

Reading, Writing and Remediation

The LaPorte Independent School District, LaPorte, TX found themselves confronted with a situation new to them, but all too commonplace in today's world of complex indoor air quality problems.

In the early summer of 1994, the LaPorte ISD set out to remodel a wing of their complex that houses the Office of Attendance. The renovation was scheduled for, and completed several weeks prior to the start of school and generally viewed as a job well done.

Since the area was essentially new and no one was going to immediately occupy the space, no one thought to turn on the air conditioning at the end of the project. In itself, this may not have been a problem. Unfortunately, sometime after the projects completion, and prior to occupation of the area, a window pane became broken and the area was flooded with moist gulf air. With no circulation and higher ambient temperatures, mold and mildew started growing on everything.

When the problem was brought to the attention of Bill Pinson, Supervisor of Maintenance for the school, he realized that something had to be done immediately. Though the situation did not appear to be a health threat, the LaPorte ISD took the posture that putting their employees and students in an uncomfortable environment was completely unacceptable.

Mr. Pinson took a very proactive approach by replacing the defective sash and securing the services of a professional Indoor Air Quality contractor, experienced in this type of remediation. The contractor made arrangements to visit the jobsite and he recalls; "When I arrived, we were able to write our names in the mold that had developed on the desks and vinyl wall coverings". He developed a plan of action that would correct the existing condition, in the shortest time frame, and with the least economic impact to the school.

The contractor proposed to move all the furnishings from the contaminated space, clean them with Foster 40-80 HVAC & Wall Disinfectant, and store them in an unaffected area until the balance of the renovation could be accomplished. The carpeting, ceiling tiles, and vinyl wall coverings were to be removed, contained, and properly disposed of in an appropriate landfill. Any sheetrock that had been damaged during the vinyl wallcovering removal was to be repaired or resurfaced. All glass, wood, and

masonry surfaces were also to be appropriately cleaned. All remaining hard surface areas were to be treated with Foster 40-80 HVAC & Wall Disinfectant, rinsed and allowed to dry. Finally, after full cure of the sheetrock repair, all drywall surfaces were to be coated with Foster Fungicidal Protective Coating, 40-20, at an application rate of 80 sq. ft. per gallon.

The contractor has been using Foster Indoor Air Quality materials for several years. Based on that experience, he has the utmost confidence in the product line. The contractor states that, "Foster's 40-20 is the only EPA registered fungicidal coating in the market today. With that kind of commitment and quality, I find it very difficult to bid on contaminant remediation projects that do not have Foster materials in the specification."

Mr. Pinson agreed to the proposal and the contractor, working with Mr. Jesse Lopez, Supervisor of Painting for the LaPorte ISD, completed the project to everyone's satisfaction well before occupancy was required.

Foster made a follow-up visit with Mr. Pinson and Mr. Lopez in April of 1997. Both gentlemen were extremely pleased with the project outcome. Not only had Foster 40-20 inhibited the mold regrowth but, Mr. Lopez added, "Children are always leaning on or brushing up against the walls. The durability and cleanability of the coating proved an added plus."

The LaPorte ISD continues to take a proactive approach concerning the environment to which their students and faculty are exposed. Indoor Air Quality concerns are dealt with quickly and efficiently; "The well being of our students and faculty is our first priority."



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