



Engineering +
Environmental

February 10, 2017

Courtney Wilton
Portland Public Schools
501 North Dixon
Portland, OR 97227

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Lent Elementary School
5105 SE 97th Avenue
Portland, Oregon 97266
PBS Project: 6500.721 Phase 0031

Dear Mr. Wilton:

On January 31, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Lent Elementary School located at 5105 SE 97th Avenue in Portland, Oregon.

PBS assessed painted and varnished interior and exterior hard surfaces as well as concrete, asphalt, soil, garden spaces, playground equipment, and windowsills adjacent or in close proximity to deteriorated painted or varnished surfaces.

Paint and varnish conditions were assessed using US Department of Housing and Urban Development (HUD) guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing (2012 Addition) Chapter 5: Risk Assessment and Reevaluation.

It is assumed that all paint and varnish at the school contain some concentration of lead. The purpose of this investigation is to identify those finishes in deteriorated condition.

FINDINGS

Overall, the building's painted and varnished surfaces were found to be in intact condition with areas of fair and deteriorated conditions. A table listing the locations and quantity of surfaces in deteriorated condition is attached to this report.

The school's garden spaces did not reveal any paint chips; however paint chips were observed on concrete outside classroom 136 near deteriorated paint conditions.

The school's metal-sliding windows did not reveal anything of concern.

Painted playground and parking lot striping and curbing often contain lead and are generally in deteriorated condition due to weatherization and traffic. PBS did not assess this paint, but recommends restriping, as needed, to maintain in intact condition.

4412 SW Corbett Avenue, Portland, OR 97239
503.248.1939 Main
866.727.0140 Fax
888.248.1939 Toll-Free
www.pbsenv.com

RECOMMENDATIONS

PBS recommends that all painted or varnished surfaces in deteriorated condition noted on the attached table be stabilized. All paint chips noted in this report should be removed.

Please feel free to contact me at 503 417 7691 or clark@pbsenv.com with any questions or comments.

Sincerely,
PBS Engineering and Environmental Inc.



Clark Nelson, CIH
Senior Project Manager

Attachments: Condition Assessment of Deteriorated Paint/Varnish Table
Field Drawing of Deteriorated Paint and Varnish Locations
Lead-based Paint Risk Assessor Certification (Clark Nelson)
Lead-based Paint Activities Firm Certification (PBS Engineering and Environmental)

CN:DM:bmp

Lent Elementary School
Assessment of Paint/Varnish in Deteriorated Condition

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
A	Interior	Classroom 125	Doorframe	Above and below	No	Wood	45
B	Interior	Gym office	West wall	Above	No	Plaster	100
C	Interior	Gym office	Window assembly	Above and below	No	Wood	30
D	Interior	Gym office	Doorframe	Above and below	No	Wood	45
E	Interior	Gym	Double doorframe	Above and below	No	Wood	30
F	Interior	Gym	Built-in bleachers	Below	No	Wood	400
G	Interior	Gym	Doorframe to storage room	Above and below	No	Wood	15
H	Interior	Room east of gym	Doorframe to storage room	Above and below	No	Wood	15
I	Interior	Gym lobby	Double doorframes to hallway	Above and below	No	Wood	30
J	Interior	Classroom 122	Doorframe	Above and below	No	Wood	15
K	Interior	Classroom 122	Doorframe to east storage	Above and below	No	Wood	15
L	Interior	Boy's bathroom next to classroom 121	Door and frame	Above and below	No	Wood	60
M	Interior	Classroom 121	Door and frame	Above and below	No	Wood	60
N	Interior	Classroom 121	Door to exterior	Above and below	No	Wood	45
O	Interior	Classroom 121	Built-in cabinets under sink	Below	No	Wood	20
P	Interior	Classroom 121	Chalkboard rail on north wall	Below	No	Wood	15
Q	Interior	Classroom 121	Wood trim along baseboards on north wall	Below	No	Wood	30
R	Interior	Classroom 120	East wall under window	Below	No	Wood	50
S	Interior	Classroom 120	Doorframe	Above and below	No	Wood	15
T	Interior	Classroom 119	Doorframe	Above and below	No	Wood	15
U	Interior	Classroom 119	Door to exterior	Above and below	No	Wood	45
V	Interior	Classroom 119	Built-in cabinets under sink	Below	No	Wood	20
W	Interior	Classroom 119	Wood trim along baseboards on north wall	Below	No	Wood	20

