



Engineering + Environmental

March 27, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Mt. Tabor Middle School
5800 SE Ash Street
Portland, Oregon 97215
PBS Project: 6500.721 Phase 0064

Dear Mr. Wilton:

On March 8, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Mt. Tabor Middle School located at 5800 SE Ash 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, and the school's metal pull-in windows displayed no signs of paint abrasion or paint chips.

Paint chips were observed on asphalt outside the loading dock, on soil outside classrooms 200 and 201, in multiple locations in the courtyard, and in soil on the west exterior of the media center.

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
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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

**Mt. Tabor Middle School
Assessment of Paint/Varnish in Deteriorated Condition**

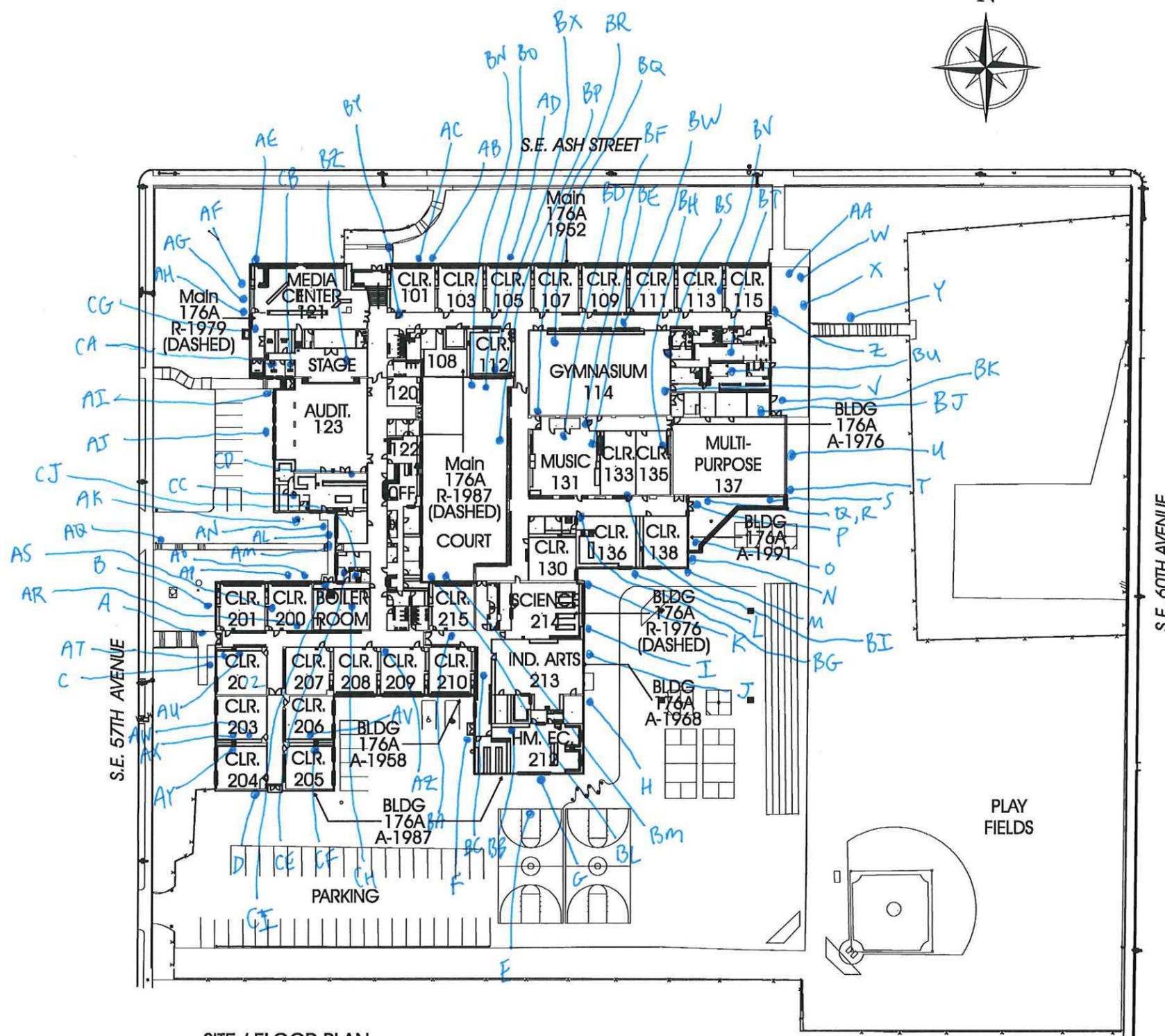
| ID | Interior / Exterior | Location | Structure | Above / Below five feet | K-2nd Grade | Substrate | Square Feet |
|----|---------------------|---|------------------------------|-------------------------|-------------|-----------|-------------|
| A | Exterior | West building entrance | Handrails | Below | No | Metal | 80 |
| B | Exterior | West building entrance | Trim along roof | Above | No | Wood | 100 |
| C | Exterior | Classroom 203 | Trim under gutters | Above | No | Wood | 10 |
| D | Exterior | Southwest building entrance | Trim along roof | Above | No | Wood | 100 |
| E | Exterior | Outdoor play area | Basketball hoops | Above and below | No | Metal | 40 |
| F | Exterior | Building entrance near home economics | Door stops | Below | No | Metal | 10 |
| G | Exterior | South exterior of home economics | Trim along roof | Above | No | Wood | 100 |
| H | Exterior | Exterior of SCI 214 and industrial arts | Trim along roof | Above | No | Wood | 100 |
| I | Exterior | SCI 214 | Trim along roof | Above | No | Wood | 100 |
| J | Exterior | Industrial arts | Wall near vent | Above | No | Wood | 20 |
| K | Exterior | Northeast corner of industrial arts | Underside of roof overhang | Above | No | Wood | 35 |
| L | Exterior | Classroom 136 and 138 | Trim under gutters | Above | No | Wood | 60 |
| M | Exterior | Southeast corner of classroom 138 | Downspout | Above and below | No | Metal | 10 |
| N | Exterior | East side of classroom 138 | Trim along roof | Above | No | Wood | 40 |
| O | Exterior | East side of classroom 138 | Handrails | Below | No | Metal | 10 |
| P | Exterior | Building entrance south of multi-purpose room | Trim along roof of vestibule | Above | No | Wood | 20 |
| Q | Exterior | Building entrance south of multi-purpose room | Downspout | Above and below | No | Metal | 10 |
| R | Exterior | Building entrance south of multi-purpose room | Door stop | Below | No | Metal | 5 |
| S | Exterior | Building entrance south of multi-purpose room | Trim along roof | Above | No | Wood | 80 |
| T | Exterior | Southeast corner of multi-purpose room | Downspout | Above and below | No | Metal | 10 |
| U | Exterior | East side of multi-purpose room | Trim along roof | Above | No | Wood | 100 |
| V | Exterior | East side of gymnasium | Trim along roof | Above | No | Wood | 120 |

