

May 2, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment

Da Vinci Arts Middle School 2508 NE Everett Street Portland, Oregon 97232

PBS Project: 6500.721 Phase 0060

Dear Mr. Wilton:

On March 1, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Da Vinci Arts Middle School located at 2508 NE Everett Street in Portland, Oregon.

PBS assessed painted and varnished interior and exterior hard surfaces as well as concrete, asphalt, soil, garden spaces, compost piles, 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.

No paint chips were observed in the garden or compost pile; however, paint chips were observed on asphalt and in soil on the exterior of classroom 109, and in soil on the south exterior of portables E and F. Paint chips were also observed in the upper auditorium next to radiators, in the hallway outside room 310, and in the gymnasium.

The school has wood-frame painted and varnished windows, and paint chips were observed in many of the window troughs.

Courtney Wilton, Portland Public Schools Lead Paint Condition Assessment, Da Vinci Arts Middle School May 2,, 2017 Page 2 of 2

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.

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. Paint chips and dirt should be removed from all window troughs.

Please feel free to contact me at 503.417.7691 or clark@pbsenv.com with any questions or comments.

Sincerely,

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

Da Vinci Arts Middle School Assessment of Paint/Varnish in Deteriorated Condition

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
Α	I	Classroom 300	Door and frame	A and B		Wood	60
В	I	Classroom 300	Built-in cabinets	A and B		Wood	40
С	I	Classroom 300	Baseboards	В		Wood	100
D	I	Classroom 300	Radiator housing	В		Metal	20
Е	I	Classroom 301	Doorframe	A and B		Wood	15
F	I	Classroom 301	Window assemblies	A and B		Wood	180
G	I	Hallway outside Classroom 300	Window assemblies	A and B		Wood	80
Н	I	Custodial 5	Built-in shelves	A and B		Wood	100
I	I	Northwest stairwell, second floor landing	Windowsills	В		Wood	10
J	I	Northwest stairwell	Handrails	В		Wood	150
K	I	Room 312	Window assemblies	A and B		Wood	80
L	I	Room 312	Doorframe	A and B		Wood	15
М	I	Room 302	Baseboards	В		Wood	100
N	I	Hallway across from 303	Window assemblies	Α		Wood	80
0	I	Classroom 303	Doorframe	A and B		Wood	15
P	I	Classroom 303	Baseboards	В		Wood	100
Q	I	Classroom 304	Door and frame	A and B		Wood	60
R	I	Classroom 304	Baseboards	В		Wood	100
S	I	Classroom 304	Windowsills	В		Wood	30
T	I	Library	Window assemblies	A and B		Wood	350
U	I	Upper auditorium	Radiators	В		Metal	40
V	I	Upper auditorium	Paint chips on ground near radiators	В		N/A	20
W	I	Upper auditorium	Northeast windowsill	Α		Wood	10

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
Χ	I	Upper auditorium	Northwest windowsill	В		Wood	10
Υ	I	Upper auditorium	Handrails	В		Metal	40
Z	I	Classroom 305	Radiator housing	В		Metal	20
AA	I	Classroom 305	Baseboards	В		Wood	100
AB	I	Classroom 305	Doorframe	A and B		Wood	15
AC	I	Classroom 305	Doorframe to Classroom 306	A and B		Wood	15
AD	I	Classroom 306	Wiindowsills	В		Wood	20
AE	I	Classroom 306	Window assemblies	A and B		Wood	120
AF	I	Classroom 306	Chalkboard rail	В		Wood	25
AG	l	Classroom 306	Built-in cabinets	A and B		Wood	25
АН	I	Classroom 306	Doorframe	A and B		Wood	15
Al	I	Hallway across from Classroom 305	Window assemblies	Α		Wood	100
AJ	I	Girls restroom across from Classroom 306	Wall under windows	В		Plaster	20
AK	I	Girls restroom across from Classroom 306	Window assemblies	Α		Wood	80
AL	I	Classroom 307	Doorframe	A and B		Wood	15
AM	I	Hallway outside Classroom 308	Doorframes to stairwell	A and B		Wood	30
AN	I	Classroom 308	Door and frame	A and B		Wood	60
AO	I	Classroom 308	Baseboards	В		Wood	100
AP	I	Classroom 308	Window assemblies	A and B		Wood	180
AQ	I	Classroom 308	West wall	Α		Plaster	30
AR	I	Classroom 309	Window assemblies	A and B		Wood	180
AS	I	Classroom 309	Baseboards	В		Wood	100
AT	I	Classroom 309	Wall in northeast corner	A and B		Plaster	20
AU	I	Storage across from Classroom 309	Door	A and B		Wood	45