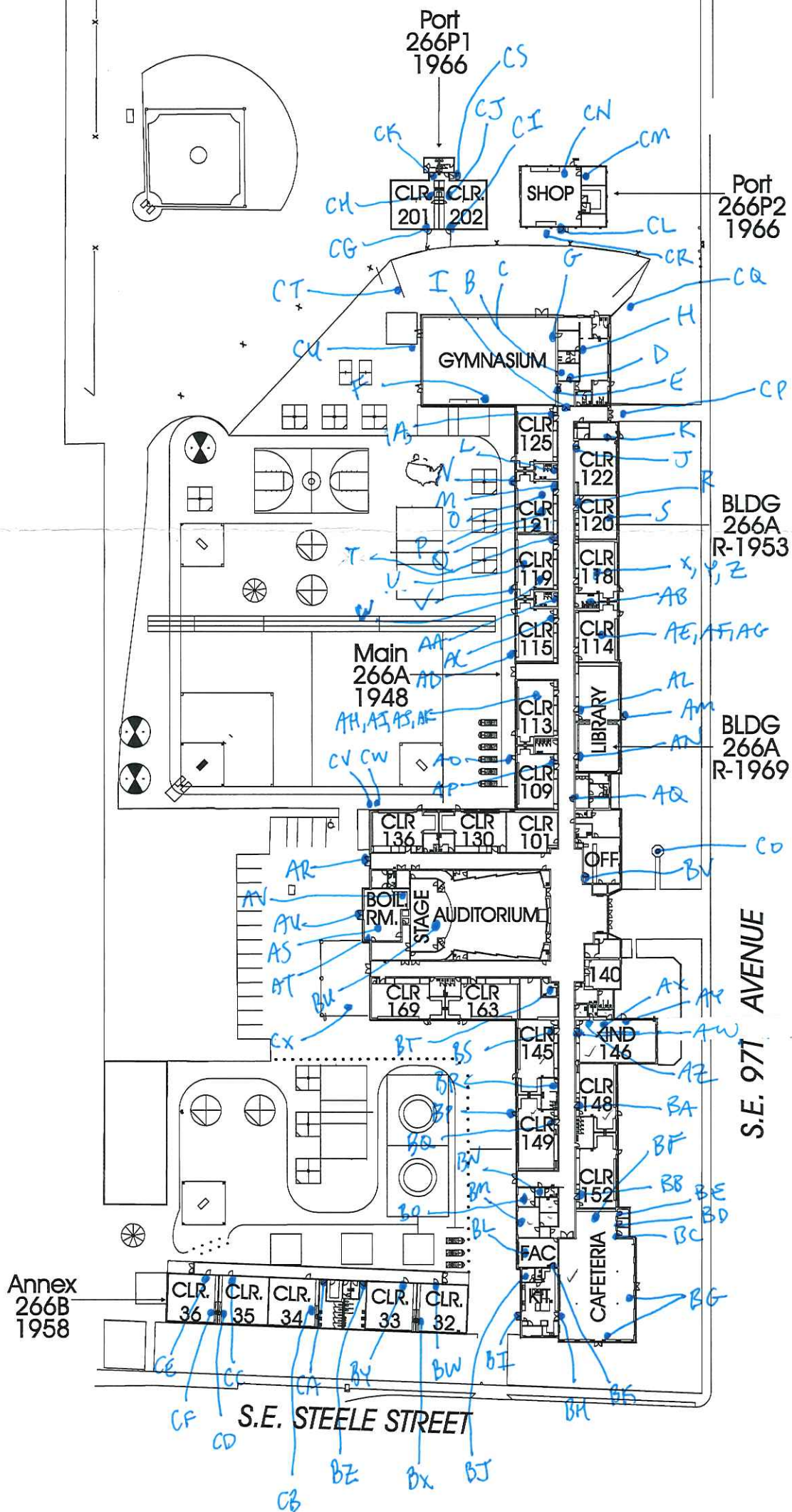
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
X	Interior	Classroom 118	Door and frame	Above and below	No	Wood	60
Y	Interior	Classroom 118	Exterior door	Above and below	No	Wood	45
Z	Interior	Classroom 118	Wood trim along baseboards	Below	No	Wood	40
AA	Interior	Boy's room 117	Door and frame	Above and below	No	Wood	60
AB	Interior	Girl's room 116	Door and frame	Above and below	No	Wood	60
AC	Interior	Classroom 115	Door and frame	Above and below	No	Wood	60
AD	Interior	Classroom 115	Exterior door	Above and below	No	Wood	60
AE	Interior	Classroom 114	Doorframe	Above and below	No	Wood	15
AF	Interior	Classroom 114	Exterior door	Above and below	No	Wood	45
AG	Interior	Classroom 114	Wood trim along baseboards	Below	No	Wood	40
AH	Interior	Classroom 113	Doorframe	Above and below	No	Wood	15
AI	Interior	Classroom 113	Chalkboard rail on north wall	Below	No	Wood	15
AJ	Interior	Classroom 113	Exterior door	Above and below	No	Wood	45
AK	Interior	Classroom 113	Trim under closet door	Below	No	Wood	10
AL	Interior	Library	North Doorframe	Above and below	No	Wood	15
AM	Interior	Library	Exterior door	Above and below	No	Wood	45
AN	Interior	Library	South door and frame	Above and below	No	Wood	60
AO	Interior	Classroom 109	Exterior door	Above and below	No	Wood	45
AP	Interior	Classroom 109	Doorframe	Above and below	No	Wood	15
AQ	Interior	Room 108	Doorframe	Above and below	No	Wood	15
AR	Interior	West building entrance	Double doors and frame	Above and below	No	Wood	120
AS	Interior	Boiler room	Floor	Below	No	Concrete	500
AT	Interior	Boiler room	Wall, southwest corner	Above	No	Concrete	20
AU	Interior	Boiler room	Double doors and frame	Above and below	No	Wood	120

