



Engineering +
Environmental

February 8, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Lewis Elementary School
4401 SE Evergreen Street
Portland, Oregon 97206
PBS Project: 6500.721 Phase 0032

Dear Mr. Wilton:

On January 30, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Lewis Elementary School located at 4401 SE Evergreen Street in Portland, Oregon.

PBS assessed painted and varnished interior and exterior 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 interior painted and varnished surfaces were found to be in intact condition, with exterior surfaces in deteriorated condition. A table listing the locations and quantity of surfaces in deteriorated condition is attached to this report.

Paint chips were observed in the large garden on the west side of the north hallway and in the small garden on the east side of the north hallway. No paint chips were observed in the compost pile, which is located in the large garden.

Paint chips were also observed in soil on the exterior of both the east and west ends of the building's north hallway, and on the south side of the south hallway.

Most of the school's windows have old wood or metal window frames that swing open from the top or the bottom. Paint chips were observed in most wood-frame window troughs, which exist in all classrooms and most hallways.

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

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 should be removed. Paint chips and dust should be removed from the wood window troughs.

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

Lewis 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 | Exterior | Main garden, west side of school | Paint chips | Below | Yes | Chips | 10 |
| B | Exterior | East garden, northeast side of school | Paint chips | Below | Yes | Chips | 10 |
| C | Exterior | Classroom 23 | Door and frame | Above and below | Yes | Metal and wood | 25 |
| D | Exterior | Classroom 23 and 24 windows | Window frames and roof overhang (painted) | Above and below | Yes | Wood | 500 |
| E | Exterior | Northeast blacktop area | Door and frame | Above and below | Yes | Metal and wood | 75 |
| F | Exterior | Northeast blacktop area | Downspouts | Above and below | Yes | Metal | 20 |
| G | Exterior | Northeast blacktop area | Playground and basketball poles | Above and below | Yes | Metal | 25 |
| H | Exterior | East blacktop area | Door and frame | Above and below | Yes | Metal and wood | 50 |
| I | Exterior | Gym hallway | Door and frame | Above and below | Yes | Metal and wood | 25 |
| J | Exterior | Kitchen east | Door and frame | Above and below | Yes | Metal and wood | 50 |
| K | Exterior | Kitchen south | Door and frame | Above and below | Yes | Metal and wood | 75 |
| L | Exterior | South kitchen, roof overhang | Roof overhang | Above | Yes | Wood | 50 |
| M | Exterior | East playground | Playground and basketball poles | Below | Yes | Metal | 15 |
| N | Exterior | Play pit | Play structure components | Above and below | Yes | Metal | 15 |
| O | Exterior | Central hallway, east door | Wood frame under window | Below | Yes | Wood | 5 |
| P | Exterior | South classrooms 12, 8, and 6 | Doors | Above and below | Yes | Metal and wood | 75 |
| Q | Exterior | South wing, north side | Overhang | Above | Yes | Wood | 50 |
| R | Exterior | South wing, north east door | Door | Above and below | Yes | Metal | 15 |
| S | Exterior | Classroom 2, west side | Wall | Below | Yes | Wood | 20 |
| T | Exterior | Classroom 2, north side | Wall | Below | Yes | Wood | 20 |
| U | Exterior | Classroom 2, east side overhang | Roof over hang | Above | Yes | Wood | 20 |
| V | Exterior | Classroom 1, south side | Wall base and paint chips | Below | Yes | Wood | 30 |

