



March 10, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Skyline School
11536 NW Skyline Boulevard
Portland, Oregon 97231
PBS Project: 6500.721 Phase 0049

Dear Mr. Wilton:

On February 22, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Skyline School located at 11536 NW Skyline Boulevard 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 fair condition with areas of intact 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 school's garden or compost pile.

Windows have old metal or new plastic frames except in the gym where frames are older and made of wood. No paint chips were observed in window troughs; however, the gym's windows are at a high elevation and protected by a wire mesh screen so observation of these window troughs was not possible.

The following areas of high concern were noted during PBS' site visit:

- Deteriorated paint below 5 feet and paint chips on the main hallway floor at the south end, and by the east playground door.
- Flaking paint and paint chips on the floor in classroom 109's bathroom.

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All areas of high concern were addressed on March 1, 2017, by a remediation contractor who stabilized the paint and HEPA vacuumed the paint chips.

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.

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

Skyline 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	Flagpole	Flagpole	Above and below	Yes	Metal	50
B	Exterior	Parking lot	Parking lot post	Below	Yes	Metal	20
C	Exterior	Main entrance	Door and frame	Above and below	Yes	Wood	10
D	Exterior	Northeast stairs to track	Stairs	Below	Yes	Wood	100
E	Exterior	Boiler room stairs	Handrails and fence posts	Above and below	No	Metal	35
F	Exterior	Southeast window wells	Chips	Below	No	Chips	20
G	Exterior	Covered play shed	Beams and columns	Above and below	Yes	Metal	1000
H	Exterior	South side of gym	Stairs and fence poles	Below	No	Metal	50
I	Interior	Kitchen doors	Door and frame	Above and below	No	Wood and metal	10
J	Interior	Kitchen and kitchen storage	Walls	Above and below	No	Concrete	20
K	Interior	Cafeteria	Walls and columns	Above and below	Yes	Wood and concrete	20
L	Interior	Cafeteria	Handrails	Below	Yes	Metal	10
M	Interior	Cafeteria lobby	Lockers	Above and below	Yes	Metal	50
N	Interior	Cafeteria stairs	Handrails	Below	Yes	Metal	25
O	Interior	Cafeteria	Door and frame	Below	Yes	Wood	5
P	Interior	Southeast basement hallway	Door and frame	Above and below	Yes	Wood and metal	20
Q	Interior	Storeroom	Door and frame	Above and below	No	Wood	5
R	Interior	Wall outside storeroom 100A	Wall	Above and below	No	Concrete	10
S	Interior	North stage stairwell	Handrails	Above and below	No	Metal	20
T	Interior	North stage stairwell	Walls	Below	No	Concrete	10
U	Interior	Custodial storage, basement next to cafeteria	Door and frame	Above and below	No	Wood	5
V	Interior	Southeast basement custodial storage	Floor	Below	No	Concrete	300