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AV	Interior	Boiler room	Wall, northwest corner	Above	No	Concrete	50
AW	Interior	Kindergarten 146	Doorframe	Above and below	Yes	Wood	15
AX	Interior	Kindergarten 146	Built-in cabinets under sink	Above and below	Yes	Wood	60
AY	Interior	Kindergarten 146	Exterior door	Above and below	Yes	Wood	45
AZ	Interior	Kindergarten 146	Trim near closet door	Below	Yes	Wood	5
BA	Interior	Classroom 148	Doorframe	Above and below	Yes	Wood	15
BB	Interior	Classroom 152	Doorframe	Above and below	Yes	Wood	15
BC	Interior	Cafeteria room 1	Doorframe	Above and below	No	Wood	15
BD	Interior	Cafeteria room 2	Doorframe	Above and below	No	Wood	15
BE	Interior	Cafeteria room 3	Doorframe	Above and below	No	Wood	15
BF	Interior	Cafeteria	Built-in cabinets and shelving, north wall	Above and below	No	Wood	80
BG	Interior	Cafeteria	Window sills on east and south walls	Below	No	Wood	200
BH	Interior	Kitchen	Double doors and frame	Above and below	No	Wood	90
BI	Interior	Kitchen	Double doors to exterior	Above and below	No	Wood	90
BJ	Interior	Kitchen office	Radiator	Below	No	Metal	20
BK	Interior	Fac.	Doorframe	Above and below	No	Wood	15
BL	Interior	Fac.	South radiator	Below	No	Metal	20
BM	Interior	155	Window sills	Below	No	Wood	20
BN	Interior	Custodial 153	Doorframe	Above and below	No	Wood	15
BO	Interior	151	Doorframe	Above and below	No	Wood	15
BP	Interior	Classroom 149	Exterior door	Above and below	Yes	Wood	45
BQ	Interior	Classroom 149	Doorframe	Above and below	Yes	Wood	15
BR	Interior	Boy's restroom 147	Doorframe	Above and below	No	Wood	15
BS	Interior	Classroom 145	Doorframe	Above and below	Yes	Wood	15

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BT	Interior	Custodial 144	Doorframe	Above and below	No	Wood	15
BU	Interior	Stage	Floor	Below	No	Wood	500
BV	Interior	Office	South entrance door and frame	Above and below	No	Wood	60
BW	Interior	Classroom 32	Doorframe	Above and below	Yes	Metal	15
BX	Interior	Classroom 32	Counter trim at sink	Below	Yes	Wood	10
BY	Interior	Classroom 33	Doorframe	Above and below	Yes	Metal	15
BZ	Interior	Boy's bathroom next to custodial	Doorframe	Above and below	No	Wood	15
CA	Interior	Girl's bathroom next to classroom 34	Door	Above and below	No	Wood	45
CB	Interior	Classroom 34	Built-in cabinets and trim under sink	Below	Yes	Wood	15
CC	Interior	Classroom 35	Doorframe	Above and below	Yes	Wood	15
CD	Interior	Classroom 35	Built-in cabinets and trim under sink	Below	Yes	Wood	25
CE	Interior	Classroom 36	Doorframe	Above and below	Yes	Wood	15
CF	Interior	Classroom 36	Built-in cabinets and trim under sink	Below	Yes	Wood	15
CG	Interior	Classroom 201	Door and frame	Above and below	No	Metal	60
CH	Interior	Classroom 201	Built-in cabinets and trim under sink	Below	No	Wood	30
CI	Interior	Classroom 202	Door	Above and below	No	Wood	45
CJ	Interior	Classroom 202	Built-in cabinets and trim under sink	Below	No	Wood	30
CK	Interior	Classroom 202	Wall next to east exit	Above and below	No	Plaster	10
CL	Interior	Shop	Double doors and frame	Above and below	No	Metal	150
CM	Interior	Shop	Paint room door	Above and below	No	Wood	45
CN	Interior	Shop	Baseboards	Below	No	Wood	120
CO	Interior	Outside main entrance	Flag pole	Above and below	No	Wood	100
CP	Exterior	Door stops at northeast entrances	Door stops	Below	No	Metal	30
CQ	Exterior	Northeast corner of building	Handrails	Below	No	Metal	40

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CR	Exterior	Shop	Wall next to entrance	Above and below	No	Concrete	20
CS	Exterior	Northeast corner of building	Stairs	Below	No	Metal	30
CT	Exterior	Northwest corner of building	Handrails	Below	No	Metal	80
CU	Exterior	West side of gym	Door stops	Below	No	Metal	24
CV	Exterior	Northwest corner of classroom 136	Wall	Below	No	Concrete	10
CW	Exterior	Northwest corner of classroom 136	Paint chips on ground	Below	No	N/A	2
CX	Exterior	Covered area outside boiler room	Supports	Above and below	No	Metal	100

Lent Elementary School 5105 SE 97th 97226 Facility Plan



TOTAL SF 76,478
ACRES 10.58
1/4 SECT. 3540

SITE / FLOOR PLAN

