo 3
Typical cracks in planter walls

Photo 4
Deteriorated facia above entry door

Photo 5
Deteriorated facia and soffit

Photo 6
Downspout with minor washout and not effectively diverting water away

Photo 7
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Photo 8
Paint degradation

Photo 9
Condensate drain from icemaker – no p-trap and moisture is not directed away from building

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Photo 11
Plywood ceiling in apparatus bay – no evidence of moisture intrusion

Photo 12
Door from apparatus bay into office area – no weather-stripping

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Photo 14
Moisture damage at vinyl floor tiles

Photo 15
Vent fan in men's bathroom, exhausts into attic – SVM, rust on ceiling grid

Photo 16
In front of entry to kitchen – example of painted ceiling tiles previously stained

Photo 17
Underside of stove vent hood – needs cleaning and SVM

Photo 18
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Photo 19
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Photo 20
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Bathroom – moisture damage to floor tile

Photo 22
Bathroom – moisture damage to floor tile

Photo 23
Bathroom, stains on ceiling (SVM) and diffuser has been painted

Photo 24
Window in dormitory with no sealant inside frame, no evidence of moisture intrusion

Photo 25
Above ready room – rust on light fixture

Photo 26
Above ready room – insulation moved out of place

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Photo 30
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S.V.M at coils of AHU in Ready room

Photo 35
Stains on Fiberglass insulation of AHU

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Photo 37
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Photo 38
Dust on flexible fiberglass ducts above ceiling tiles

Photo 39
Visible signs of SVM on A/C return in Bunk area

Photo 40
Dust at A/C return in Bunk area

Photo 41
Q-track and thermostat comparison (Ready room).

Photo 42
Q-track and thermostat comparison (Bunk area).

LABORATORY REPORTS

EMSL Analytical, Inc.

5125 Adanson Street, Suite 900 Orlando, FL 32804
Phone/Fax: (407) 599-5887 / (407) 599-9063
http://www.EMSL.com / orlandolab@emsl.com

Order ID:	341406392
Customer ID:	AMECH25
Customer PO:	C012301233
Project ID:	

Attn: Ron Trapane
AMEC E&I, Inc.
75 E. Amelia Street Suite 200
Orlando, FL 32801

Phone:	(407) 522-7570
Fax:	(ema) il -only
Collected:	07/22/2014
Received:	07/24/2014
Analyzed:	07/28/2014

Proj: 6380-14-1233.01 Indian River Fire Station #7

Test Report: Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods EMSL 05-TP-003, ASTM D7391)

Lab Sample Number:	341406392-0001			341406392-0002			341406392-0003		
Client Sample ID:	A01-20487189			A02-20486916			A03-20489636		
Volume (L):	150			150			150		
Sample Location:	Exterior Rear of Bldg - Bay Doors			Lounge/Ready Room			Dorm/Bunk Area		
Spore Types	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**
Alternaria	-	-	-	-	-	-	-	-	-
Ascospores	28	590	17	-	-	-	-	-	-
Aspergillus/Penicillium	6	100	2.9	11	230	85.2	-	-	-
Basidiospores	37	780	22.4	1	20	7.4	-	-	-
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium	-	-	-	-	-	-	-	-	-
Cladosporium	7	100	2.9	-	-	-	-	-	-
Curvularia	8	200	5.8	-	-	-	-	-	-
Epicoccum	1	20	0.6	-	-	-	-	-	-
Fusarium	1	20	0.6	-	-	-	-	-	-
Ganoderma	2	40	1.1	-	-	-	-	-	-
Myxomycetes++	2	40	1.1	-	-	-	-	-	-
Pithomyces	1	20	0.6	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis	-	-	-	-	-	-	-	-	-
Stachybotrys	-	-	-	-	-	-	-	-	-
Cercospora	1	20	0.6	-	-	-	-	-	-
Nigrospora	1*	7*	0.2	-	-	-	-	-	-
Pestalotiopsis	-	-	-	1	20	7.4	-	-	-
Pyricularia	72	1500	43.1	-	-	-	-	-	-
Spegazzinia	1	20	0.6	-	-	-	-	-	-
Sporomiella	1	20	0.6	-	-	-	-	-	-
Total Fungi	**169**	**3477**	**100**	**13**	**270**	**100**	**-**	**-**	**-**
Hyphal Fragment	3	60	1.7	-	-	-	1	20	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	10	210	6	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	21	-	-	21	-	-	21	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	1	-	-	2	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	1	-	-	1	-

Bipolaris++ = Bipolaris/Drechslera/Exserohilum
Myxomycetes++ = Myxomycetes/Periconia/Smut

No discernable field blank was submitted with this group of samples.