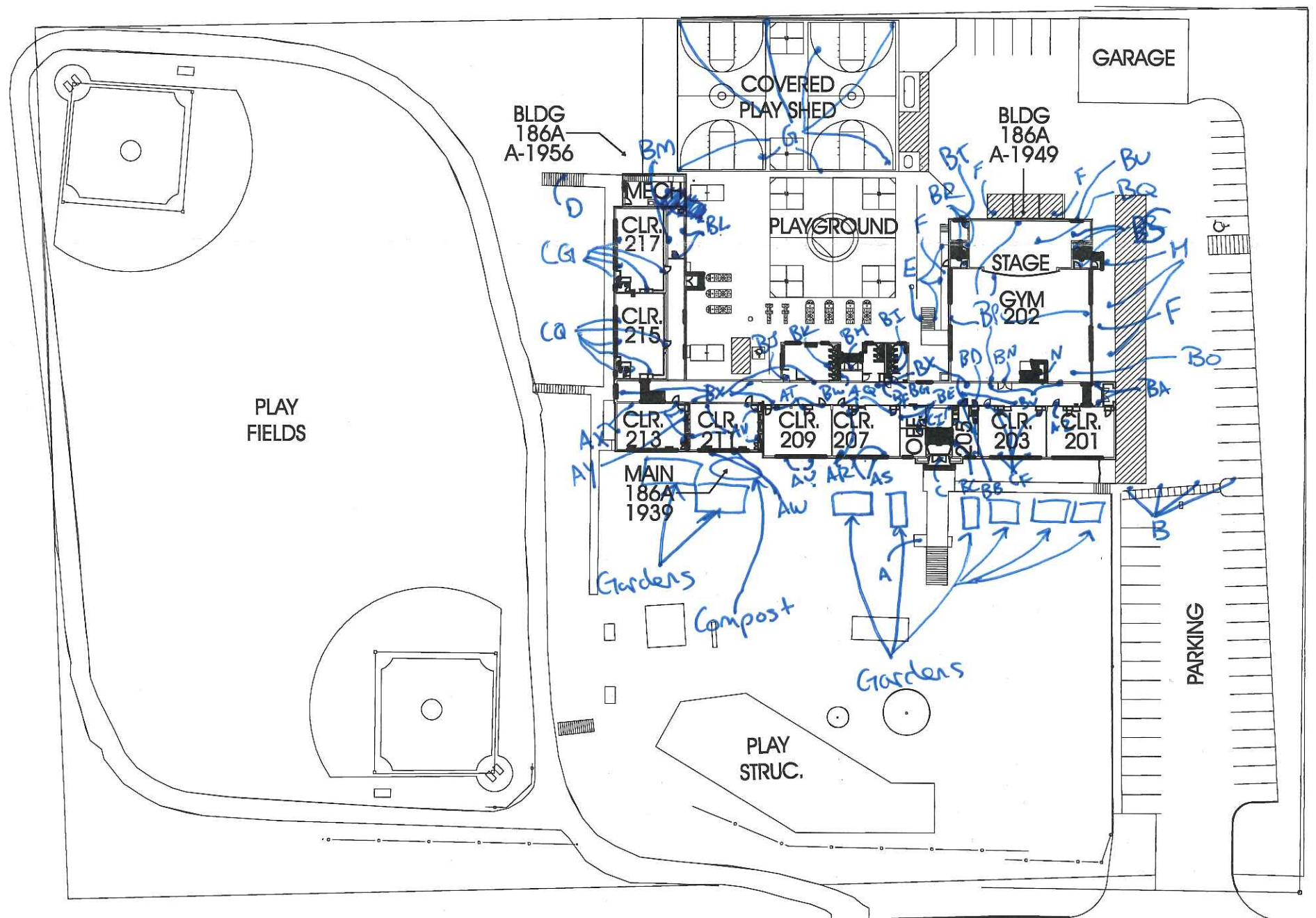
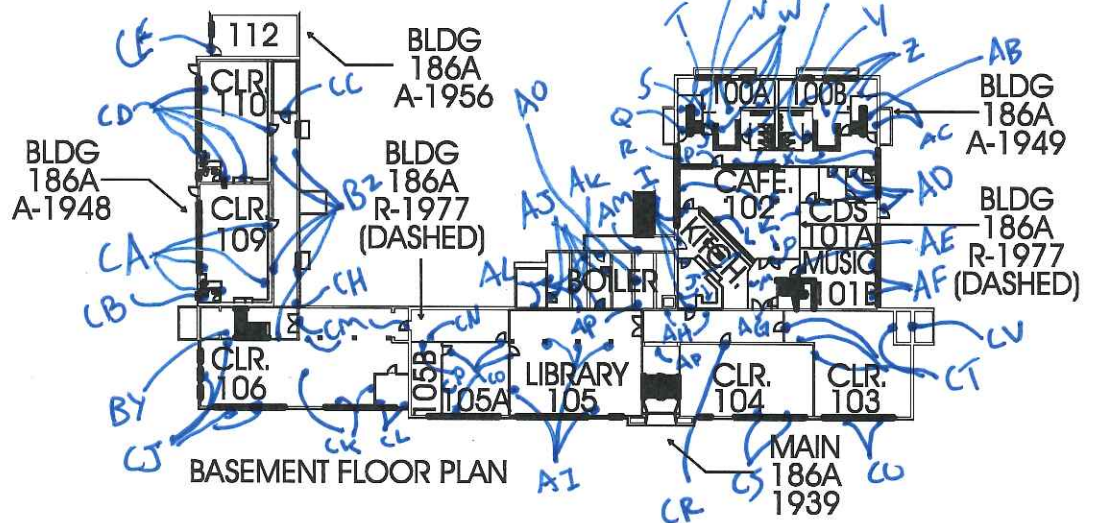
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Southeast basement custodial storage	Walls	Above and below	No	Concrete	25
X	Interior	East cafeteria hallway	Walls and ceiling	Above and below	Yes	Concrete and wood	50
Y	Interior	East cafeteria hallway storage room	Floor	Below	No	Concrete	300
Z	Interior	East cafeteria hallway storage room	Walls	Above and below	No	Concrete	20
AA	Interior	East cafeteria hallway restrooms	Door and frame	Above and below	Yes	Wood	20
AB	Interior	South stage stairwell	Handrails	Below	No	Metal	20
AC	Interior	South stage stairwell	Walls	Above and below	No	Concrete	20
AD	Interior	South cafeteria offices	Door and frame	Above and below	No	Wood	20
AE	Interior	Music room	Door and frame	Above and below	Yes	Wood	10
AF	Interior	Music room	Wall	Above and below	Yes	Concrete	20
AG	Interior	Southwest basement classroom hallway	Door and frame	Above and below	Yes	Wood and metal	5
AH	Interior	Southwest basement classroom hallway	Lockers	Above and below	Yes	Metal	150
AI	Interior	Library	Walls and columns	Above and below	Yes	Concrete	20
AJ	Interior	Boiler room office	Door and frame	Above and below	No	Wood	20
AK	Interior	Boiler room office	Floor	Below	No	Concrete	250
AL	Interior	Boiler room office	Walls	Above and below	No	Concrete	35
AM	Interior	Boiler room	Door and frame	Above and below	No	Wood	25
AN	Interior	Boiler room	Floor	Below	No	Concrete	250
AO	Interior	Boiler room	Walls	Above and below	No	Concrete	35
AP	Interior	Office stairs, lower level door	Door and frame	Above and below	Yes	Wood	10
AQ	Interior	Classroom 207	Door and frame	Above and below	No	Wood	35
AR	Interior	Classroom 207	Walls	Above and below	No	Plaster	10
AS	Interior	Classroom 207	Unit Ventilators	Below	No	Metal	15