| ID | Interior / Exterior | Location | Structure | Above / Below five feet | K-2nd Grade | Substrate | Square Feet |
|----|---------------------|--|-----------------------------|-------------------------|-------------|-----------|-------------|
| W | Exterior | Covered area at northeast corner of building | Supports | Above and below | No | Metal | 80 |
| X | Exterior | Covered area at northeast corner of building | Downspout | Above and below | No | Metal | 30 |
| Y | Exterior | Northeast corner of building | Handrails | Below | No | Metal | 200 |
| Z | Exterior | Northeast corner of building | Trim along roof | Above | No | Wood | 100 |
| AA | Exterior | Covered area at northeast corner of building | Ceiling at northeast corner | Above | No | Wood | 160 |
| AB | Exterior | Classroom 101 | Downspout | Above and below | No | Metal | 15 |
| AC | Exterior | Classroom 101 | Underside of roof overhang | Above | No | Wood | 80 |
| AD | Exterior | Classroom 105 | Underside of roof overhang | Above | No | Wood | 40 |
| AE | Exterior | Northwest corner of media center of exterior | Underside of roof overhang | Above | No | Wood | 20 |
| AF | Exterior | West exterior of media center | Trim along roof | Above | No | Wood | 80 |
| AG | Exterior | West exterior of media center | Underside of roof overhang | Above | No | Wood | 120 |
| AH | Exterior | West exterior of media center | Paint chips on soil | Below | No | N/A | 50 |
| AI | Exterior | Northwest corner of auditorium exterior | Downspout | Above and below | No | Metal | 10 |
| AJ | Exterior | Auditorium (west) | Trim under gutters | Above | No | Wood | 80 |
| AK | Exterior | Auditorium (south) | Trim along roof | Above | No | Wood | 20 |
| AL | Exterior | Loading dock | Underside of roof overhang | Above | No | Wood | 120 |
| AM | Exterior | Loading dock | Paint chips on soil | Below | No | N/A | 120 |
| AN | Exterior | Loading dock | Handrails | Below | No | Metal | 80 |
| AO | Exterior | Classroom 200 and 201 | Underside of roof overhang | Above | No | Wood | 140 |
| AP | Exterior | Classroom 200 and 201 | Paint chips on soil | Below | No | N/A | 100 |
| AQ | Exterior | West parking lot | Handrails | Below | No | Metal | 100 |
| AR | Interior | Classroom 200 | South wall | Above | No | Plaster | 50 |
| AS | Interior | Classroom 200 | West wall | Above | No | Plaster | 50 |