Blanca Cortes, Ph.D., Laboratory Manager
or Other Approved Signatory

High levels of background particulate can obscure spores and other particulates leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "*" Denotes particles found at 300X. "-" Denotes not detected. Due to method stopping rules, raw counts in excess of 100 are extrapolated based on the percentage analyzed. EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted.

Samples analyzed by EMSL Analytical, Inc. Orlando, FL AIHA-LAP, LLC EMLAP 163563

Initial report from: 07/28/2014 18:39:53

For Information on the fungi listed in this report please visit the Resources section at www.emsl.com

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Phone/Fax: (407) 599-5887 / (407) 599-9063
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Order ID:	341406392
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Phone:	(407) 522-7570
Fax:	(ema) il -only
Collected:	07/22/2014
Received:	07/24/2014
Analyzed:	07/28/2014

Proj: 6380-14-1233.01 Indian River Fire Station #7

Test Report: Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods EMSL 05-TP-003, ASTM D7391)

Lab Sample Number:	341406392-0004			341406392-0005		
Client Sample ID:	A04-20486963			A08-20487071		
Volume (L):	150			150		
Sample Location:	Dispatch Office			Front/Main Entry (Exterior)		
Spore Types	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**
Alternaria	-	-	-	3*	20*	1.1
Ascospores	-	-	-	13	270	15
Aspergillus/Penicillium	-	-	-	2	40	2.2
Basidiospores	1	20	100	26	550	30.6
Bipolaris++	-	-	-	1	20	1.1
Chaetomium	-	-	-	-	-	-
Cladosporium	-	-	-	12	250	13.9
Curvularia	-	-	-	1	20	1.1
Epicoccum	-	-	-	-	-	-
Fusarium	-	-	-	1	20	1.1
Ganoderma	-	-	-	7	100	5.6
Myxomycetes++	-	-	-	20	420	23.4
Pithomyces	-	-	-	2	40	2.2
Rust	-	-	-	-	-	-
Scopulariopsis	-	-	-	-	-	-
Stachybotrys	-	-	-	-	-	-
Cercospora	-	-	-	1	20	1.1
Nigrospora	-	-	-	1	20	1.1
Pestalotiopsis	-	-	-	-	-	-
Pyricularia	-	-	-	-	-	-
Spegazzinia	-	-	-	1*	7*	0.4
Sporomiella	-	-	-	-	-	-
Total Fungi	**1**	**20**	**100**	**91**	**1797**	**100**
Hyphal Fragment	-	-	-	-	-	-
Insect Fragment	-	-	-	-	-	-
Pollen	-	-	-	3	60	3.3
Analyt. Sensitivity 600x	-	21	-	-	21	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-
Background (1-5)	-	1	-	-	1	-

Sample Comments: 341406392-0005 Sample contains RARE amount of algae-like organisms.

Bipolaris++ = Bipolaris/Drechslera/Exserohilum
Myxomycetes++ = Myxomycetes/Periconia/Smut

No discernable field blank was submitted with this group of samples.

Blanca Cortes, Ph.D., Laboratory Manager
or Other Approved Signatory

High levels of background particulate can obscure spores and other particulates leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "*" Denotes particles found at 300X. "-" Denotes not detected. Due to method stopping rules, raw counts in excess of 100 are extrapolated based on the percentage analyzed. EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted.