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AV	I	Smaller storage rooms across from Classroom 309	Doorframe	A and B		Wood	15
AW	I	Hallway outside Classroom 309	Window assemblies	A and B		Wood	80
AX	1	Room 310	Doorframe	A and B		Wood	15
AY	I	Room 310	Window assembly	A and B		Wood	80
AZ	1	Hallway outside of Room 310	Window assembly	A and B		Wood	40
ВА	I	Hallway outside of Room 310	Ceiling tile	Α		Ceiling tile	30
ВВ	I	Hallway outside of Room 310	Paint chips on ground	В		N/A	15
ВС	I	Room 311	Window assembly	A and B		Wood	80
BD	I	Hallway outside Room 311	Window assembly	A and B		Wood	40
BE	I	Hallway outside Room 311	Walls around stairs	A and B		Plaster	80
BF	I	Hallway outside Room 311	Window assembly at bottom of stairs	Α		Wood	40
BG	I	Hallway outside of Classroom 301	Doorframes to stairwell	A and B		Wood	30
ВН	I	Northeast stairwell, second floor landing	Windowsills	В		Wood	10
ВІ	I	Northeast stairwell	Handrails	В		Wood	150
BJ	I	Hallway outside Classroom 207	Door and window frames to stairwell	A and B		Wood	50
ВК	I	Classroom 208	Doorframe	A and B		Wood	15
BL	I	Classroom 208	Window assemblies in northeast corner	A and B		Wood	80
BM	I	Hallway outside Classroom 208	Double doors to exterior	A and B		Wood	90
BN	I	Staff restroom	Doorframe	A and B		Wood	15
ВО	I	Staff restroom	Window assemblies	A and B		Wood	60
BP	I	Custodial	Wall	A and B		Plaster	30
BQ	I	Custodial	Built-in shelves	A and B		Wood	100
BR	I	Boy's restroom across from Classroom 206	Door	A and B		Wood	45
BS	I	Classroom 206	Baseboards	В		Wood	100