| ID | Interior / Exterior | Location | Structure | Above / Below five feet | K-2nd Grade | Substrate | Square Feet |
|----|---------------------|--|--|-------------------------|-------------|-----------|-------------|
| AT | Interior | Classroom 202 | Built-in closet doors | Above and below | No | Wood | 90 |
| AU | Interior | Classroom 202 | Built-in cabinets under sink | Below | No | Wood | 20 |
| AV | Interior | Classroom 206 | Built-in cabinets under sink | Below | No | Wood | 20 |
| AW | Interior | Classroom 203 | Built-in drawers and cabinets under sink | Below | No | Wood | 30 |
| AX | Interior | Classroom 203 | Built-in closet doors | Above and below | No | Wood | 90 |
| AY | Interior | Classroom 204 | Built-in cabinets under sink | Below | No | Wood | 20 |
| AZ | Interior | Classroom 209 | North wall in northwest corner | Above | No | Plaster | 6 |
| BA | Interior | Hallway outside classroom 210 | Base of lockers | Below | No | Metal | 15 |
| BB | Interior | Home economics | Built-in closet doors | Above and below | No | Wood | 90 |
| BC | Interior | Hallway outside industrial arts | Base of lockers | Below | No | Metal | 25 |
| BD | Interior | Music 131 | Support beam near isolations booth | Above and below | No | Metal | 10 |
| BE | Interior | Music 131 | Door frame to storage | Below | No | Wood | 20 |
| BF | Interior | Music 131 | Door frame to storage | Above and below | No | Metal | 15 |
| BG | Interior | Classroom 136 | Built-in cabinets under sink | Above and below | No | Wood | 15 |
| BH | Interior | Classroom 135 | Built-in cabinets under sink | Below | No | Wood | 20 |
| BI | Interior | Classroom 133 | Door and frame | Above and below | No | Wood | 60 |
| BJ | Interior | Storage north of multi-purpose room | Ceiling | Above | No | Wood | 10 |
| BK | Exterior | Covered area on northeast corner of building | Ceiling in southwest corner | Above | No | Wood | 80 |
| BL | Exterior | Southwest corner of courtyard | Underside of roof overhang | Above | No | Wood | 20 |
| BM | Exterior | Southwest covered courtyard | Paint chips on soil | Below | No | N/A | 10 |
| BN | Exterior | North end of courtyard | Underside of roof overhang | Above | No | Wood | 100 |
| BO | Exterior | North end of courtyard | Paint chips on soil | Below | No | N/A | 40 |
| BP | Exterior | East side of courtyard | Trim along roof | Above | No | Wood | 100 |

| ID | Interior / Exterior | Location | Structure | Above / Below five feet | K-2nd Grade | Substrate | Square Feet |
|----|---------------------|-------------------------------|-------------------------------------|-------------------------|-------------|-----------|-------------|
| BQ | Interior | Gym 114 | Built-in bleachers | Below | No | Wood | 250 |
| BR | Interior | Gym 114 | Door frame in southeast corner | Above and below | No | Metal | 15 |
| BS | Interior | Gym storage | doorframe | Above and below | No | Metal | 15 |
| BT | Interior | Boys locker room | Built-in bleachers | Below | No | Wood | 30 |
| BU | Interior | Girls locker room | Built-in bleachers | Below | No | Wood | 30 |
| BV | Interior | Classroom 113 | Frame to coat rack area | Above and below | No | Wood | 10 |
| BW | Interior | Hallway outside classroom 109 | Base of lockers | Below | No | Metal | 40 |
| BX | Interior | Classroom 112 | Wall under windows | Below | No | Wood | 20 |
| BY | Interior | Classroom 101 | Doorframe | Above and below | No | Wood | 15 |
| BZ | Interior | Stage 123 | Floor | Below | No | Wood | 1000 |
| CA | Interior | Stage office 123C | Windowsills | Below | No | Wood | 10 |
| CB | Interior | Stage, practice room 123E | Door frame | Above and below | No | Wood | 15 |
| CC | Interior | Kitchen, dry storage | Door frame | Above and below | No | Metal | 15 |
| CD | Interior | Kitchen, serving line | Wall near door | Above and below | No | Plaster | 10 |
| CE | Interior | Room 128 closet | Ladder to roof access | Above and below | No | Wood | 15 |
| CF | Interior | Classroom 205 | Built-in cabinets under sink | Below | No | Wood | 20 |
| CG | Interior | Media center | Windowsill on west wall | Below | No | Wood | 10 |
| CH | Interior | Boiler room | Handrails | Below | No | Metal | 40 |
| CI | Interior | Boiler room | Double doors and frames to exterior | Above and below | No | Metal | 120 |
| CJ | Interior | Custodial office 129 | Floor | Below | No | Concrete | 150 |

Mount Tabor Middle School
5800 SE Ash 97215
Facility Plan



SITE / FLOOR PLAN

TOTAL SF 85,800
 ACRES 7.52
 1/4 SECT. 3036

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.

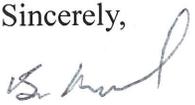
As a certified individual in Oregon, you must meet all the requirements of OAR 333-069, including work practice standards for conducting lead-based paint activities in target housing and child-occupied facilities. As a certified individual, you must perform work under a firm that is certified by the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

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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