Samples analyzed by EMSL Analytical, Inc. Orlando, FL AIHA-LAP, LLC EMLAP 163563

Initial report from: 07/28/2014 18:39:53

For Information on the fungi listed in this report please visit the Resources section at www.emsl.com

Appendix B

Gaudet Associates, Inc. Pre-Demolition Asbestos Identification for Fire Station #7

Pre-Demolition
ASBESTOS IDENTIFICATION SURVEY
For
Fire Station #7
1215 82nd Avenue
Vero Beach, FL

P.O. # 82577-00

December 4, 2018

Prepared For:

Ms. Erin Baskins
Indian River County Emergency Services
4225 43rd Avenue
Vero Beach, FL 32967

Prepared By:

Gaudet Associates, Inc.
3021 Jupiter Park Circle, Suite 101
Jupiter, FL 33458

Gaudet Associates, Inc.
Construction & Environmental Services

TABLE OF CONTENTS

I. Introduction/Survey Results/Recommendations

I. INTRODUCTION/SURVEY RESULTS

Gaudet Associates, Inc., a licensed Florida Asbestos Business (ZA#0000011), was retained to perform a pre-demolition asbestos material identification survey for a Fire Station #7 at 1215 82nd Avenue in Vero Beach, FL.

Fire Station #7 is vacant and constructed of concrete block on a concrete slab with an asphalt shingle roof on a wood deck. The interior consists of ceiling tile, floor tile, carpet, plaster, duct mastic and fiberglass insulation in the attic. The structure is approximately 3,200 s.f. and is slated to be demolished.

Gaudet Associates, Inc. scheduled an EPA Certified Building Inspector, Mr. Michael McGovern to perform the survey on November 30, 2018. The purpose of the survey was to identify, bulk sample and quantify suspect asbestos containing building materials in those areas accessible to the inspector. The inspector collected a total of twenty-five (25) samples. These samples were analyzed by a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory using Polarized Light Microscopy (PLM).

The Environmental Protection Agency's (EPA) definition of an asbestos-containing material is one that is greater than one (1%) percent asbestos. **One (1) of the samples collected proved positive to asbestos content.**

The asbestos containing materials is:

Material	Location	Approximately Quantity
Sink Undercoat (white)	Kitchen	1 Double Sink

Sink Undercoat (white)

The sink undercoat (white) contains two (2%) percent chrysotile asbestos and non-friable and in fair to good condition. This material is located in the kitchen.

RECOMMENDATIONS

Gaudet Associates, Inc. recommends that the sink undercoat (white) in the kitchen must be removed prior to demolition by a Florida Licensed Asbestos Abatement Contractor. All work shall be performed accordance with all Local, State and Federal regulations.

Once the sink undercoat (white) has been removed, Fire Station #7 can be demolished, and all of its components can be recycled and/or placed in a Class III landfill. All work shall be performed in accordance with all Local, State Federal regulations.

II. Building Overview

II. BUILDING OVERVIEW

In conducting this building inspection in compliance with all local, state and federal regulations, all suspected asbestos-containing building materials (ACBM) which were accessible to the inspector, were either sampled to confirm the actual presence of asbestos or assumed to contain asbestos. Where suspected ACBM could be examined or by review of an existing plan, if available, could be determined to exist, such materials were also tested or assumed, as appropriate.

Building areas between walls, under floors, under concrete slabs and above permanent ceilings, all of which could not be accessed, were not visually inspected nor were materials therein sampled as a part of this building inspection.

Due in fact that over 3,600 different building products are recognized as asbestos-containing building materials, it cannot be said that all such products, which may be included in the subject building, have or could be identified. Due in fact that asbestos is an ingredient within a product and can be unevenly distributed, Gaudet Associates, Inc. cannot accept responsibility for the sample results and only reports said results as received by the accredited laboratory.

III. Laboratory Results

EMSL Analytical, Inc.
19501 NE 10th Ave. Bay A N. Miami Beach, FL 33179
Tel/Fax: (305) 650-0577 / (305) 650-0578
http://www.EMSL.com / miamilab@emsl.com

EMSL Order: 171806949
Customer ID: GAUD51
Customer PO:
Project ID:

Attention: Mike McGovern
Gaudet Associates,Inc
3021 Jupiter Park Circle Ste 101
Jupiter, FL 33458

Phone: (561) 662-1133
Fax: (561) 748-6085
Received Date: 12/03/2018 9:35 AM
Analysis Date: 12/03/2018 - 12/04/2018
Collected Date: 11/30/2018