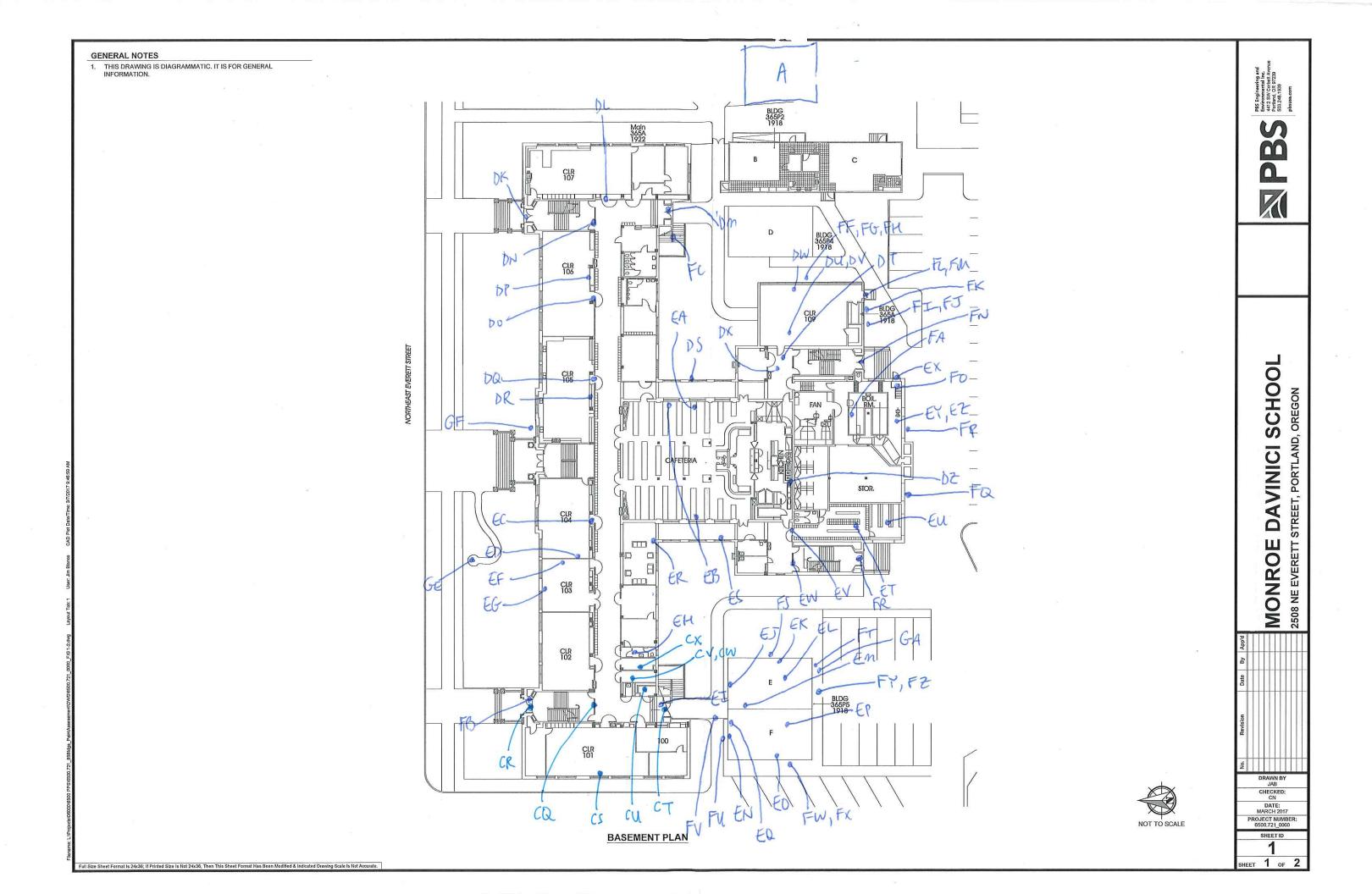
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
ВТ	I	Main office	Door and frame	A and B		Wood	15
BU	I	Main office, staff restroom	Floor	В		Concrete	30
BV	I	Girl's restroom across from main office	Wall under windows	В		Concrete	10
BW	1	Hallway across from main office	Window assemblies	Α		Wood	80
ВХ	I	Main entrance	Double doors	A and B		Wood	90
BY	I	Classroom 204	Door and frame	A and B		Wood	60
BZ	1	Classroom 204	Wall near sink	A and B		Plaster	20
CA	I	Classroom 204	West wall under dry-erase board	В		Plaster	20
СВ	I	Classroom 203	Door and frame	A and B		Wood	60
CC	I	Classroom 203	Baseboards on north wall	В		Wood	25
CD	I	Book room	Doorframe	A and B		Wood	15
CE	Ι	Book room	Window assemblies	A and B		Wood	80
CF	I	Book room	Wall next to windows	Α		Plaster	2
CG	Ι	Sales room	Window assembly	A and B		Wood	40
СН	I	Classroom 202	Doorframe	A and B		Wood	15
CI	I	Hallway outside Classroom 201	Door and window frames to stairwell	A and B		Wood	50
CJ	I	Classroom 201	Doorframe	A and B		Wood	15
CK	I	Classroom 201	Wall under windows	В		Plaster	25
CL	Ι	Classroom 201	Window assemblies	A and B		Wood	180
СМ	I	Classroom 200	Winow assemblies	A and B		Wood	180
CN	I	Classroom 200	Wall under winow above heater	В		Plaster	8
СО	I	Classroom 200	Baseboards on east and west walls	В		Wood	50
СР	I	Southwest building entrance	Double doors	A and B		Wood	90
CQ	I	Hallway outside Classroom 101	Door and window frames to stairwell	A and B	_	Wood	50