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Classroom 209	Door and frame	Above and below	No	Wood	35
AU	Interior	Classroom 209	Unit Ventilators	Below	No	Metal	10
AV	Interior	Classroom 211	Doors and frame, cabinets and trim	Above and below	Yes	Wood	50
AW	Interior	Classroom 211	Wall	Below	Yes	Plaster	10
AX	Interior	Classroom 213	Doors and frame, cabinets and trim	Above and below	Yes	Wood	60
AY	Interior	Classroom 213	Alcove ceiling	Above	Yes	Plaster	5
AZ	Interior	Classroom 201	Door and frame	Above and below	No	Wood	5
BA	Interior	Main floor, south entryway	Walls	Above and below	Yes	Plaster	20
BB	Interior	Office 205	Door and frame	Above and below	Yes	Wood	25
BC	Interior	Office 205	Wall	Above and below	Yes	Plaster	5
BD	Interior	Storage 203A	Floor and shelves	Above and below	No	Wood	50
BE	Interior	Main office	Doors and frame, cabinets and trim	Above and below	Yes	Wood	15
BF	Interior	Custodial 206	Door and frame	Above and below	No	Wood	40
BG	Interior	Custodial 206	Walls	Above and below	No	Plaster	25
BH	Interior	Main floor, play ground door 204	Door and frame	Above and below	Yes	Wood	10
BI	Interior	Main floor, girl's restroom 204	Walls and stalls	Above and below	Yes	Wood and plaster	15
BJ	Interior	Main floor, boy's restroom 210	Door and frame	Above and below	Yes	Wood	10
BK	Interior	Main floor, boy's restroom 210	Walls and stalls	Above and below	Yes	Wood and plaster	15
BL	Interior	Supply closet 212	Door and frame	Above and below	No	Wood	50
BM	Interior	Supply closet 212	Wall	Above and below	No	Gypsum	10
BN	Interior	Gym 202	Door and frame	Above and below	Yes	Metal	10
BO	Interior	Gym 202	Bleachers and handrails	Below	Yes	Wood	250
BP	Interior	Gym 202	Wall	Above and below	Yes	Wood	1000