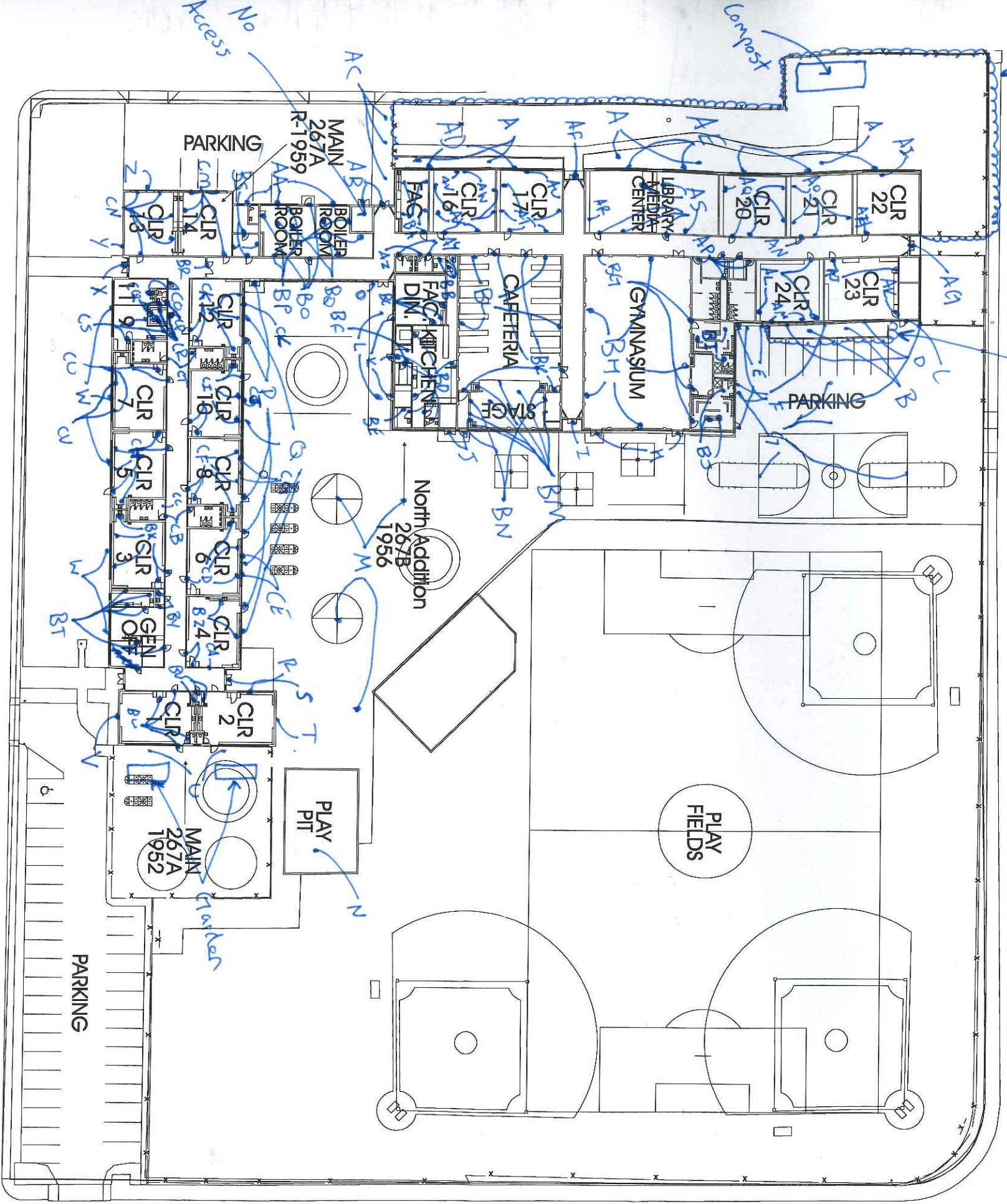
| ID | Interior / Exterior | Location | Structure | Above / Below five feet | K-2nd Grade | Substrate | Square Feet |
|----|---------------------|--|----------------------------------|-------------------------|-------------|----------------|-------------|
| W | Exterior | South hallway, south side, office 3, 5, 7, 9, and 11 | Window frames and paint chips | Above and below | Yes | Chips | 150 |
| X | Exterior | Southwest hallway door | Door and frame | Above and below | Yes | Wood | 30 |
| Y | Exterior | Classroom 13, south side | Wall | Below | Yes | Wood | 5 |
| Z | Exterior | Classroom 13 and 14, west side | Window frames | Above and below | No | Wood | 50 |
| AA | Exterior | Boiler room, parking area | Window frames | Above and below | No | Metal | 20 |
| AB | Exterior | Central hallway, west door | Doors and frames | Above and below | Yes | Metal and wood | 30 |
| AC | Exterior | South garden sidewalk | Bike posts | Below | Yes | Metal | 10 |
| AD | Exterior | North hall windows, rooms 16 and 17 | Window Frames | Above and below | Yes | Wood | 100 |
| AE | Exterior | North hall windows, library, rooms 20, 21, and 22 | Window frames | Above and below | Yes | Wood | 200 |
| AF | Exterior | North hall, west garden door | Door and frame | Above and below | Yes | Metal and wood | 30 |
| AG | Exterior | North hall, north end | Door | Above and below | Yes | Metal | 20 |
| AH | Interior | Classroom 22 | Door frame | Above and below | Yes | Wood | 10 |
| AI | Interior | Classroom 22 | Unit ventilator | Below | Yes | Metal | 15 |
| AJ | Interior | Classroom 23 | Door frame | Above and below | Yes | Wood | 20 |
| AK | Interior | Classroom 23 | Door and frame | Above and below | Yes | Metal and wood | 20 |
| AL | Interior | Classroom 24 | Door, frame, cabinets, and walls | Above and below | Yes | Wood | 50 |
| AM | Interior | Classroom 24 | Unit ventilator | Below | Yes | Metal | 10 |
| AN | Interior | Classroom 21 | Door frame | Above and below | Yes | Wood | 10 |
| AO | Interior | Classroom 21 | Walls and cabinets | Above and below | Yes | Wood | 40 |
| AP | Interior | Boys and girls restroom and mechanical rooms 25, 26, 27, and | Door and frame | Above and below | Yes | Wood | 50 |
| AQ | Interior | Classroom 20 | Door, frame, cabinets, and walls | Above and below | Yes | Wood | 60 |
| AR | Interior | Library, south side | Wall | Above | Yes | Plaster | 5 |
| AS | Interior | Library | Door, frame, cabinets, and walls | Above and below | Yes | Wood | 100 |