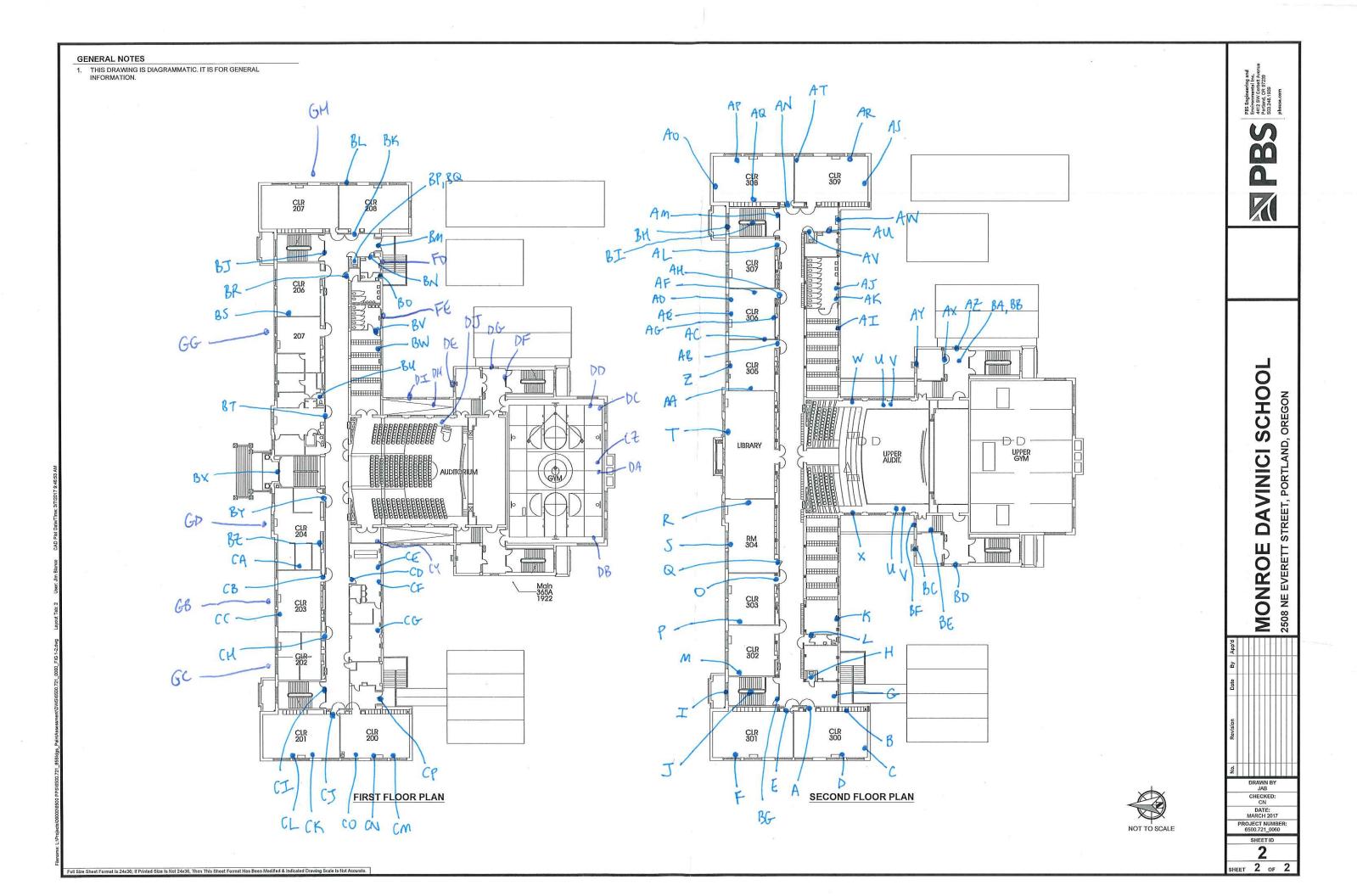
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CR	I	Northwest building entrance	Double doors and frames	A and B		Wood	120
CS	I	Classroom 101	Window assemblies	A and B		Wood	120
СТ	I	Hallway outside Classroom 100	Double doors to exterior	A and B		Wood	90
CU	I	Custodial 2	Built-in shelves	A and B		Wood	100
CV	I	Storeroom 1	Wall	A and B		Plaster	40
CW	I	Storeroom 1	Built-in shelves	A and B		Wood	80
СХ	I	Storeroom 2	Built-in shelves	A and B		Wood	100
CY	I	Electrical on west side of auditorium	Wall under windows	А		Plaster	15
CZ	I	Gym	South wall	Α		Plaster	60
DA	I	Gym	Paint chips on floor	В		N/A	10
DB	I	Gym	West wall in southwest corner	Α		Plaster	40
DC	I	Gym	South wall in southeast corner	Α		Plaster	60
DD	I	Gym	East wall in southeast corner	Α		Plaster	40
DE	I	Storeroom 210	Winidow frame	В		Wood	10
DF	I	Hallway across from Room 210	Doorframes to stairwell	A and B		Wood	30
DG	I	Hallway outside of Room 210	Window assembly	A and B		Wood	40
DH	I	Hallway east of auditorium	Handrails	В		Metal	100
DI	I	Hallway east of auditorium	Window assemblies	A and B		Wood	240
DJ	I	Auditorium	Baseoards	В		Wood	150
DK	I	Northeast building entrace	Double doors	A and B		Wood	90
DL	I	Classroom 107	Doorframe	A and B		Wood	15
DM	I	Southeast building entrance	Double doors	A and B		Wood	90
DN	I	Hallway outside Classroom 107	Doorframes to stairwell	A and B		Wood	30
DO	I	Classroom 106	Doorframe	A and B		Wood	15

