



## Sean P. Fitzgerald

*Expert in Indoor Air Quality, Mold and Moisture Remediation, and Project Management*

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### PROFILE

As a Certified Indoor Environmental Consultant (CIEC), awarded by the American Council for Accredited Certification (ACAC) and accredited by the Council of Engineering & Scientific Specialty Boards, Mr. Fitzgerald has obtained the most prestigious certification specific to indoor air quality consulting. His well-established experience in indoor air quality assessment, source identification, moisture intrusion investigation, mold assessment, development of mold remediation protocols, HVAC system performance analysis, building envelope/rainwater assessment, and project/construction management has gifted his clients with excellence in the repair and remediation of their buildings.

Mr. Fitzgerald has led teams in some of the world's largest and most complicated remediation projects, often overseeing numerous subcontractors working on multiple systems with various experts reviewing the final product. His clients enjoy the satisfaction of knowing that their project is being well managed, and benefit immensely from both his ability to keep projects on budget and his sensitivity to internal/external schedules and fiscal limitations. In 2015, Mr. Fitzgerald was accepted as a certifications board member for the American Council for Accredited Certification (ACAC).

### CERTIFICATIONS

- CIEC #1203008 Council-Certified Indoor Environmental Consultant (American Council for Accredited Certification)
- MRSR #1671 Licensed Mold Remediator (State of Florida)
- ASCS #12770756 Air System Cleaning Specialist (National Air Duct Cleaners Association)
- VSMR # 12770756 Ventilation System Mold Remediator (National Air Duct Cleaners Association)
- CMRS # 04131 Council-Certified Microbial Remediation Supervisor (American Council for Accredited Certification)
- CBC #1257127 Certified Building Contractor (State of Florida)

### SELECTED EXPERIENCE

- Recently acted as the on-site project manager of an 18-month mold, moisture, and corrosion remediation project for a 2 million square foot federal facility. In addition to the duties associated with project management, the following was also completed:
  - Development of a mold, moisture, and corrosion protocol
  - On-site analysis in determination of causation
  - Data collection templates
  - Field verification post completion of remedial work.
  - Developed mold and moisture remediation protocol for two luxury resorts in Singapore
  - Developed mold and moisture remediation protocol for luxury hotel in Washington DC
  - Developed mold remediation protocol for use at world class resort located in the Bahamas
  - Managed the investigation, remediation, and re-construction of a 25-townhome complex with moisture-related building problems, including both HVAC and building-envelope problems (42 million dollar claim)

- Developed the mold remediation protocol and management of a popular Myrtle Beach, SC resort with multiple buildings and more than 150 rooms.
- Led the on-site investigation and data collection at a 24-building apartment complex in Orlando.
- Led the on-site investigation and data collection at a 36-story, multi-use building in Miami, FL
- Led on-site investigation related to HVAC system failures and building-envelope deficiencies (e.g. rainwater intrusion) in hotels/resorts, condominiums, commercial facilities, residential estates, and healthcare facilities across the country.
- Developed written protocols for moisture control and mold remediation in hotels/resorts, condominiums, commercial facilities, residential estates, and healthcare facilities across the country.
- Provided quality assurance and/or on-site project management during reconstruction in hotels/resorts, condominiums, commercial facilities, residential estates, and healthcare facilities across the country.
- Prepared expert reports and testimony for litigation purposes.

### **CONTINUING EDUCATION**

- Indoor Environmental Consultant (Indoor Air Quality Assoc.)
- Air System Cleaning (National Air Duct Cleaners Association)
- Ventilation System Mold Remediation (National Air Duct Cleaners Association)
- Certified Indoor Environmentalist Course (Indoor Air Quality Assoc.)
- Certified Building Contractor Preparatory Course. (Palm Construction School)

### **AREAS OF TECHNICAL SPECIALIZATION**

- Indoor air quality assessment and source identification in commercial, institutional & residential buildings
- Development of mold, moisture, and corrosion remediation protocols
- Building moisture intrusion, rainwater assessment, and mold problem investigation/ assessment
- Building-envelope system performance/ failures
- Remedial design to correct building performance problems
- HVAC system performance analysis
- Cost analysis and allocation
- Litigation support, forensic building evaluations
- Project/construction management

### **MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS**

- Indoor Air Quality Association, Inc. (IAQA)
- National Air Duct Cleaners Association (NADCA)