| ID | Interior / Exterior | Location | Structure | Above / Below five feet | K-2nd Grade | Substrate | Square Feet |
|----|---------------------|---------------------------------------|----------------------------------|-------------------------|-------------|----------------|-------------|
| AT | Interior | Classroom 17 | Door, frame, cabinets, and walls | Above and below | Yes | Wood | 100 |
| AU | Interior | Classroom 17 | Unit ventilator | Below | Yes | Metal | 15 |
| AV | Interior | Classroom 16 | Unit ventilator | Below | Yes | Metal | 15 |
| AW | Interior | Classroom 16 | Window sill | Below | Yes | Wood | 10 |
| AX | Interior | Classroom 16 | Door, frame, cabinets, and walls | Above and below | Yes | Wood | 100 |
| AY | Interior | North hallway, staff restrooms 36, 37 | Door frame | Above and below | No | Wood | 20 |
| AZ | Interior | Women's staff restroom | Wall | Below | No | Plaster | 5 |
| BA | Interior | Office 15 | Door, frame, cabinets, and walls | Above and below | Yes | Wood | 60 |
| BB | Interior | Kitchen custodial room | Door, frame, cabinets, and walls | Above and below | No | Wood | 60 |
| BC | Interior | Classroom 34 | Doors, frames, and cabinets | Above and below | Yes | Wood | 50 |
| BD | Interior | Kitchen | Door and frame | Above and below | No | Metal and wood | 100 |
| BE | Interior | Kitchen, southeast custodial closet | Wall | Below | No | Plaster | 5 |
| BF | Interior | Kitchen, south hall | Wall | Below | No | Plaster | 10 |
| BG | Interior | Gym doors | Door and frame | Above and below | Yes | Metal and wood | 50 |
| BH | Interior | Gym | Baseboard | Below | Yes | Wood | 100 |
| BI | Interior | West gym storage | Floor | Below | No | Linoleum | 400 |
| BJ | Interior | East gym storage | Floor | Below | No | Linoleum | 400 |
| BK | Interior | Cafeteria doors | Door and frame | Above and below | Yes | Metal and wood | 50 |
| BL | Interior | Stage | Stairs and baseboards | Below | Yes | Wood | 50 |
| BM | Interior | Cafeteria Stage | Stairs and baseboards | Below | Yes | Wood | 600 |
| BN | Interior | Cafeteria Stage | Ladders and handrail | Above and below | Yes | Metal | 25 |
| BO | Interior | Boiler room | Door and frame | Above and below | No | Metal and wood | 40 |
| BP | Interior | Boiler room | Walls and ceiling | Above and below | No | Plaster | 1000 |