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
DP	I	Classroom 106	Built-in cabinets on south wall	A and B		Wood	50
DQ	I	Classroom 105	Doorframe	A and B		Wood	15
DR	I	Classroom 105	Built-in cabinets under sink near door	В		Wood	20
DS	I	Hallway east of cafeteria	Window assemblies	A and B		Wood	240
DT	I	Hallway outside Classroom 109	Stairs and handrails	В		Wood	70
DU	I	Classroom 109	Built-in cabinets at entrance	В		Wood	40
DV	I	Classroom 109	Double doorframe atf entrance	A and B		Wood	30
DW	I	Classroom 109	Built-in cabinets under sink	В		Wood	30
DX	I	Hallway outside Classroom 109	Wall above entrance to Room 110	Α		Plaster	25
DY	I	Portable A	Built-in cainets unde sink	В		Wood	30
DZ	I	Kitchen	South wall near ovens	В		Plaster	10
EA	I	Cafeteria	East wall under windows	В		Plaster	40
EB	I	Cafeteria	Window ledges on east and west walls	В		Wood	60
EC	I	Classroom 104	Doorframe	A and B		Wood	15
ED	I	Classroom 104 storage	Built-in shelves	A and B		Wood	100
EE	I	Classroom 103	Doorframe	A and B		Wood	15
EF	I	Classroom 103	Chalkboard rail on east wall	В		Wood	20
EG	I	Classroom 103	Baseboards	В		Wood	100
EH	I	Storeroom	Walls around stairs	A and B		Plaster	80
El	I	Southwest building entrance	Doorframe	A and B		Wood	15
EJ	I	Portable E	Door and frame	A and B		Wood	60
EK	I	Portable E	Window assemblies	A and B		Wood	240
EL	I	Portable E	Floor	В		Wood	600
EM	I	Portable E	Built-in drawers	В		Wood	80

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
EN	I	Portable F	Doorframe	A and B		Wood	15
EO	I	Portable F	Window assemblies	A and B		Wood	240
EP	I	Portable F storage	Floor	В		Wood	80
EQ	I	Portable F	North wall	Α		Drywall	40
ER	I	Electrical room in hallway west of cafeteria	South wall	A and B		Plaster	25
ES	I	Hallway east of cafeteria	Window assemblies	A and B		Wood	160
ET	I	Locker room/storage	Ceiling	Α		Plaster	180
EU	I	Locker room, showers	Ceiling	Α		Plaster	60
EV	I	Locker room/storage	Doorframe	A and B		Wood	15
EW	I	Hallway outside locker room	Doorframe to stairwell	A and B		Wood	15
EX	I	Boiler rom	Doorframe	A and B		Wood	15
EY	I	Boiler rom	South wall	A and B		Concrete and brick	200
EZ	1	Boiler rom	Paint chips on ground	В		N/A	20
FA	1	Boiler rom	North wall	A and B		Concrete	120
FB	I	Northwest building entrance	Doorframe	A and B		Wood	15
FC	EX	Southeast building entrance	Handrails	В		Metal	80
FD	EX	Exterior of Room 209	Window assemblies	Α		Wood	35
FE	EX	Exterior of restrooms	Window assemblies	Α		Wood	45
FF	EX	Exterior of Classroom 109	East wall	A and B		Wood	300
FG	EX	Exterior of Classroom 109	Window assemblies	Α		Wood	100
FH	EX	Exterior of Classroom 109	Paint chips on grass	В		N/A	40
FI	EX	Exterior of Classroom 109	South wall	A and B		Wood	200
FJ	EX	Exterior of Portable Classroom 109	Paint chips on asphalt	В		N/A	10
FK	EX	Exterior of Portable Classroom 109	Window assembly	A and B		Wood	12