Project: 18-8171 - 1215 82nd Ave Vero Beach

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
8171 - 01 *171806949-0001*	C.T.	Tan/White Fibrous Heterogeneous	30% Cellulose 30% Glass	40% Non-fibrous (Other)	None Detected
8171 - 02 *171806949-0002*	C.T.	Tan/White Fibrous Heterogeneous	30% Cellulose 30% Glass	40% Non-fibrous (Other)	None Detected
8171 - 03 *171806949-0003*	C.T.	Tan/White Fibrous Heterogeneous	30% Cellulose 30% Glass	40% Non-fibrous (Other)	None Detected
8171 - 04-Drywall *171806949-0004*	Drywall System	Tan/White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
8171 - 04-Joint Compound *171806949-0004A*	Drywall System	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8171 - 05-Drywall *171806949-0005*	Drywall System	Tan/White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
8171 - 05-Joint Compound *171806949-0005A*	Drywall System	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8171 - 06-Drywall *171806949-0006*	Drywall System	Brown/White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
8171 - 06-Joint Compound *171806949-0006A*	Drywall System	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8171 - 07-Floor Tile *171806949-0007*	F.T. w/ Mastic	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8171 - 07-Mastic *171806949-0007A*	F.T. w/ Mastic	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8171 - 08-Floor Tile *171806949-0008*	F.T. w/ Mastic	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8171 - 08-Mastic *171806949-0008A*	F.T. w/ Mastic	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8171 - 09 *171806949-0009*	Sink Undercoat	White Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
8171 - 10 *171806949-0010*	Duct Mastic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 12/04/2018 08:46:19

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Customer ID: GAUD51
Customer PO:
Project ID:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
8171 - 11 *171806949-0011*	Peg Board	Brown Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
8171 - 12 *171806949-0012*	Carpet Mastic	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8171 - 13 *171806949-0013*	Concrete Slab	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8171 - 14 *171806949-0014*	Concrete Slab	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8171 - 15 *171806949-0015*	Interior Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8171 - 16 *171806949-0016*	Interior Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8171 - 17 *171806949-0017*	Mastic	Black Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
8171 - 18 *171806949-0018*	Exterior Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8171 - 19 *171806949-0019*	Exterior Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8171 - 20 *171806949-0020*	Exterior Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8171 - 21-Shingle *171806949-0021*	Asphalt Shingle Roof w/ Felt Paper	Brown/Black Fibrous Heterogeneous	20% Glass	80% Non-fibrous (Other)	None Detected
8171 - 21-Felt Paper *171806949-0021A*	Asphalt Shingle Roof w/ Felt Paper	Black Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
8171 - 22-Shingle *171806949-0022*	Asphalt Shingle Roof w/ Felt Paper	Brown/Black Fibrous Heterogeneous	20% Glass	80% Non-fibrous (Other)	None Detected
8171 - 22-Felt Paper *171806949-0022A*	Asphalt Shingle Roof w/ Felt Paper	Black Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
8171 - 23 *171806949-0023*	Asphalt	White/Black Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
8171 - 24-Shingle *171806949-0024*	Asphalt	Brown/Black Fibrous Heterogeneous	20% Glass	80% Non-fibrous (Other)	None Detected
8171 - 24-Felt *171806949-0024A*	Asphalt	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
8171 - 25 *171806949-0025*	Window Caulking	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 12/04/2018 08:46:19

EMSL Analytical, Inc.
19501 NE 10th Ave. Bay A N. Miami Beach, FL 33179
Tel/Fax: (305) 650-0577 / (305) 650-0578
http://www.EMSL.com / miamilab@emsl.com

EMSL Order:	171806949
Customer ID:	GAUD51
Customer PO:	
Project ID:	

Analyst(s)
Judith Stewart (26)
Kim Wallace (7)

Kimberly A. Wallace
Kimberly Wallace, Laboratory Manager
or Other Approved Signatory