| ID | Interior / Exterior | Location | Structure | Above / Below five feet | K-2nd Grade | Substrate | Square Feet |
|----|---------------------|---|-------------------------------------|-------------------------|-------------|----------------|-------------|
| BQ | Interior | Boiler room | Ladders and catwalks | Above and below | No | Metal | 50 |
| BR | Interior | Central hallway, south end | Door and frame | Above and below | Yes | Wood | 15 |
| BS | Interior | Store room #2 | Door, frames, and shelves | Above and below | No | Wood | 100 |
| BT | Interior | Main office | Doors, frames, cabinets | Above and below | Yes | Wood | 100 |
| BU | Interior | Classroom 1 | Doors, frames, closet | Above and below | Yes | Metal and wood | 140 |
| BV | Interior | Custodial closet, southeast hallway | Door, frames, and shelves | Above and below | No | Wood | 50 |
| BW | Interior | Classroom 2 | Door, frames, and shelves | Above and below | Yes | Wood | 40 |
| BX | Interior | Classroom 3 | Doors and cabinets | Above and below | Yes | Wood | 50 |
| BY | Interior | South hallway, east side | Shelves | Above and below | No | Wood | 40 |
| BZ | Interior | Classroom 4 | Door, closet, shelves, and cabinets | Above and below | Yes | Wood | 50 |
| CA | Interior | Classroom 4 | Wall | Below | Yes | Plaster | 5 |
| CB | Interior | Boys and girls restrooms, south hallway | Doors | Above and below | Yes | Wood | 25 |
| CC | Interior | Girl's restroom, south hallway | Wall | Above | Yes | Plaster | 5 |
| CD | Interior | Classroom 6 | Doors, shelves, and cabinets | Above and below | Yes | Wood | 50 |
| CE | Interior | Classroom 6 | Window frames | Above and below | Yes | Wood | 25 |
| CF | Interior | Classroom 8 | Doors, shelves, and cabinets | Above and below | Yes | Wood | 50 |
| CG | Interior | Classroom 8 | Window frames | Above and below | Yes | Wood | 50 |
| CH | Interior | Classroom 5 | Doors, shelves, and cabinets | Above and below | Yes | Wood | 50 |
| CI | Interior | Classroom 10 | Doors, shelves, and cabinets | Above and below | Yes | Wood | 50 |
| CJ | Interior | Classroom 10 | Window frames | Above and below | Yes | Wood | 20 |
| CK | Interior | Classroom 12 | Door, shelves, and cabinets | Above and below | Yes | Wood | 50 |
| CL | Interior | Classroom 12 | Window frames | Above and below | Yes | Wood | 20 |
| CM | Interior | Classroom 14 | Doors, frames, and shelves | Above and below | Yes | Wood | 50 |

| ID | Interior / Exterior | Location | Structure | Above / Below five feet | K-2nd Grade | Substrate | Square Feet |
|----|---------------------|--|-------------------------------------|-------------------------|-------------|-----------|-------------|
| CN | Interior | Classroom 13 | Doors, frames, and shelves | Above and below | No | Wood | 50 |
| CO | Interior | Classroom 11 | Door and cabinets | Above and below | No | Wood | 25 |
| CP | Interior | Staff restroom, south hall, west side | Door | Above and below | No | Wood | 10 |
| CQ | Interior | Staff restroom, south hall, west side | Wall | Above | No | Plaster | 5 |
| CR | Interior | Store room 1 | Doors, frames, and shelves | Above and below | No | Wood | 50 |
| CS | Interior | Store room 9 | Door, frames, cabinets, and shelves | Above and below | No | Wood | 50 |
| CT | Interior | Boys and girls restrooms, south hall, west end | Doors | Above and below | Yes | Wood | 20 |
| CU | Interior | Classroom 7 | Doors, shelves, and cabinets | Above and below | Yes | Wood | 50 |
| CV | Interior | Classroom 7 | Window frames | Above and below | Yes | Wood | 25 |

Lewis Elementary School
4401 SE Evergreen 97206
Facility Plan



S.E. 45TH AVENUE

SITE / FIRST FLOOR PLAN



TOTAL SF
 ACRES
 1/4 SECT.

48,380
 5.49
 3735

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-based paint activities in Oregon. The list is distributed statewide to consumers interested in lead-based paint activities. 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-Based Paint Program, 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

C
E
R
T
I
F
I
C
A
T
I
O
N

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 |



Oregon
Health
Authority

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

May 17, 2016

PBS Engineering and Environmental Inc.
4412 SW 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

Attention: Derek May

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
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 |



Oregon
Health
Authority

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