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
FL	EX	Exterior of Portable Classroom 109	Doorframe	A and B		Wood	15
FM	EX	Exterior of Portable Classroom 109	Doorframe	A and B		Wood	15
FN	EX	Building entrance east of broiler room	Doorframes	A and B		Wood	30
FO	EX	East exterior o broiler room	Doorframe	A and B		Wood	15
FP	EX	South exterior of broiler room	Windowsills	В		Wood	20
FQ	EX	Exterior of storage west of broiler room	Double doors	A and B		Wood	120
FR	EX	Building entrance west of broiler room	Doorframes	A and B		Wood	30
FS	EX	East of exterior of Portable E	Window assemblies	А		Wood	150
FT	EX	Exterior of Portable E	Window assembly	A and B		Wood	30
FU	EX	North exterior of Portables E and F	Wall	A and B		Wood	90
FV	EX	North exterior of Portables E and F	Breezeway supports	A and B		Wood	30
FW	EX	West exterior of Portable F	Wall	A and B		Wood	160
FX	EX	West exterior of Portable F	Window assemblies	A and B		Wood	120
FY	EX	South exterior of Portables E and F	Wall	В		Wood	40
FZ	EX	South exterior of Portables E and F	Paint chips in soil	В		N/A	20
GA	EX	South exterior of Portable E	Window assembly	Α		Wood	80
GB	EX	Exterior of Classroom 203	Windowsills	А		Wood	20
GC	EX	Exterior of Classroom 202	Windowsills	Α		Wood	20
GD	EX	Exterior of Classroom 204	Windowsills	Α		Wood	35
GE	EX	Outside main entrance	Flagpole base	A and B		Metal	30
GF	EX	Exterior of Classroom 105	Farthest west window assembly	A and B		Wood	40
GG	EX	Exterior of Classroom 206 and Classroom 207	Windowsills	Α		Wood	75
GH	EX	East side of main building	Window assemblies	A and B		Wood	1000





PUBLIC HEALTH DIVISION Center for Health Protection

Kate Brown, Governor



June 9, 2016

Clark R. Nelson PBS Engineering and Environmental Inc. 4412 S.W. Corbett Ave Portland, OR 97239 800 NE Oregon Street, Suite 640

Portland, OR 97232 Phone: (971) 673-0440

Fax: (971) 673-0457

TTY Nonvoice: (971) 673-0372

RE: LEAD-BASED PAINT ACTIVITIES, INDIVIDUAL CERTIFICATION NO. 1806--Indv--R

This letter is your official notification that you have met the certification requirements under Oregon Administrative Rule (OAR) 333-069 to conduct lead-based paint activities in Oregon, in the following disciplines: Risk Assessor; Inspector

In addition to certification by the Oregon Health Authority, you are required to be licensed by the Construction Contractors Board (CCB) if you plan to conduct lead-based paint activities in Oregon. This license is different than, and in addition to, the standard contractor license issued by CCB. Both individuals and firms must obtain this license. For more information on CCB lead-based paint licensing, visit their web site at www.oregon.gov/CCB or call 503-378-4621.

As a certified individual in Oregon, you must meet all the requirements of OAR 333-069, including work practice standards for conducting lead-based paint activities in target housing and child-occupied facilities. As a certified individual, you must perform work under a firm that is certified by the Authority for conducting lead-based paint activities.

You are required to wear the enclosed badge in plain view when conducting lead-based paint activities. Please note that the badge and certificate will expire on 6/30/2017. If you wish to maintain your certification after 6/30/2017, you must submit an application postmarked at least 60 days before expiration and document that your lead-based paint activities training is current.

As a public service the Authority publishes a list of individuals performing lead-base Oregon. The list is distributed statewide to consumers interested in lead-based paint s individuals that are certified by the state are eligible to be on this list.

If you have any questions concerning your certification or other aspects of the Lead-I please contact program staff at 971-673-0440.