Initial report from: 12/04/2018 08:46:19

IV. Bulk Sample Log

Gaudet Associates, Inc.
Construction & Environmental Services

FIELD BULK SAMPLE LOG

DATE: November 30, 2018 **INSPECTOR:** Michael McGovern

Location and Address of Sampling: 1215 82nd Avenue
Vero Beach, FL

PROJECT #: 18-8171

SAMPLE #	TYPE OF MATERIAL	FRIABLE		LOCATION	RESULTS
		YES	NO		
8171-01	2' x 4' Ceiling Tile	X		Entrance	NAD
8171-02	2' x 4' Ceiling Tile	X		NE Room	NAD
8171-03	2' x 4' Ceiling Tile	X		Dorm	NAD
8171-04	Drywall System		X	Entrance	NAD
8171-05	Drywall System		X	Dorm	NAD
8171-06	Drywall System		X	Kitchen	NAD
8171-07	12" x 12" Floor Tile (gray) w/Yellow Mastic		X	Entrance	NAD
8171-08	12" x 12" Floor Tile (gray) w/Yellow Mastic		X	Bathroom	NAD
8171-09	Sink Undercoat (white)		X	Kitchen	2% c
8171-10	Duct Mastic (white)		X	Attic	NAD
8171-11	Peg Board		X	Garage	NAD
8171-12	Carpet Mastic (yellow)		X	Dorm	NAD
8171-13	Concrete Slab		X	Entrance	NAD
8171-14	Concrete Slab		X	Garage	NAD
8171-15	Interior Plaster		X	Garage	NAD

Notes: ACBM – Asbestos containing building material
A – Amosite asbestos C – Chrysotile asbestos
NA – Sample collected but not analyzed NAD – No Asbestos Detected

Gaudet Associates, Inc.
Construction & Environmental Services

FIELD BULK SAMPLE LOG

DATE: November 30, 2018 **INSPECTOR:** Michael McGovern

Location and Address of Sampling: 1215 82nd Avenue
Vero Beach, FL

PROJECT #: 18-8171

SAMPLE #	TYPE OF MATERIAL	FRIABLE		LOCATION	RESULTS
		YES	NO		
8171-16	Interior Plaster		X	Garage	NAD
8171-17	Black Mastic		X	Exterior Planter Box East Side	NAD
8171-18	Exterior Plaster		X	East Side	NAD
8171-19	Exterior Plaster		X	North Side	NAD
8171-20	Exterior Plaster		X	South Side	NAD
8171-21	Asphalt Shingle Roof w/ Felt Paper		X	Roof	NAD
8171-22	Asphalt Shingle Roof w/ Felt Paper		X	Roof	NAD
8171-23	Asphalt		X	Driveway East Side	NAD
8171-24	Asphalt		X	Driveway West Side	NAD
8171-25	Window Caulking		X	NE Window	NAD

Notes: ACBM – Asbestos containing building material
A – Amosite asbestos C – Chrysotile asbestos
NA – Sample collected but not analyzed NAD – No Asbestos Detected

V. Asbestos Business License

RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, 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

GAUDET ASSOCIATES, INC.

JOSEPH E. GAUDET

3021 JUPITER PARK CIRCLE

SUITE 101

JUPITER FL 33458

LICENSE NUMBER: ZA0000011

EXPIRATION DATE: NOVEMBER 30, 2019

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Certificate of Training

Mike McGovern

Has successfully completed the following course
For asbestos accreditation under TSCA Title II

SURVEY & MECHANICAL SYSTEMS (INPECTOR) REFRESHER COURSE

Gaudet Associates, Inc.
Construction & Environmental Services

Conducted by:
GAUDET Associates, Inc.
Training Division
3021 Jupiter Park Circle, Suite 101
Jupiter, FL 33458
Phone: (561) 748-3040

Course Date: April 15, 2018
Provider Number: 0001217
Course Number: 0002821

Expires: April 15, 2019
Certification Number: SM-18-520
Course Instructor:

V1. Laboratory Accreditation

United States Department of Commerce
National Institute of Standards and Technology

NVLAP®

Certificate of Accreditation to ISO/IEC 17025:2005

NVLAP LAB CODE: 200204-0

EMSL Analytical, Inc.

N. Miami Beach, FL

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

Asbestos Fiber Analysis

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).

2018-04-01 through 2019-03-31
Effective Dates

For the National Voluntary Laboratory Accreditation Program

NVLAP® National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005

EMSL Analytical, Inc.
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ASBESTOS FIBER ANALYSIS — NVLAP LAB CODE 200204-0

Bulk Asbestos Analysis

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

Airborne Asbestos Analysis

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

For the National Voluntary Laboratory Accreditation Program