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Stage	Stage floor	Below	Yes	Wood	500
BR	Interior	Stage, north doors	Door and frame	Above and below	Yes	Wood	20
BS	Interior	Stage, south doors	Door and frame	Above and below	Yes	Wood	20
BT	Interior	Stage, north storage room	Windowsill	Above	No	Wood	5
BU	Interior	Stage, south office	Windowsill	Above	No	Wood	5
BV	Interior	Main hall, south end	Unit ventilator covers	Below	Yes	Metal	10
BW	Interior	Main hall, east playground door	Wall	Above and below	Yes	Plaster	10
BX	Interior	Main floor hallway	Baseboard	Below	Yes	Wood	1000
BY	Interior	Lower level, north stairwell storage closet	Wall and ceiling	Above and below	No	Plaster	10
BZ	Interior	Lower level, north hallway	Handrails and baseboards	Below	Yes	Wood	200
CA	Interior	Classroom 109	Doors and frame, cabinets and trim	Above and below	Yes	Wood	50
CB	Interior	Classroom 109, bathroom	Wall	Below	Yes	Plaster	5
CC	Interior	Storage 111	Door and frame	Above and below	No	Wood	10
CD	Interior	Classroom 110	Doors and frame, cabinets and trim	Above and below	Yes	Wood	50
CE	Interior	Mechanical 112	Door and frame	Above and below	No	Wood	10
CF	Interior	Classroom 203	Doors and frame, cabinets and trim	Above and below	No	Wood	50
CG	Interior	Classroom 217	Door and frame	Above and below	Yes	Wood	40
CH	Interior	Lower level, north hallway	Wall	Above	Yes	Plaster	5
CI	Interior	Main hallway by main office	Wall	Below	Yes	Plaster	2
CJ	Interior	Classroom 107	Cabinets and stairs	Below	No	Wood	50
CK	Interior	Classroom 106, 106A	Walls	Above and below	No	Gypsum	5
CL	Interior	Classroom 106B	Wall	Below	Yes	Concrete	10
CM	Interior	Classroom 106	Doors and cabinets	Above and below	No	Wood	15

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CN	Interior	Storage	Wall	Above and below	No	Gypsum	5
CO	Interior	Classroom 105A	Door and frame	Above and below	Yes	Wood and concrete	40
CP	Interior	Classroom 105B	Wall	Above and below	No	Plaster	5
CQ	Interior	Classroom 215	Door and frame	Above and below	Yes	Wood	50
CR	Interior	Classroom 104	Door and frame	Above and below	No	Wood	5
CS	Interior	Classroom 104	Wall	Above and below	No	Concrete	5
CT	Interior	Classroom 103	Doors and frame, cabinets and column	Above and below	No	Wood	30
CU	Interior	Classroom 103	Window sills and frame	Above and below	No	Wood	20
CV	Interior	Classroom 103A	Walls and ceiling	Above and below	No	Concrete	25

Skyline Elementary School 11536 NW Skyline Road 97231 Facility Plan



SITE / GROUND FLOOR PLAN

NW SKYLINE ROAD

TOTAL SF 37,245
ACRES 5.84
1/4 SECT. 1810, 1811

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.

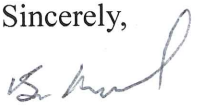
As a certified individual in Oregon, you must meet all the requirements of OAR 333-069, including work practice standards for conducting lead-based paint activities in target housing and child-occupied facilities. As a certified individual, you must perform work under a firm that is certified by the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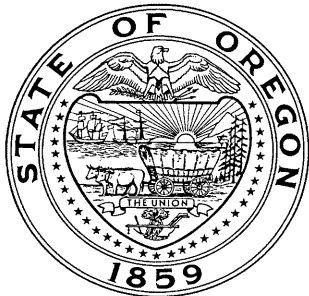
State of Oregon
Oregon Health Authority

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

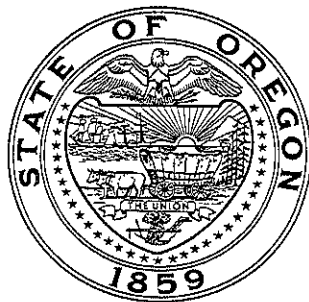
This document can be obtained in an alternate format by calling: (971) 673-0440.

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