Sincerely,

Ben Maynard

Lead-Based Paint Program Oregon Health Authority

Enclosures: 1) Badge; 2) Certificate

Clark R. Nelson

Risk Assessor Inspector Lead-Based Paint Activities

CERTIFICATION # 1806--Indv--R 6/30/2017

Expires

ERTIFIED

State of Oregon Oregon Health Authority

Clark R. Nelson

is certified by the Oregon Health Authority to conduct Lead-Based Paint Activities

Risk Assessor

Certification Number:

1806--Indv--R

Issuance Date:

6/9/2016

Expiration Date:

6/30/2017





CLARK RICHARD NELSON 4412 SW CORBETT AVE PORTLAND, OR 97239

CONSTRUCTION CONTRACTORS BOARD LEAD BASED PAINT RISK ASSESSOR LICENSE

EXPIRATION DATE: 6/24/2017

This document certifies that

CLARK RICHARD NELSON 4412 SW CORBETT AVE PORTLAND, OR 97239

is licensed in accordance with Oregon Law as a Lead Based Paint Risk Assessor.

9151806-RA

STATE OF OREGON CONSTRUCTION CONTRACTORS BOARD LEAD BASED PAINT

RISK ASSESSOR LICENSE

LICENSE NUMBER: 9151806-RA

This document certifies that:

CLARK RICHARD NELSON 4412 SW CORBETT AVE PORTLAND, OR 97239

is licensed in accordance with Oregon Law as a Lead Based Paint Risk Assessor.

License Details:

LICENSE NO.: 9151806-RA EXPIRATION DATE: 6/24/2017

PUBLIC HEALTH DIVISION Center for Health Protection

Kate Brown, Governor



May 17, 2016

PBS Engineering and Environmental Inc. 4412 SW Corbett Ave Portland, OR 97239

Attention: Derek May

800 NE Oregon Street, Suite 640 Portland, OR 97232

Phone: (971) 673-0440

Fax: (971) 673-0457 TTY Nonvoice: (971) 673-0372

RE: LEAD-BASED PAINT ACTIVITIES, FIRM CERTIFICATION NO. 1038--LBP FIRM

This letter is your official notification that PBS Engineering and Environmental Inc. has met certification requirements under Oregon Administrative Rules (OAR) 333-069 to conduct lead-based paint activities in Oregon. Please note that the enclosed certificate will expire on 6/30/2017.

In addition to certification by the Oregon Health Authority (Authority), PBS Engineering and Environmental Inc. is required to be licensed by the Construction Contractors Board (CCB) prior to conducting lead-based paint activities in Oregon. This license is different than, and in addition to, the standard contractor license issued by CCB. Both individuals and firms must obtain this license. For more information on CCB lead paint licensing, visit their web site at www.oregon.gov/CCB or call 503-378-4621.

As a firm certified to conduct lead-based paint inspection activities in Oregon, PBS Engineering and Environmental Inc. must meet all requirements set forth in OAR 333-069. It must comply with standards for conducting lead-based paint inspection and/or risk assessment activities in target housing and child-occupied facilities and employ only certified individuals to conduct regulated activities.

As a public service, the Authority publishes a list of firms performing lead-based paint activities in Oregon. The list is distributed statewide to consumers interested in lead-based paint services. Only those firms that are certified by the state are eligible to be on this list.

If you have any questions concerning this certification or other aspects of the Lead-Based Paint Program, please contact program staff at (971) 673-0440.

Sincerely,

Ben Maynard

Bu Mand

Lead-Based Paint Program

Oregon Health Authority

This document can be obtained in an alternate format by calling: (971) 673-0440.

State of Oregon Oregon Health Authority

PBS Engineering and Environmental Inc.

is certified by the Oregon Health Authority to conduct Lead-Based Paint Activities

Certification Number:

1038--LBP FIRM

Issuance Date:

5/16/2016

Date of Expiration:

6/30/2017





PBS ENGINEERING & ENVIRONMENTAL INC 4412 SW CORBETT PORTLAND OR 97239

> CONSTRUCTION CONTRACTORS BOARD LEAD INSPECTION CONTRACTORS LICENSE LICENSE No.: LBPI129143 EXPIRATION DATE: 7/31/2017

This document certifies that

PBS ENGINEERING & ENVIRONMENTAL INC 4412 SW CORBETT PORTLAND OR 97239

is licensed in accordance with Oregon Law as a Lead Inspection Contractor.

STATE OF OREGON CONSTRUCTION CONTRACTORS BOARD LEAD INSPECTION CONTRACTORS LICENSE

LICENSE NUMBER: LBPI129143

This document certifies that:

PBS ENGINEERING & ENVIRONMENTAL INC 4412 SW CORBETT PORTLAND OR 97239

is licensed in accordance with Oregon Law as a Lead Inspection Contractor.

License Details:

LBPI LICENSE NO.: LBPI129143 EXPIRATION DATE: 7/31/2017