



Engineering +
Environmental

November 29, 2016

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Ainsworth Elementary School Main Campus and Annex
2425 SW Vista Avenue
Portland, OR 97201
PBS Project: 6500.721 Phase 0002

Dear Mr. Wilton:

In October and November 2016, PBS Engineering and Environmental Inc. conducted visual assessments of painted and varnished surfaces on the interior and exterior of Ainsworth Elementary School's main campus and annex buildings located at 2425 SW Vista Avenue in Portland, Oregon.

For the sake of this investigation, it is assumed that all paint and varnish at the school contain some concentration of lead. The purpose of this investigation is to identify finishes that are in poor (deteriorated) condition.

PBS visually inspected interior and exterior hard surfaces and soil adjacent to painted surfaces. The locations of playground equipment and concrete in close proximity to deteriorated paint were also noted.

FINDINGS

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.

Overall, painted and varnished surfaces of both buildings were found to be in fair to intact condition with areas of deteriorated condition. A table showing the location and quantity of surfaces in deteriorated condition is attached to this report.

Two hundred square feet of marking paint debris were observed on the annex parking lot asphalt.

Window assemblies in the main building and annex are of metal construction and unpainted. Classrooms 21 through 26 and 31 through 34 have opening painted window assemblies. A small amount of dirt and paint chips were noted in the window troughs associated with these rooms.

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

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

RECOMMENDATIONS

PBS recommends that all painted or varnished surfaces in deteriorated condition be stabilized, and paint chips in the annex's parking lot be removed. Window troughs in classrooms 21 through 26 and 31 through 34 should be cleaned.

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

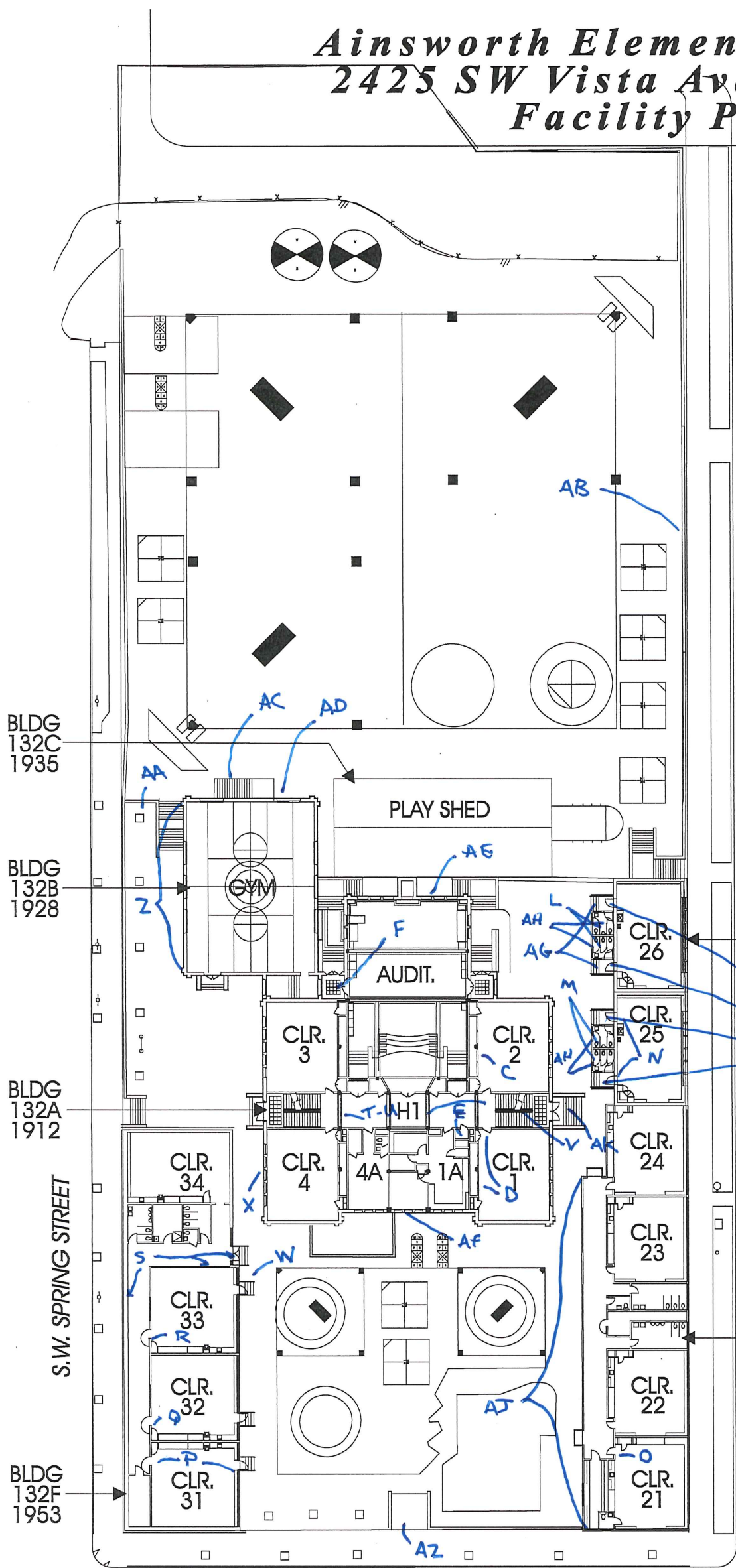
**Ainsworth Elementary School Main Campus and Annex
Assessment of Paint/Varnish in Deteriorated (Poor) Condition**

ID	Interior / Exterior	Location	Room Name/ #	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
A	Interior	Room 8	8	Molding	Below	No	Wood	40 SF
B	Interior	Room 5	5	Molding	Below	Yes	Wood	40 SF
C	Interior	Room 2	2	Molding	Below	Yes	Wood	20 SF
D	Interior	Room 1	1	Molding	Below	Yes	Wood	20 SF
E	Interior	Custodial closet near room 1	Cust. Closet	Floor	Below	No	Concrete	16 SF
F	Interior	Auditorium south exit	Aud.	Wall and ceiling	Above/below	No	Plaster	15 SF
G	Interior	Lunch room center door	Lunch room	Door frame	Below	No	Wood	6 SF
H	Interior	Hall between lunch room and teacher's lunch room	At rm. 16B	Door fronts and frame	Below	No	Wood	50 SF
I	Interior	Boiler room, custodial office	Rms 12, 12A, H2	Walls, ceiling, and floors	Above/below	No	Concrete	10,000 SF
J	Interior	Hallway H1	H1	Door trim and cove molding	Below	No	Wood	150 SF
K	Interior	Room 17	17	Wall and ceiling	Above/below	No	Concrete	80 SF
L	Interior	Room 26, boy's and girl's restrooms	Rm 26 RR	Ceiling	Above	Yes	gypsum	80 SF
M	Interior	Room 25 boy's and girl's restrooms	Rm 25 RR	Walls, ceiling, and floors	Above/below	Yes	Concrete & gypsum	12,000 SF
N	Interior	Room 25	25	Door trim	Below	Yes	Wood	10 SF
O	Interior	Room 21	21	Door trim	Below	Yes	Wood	10 SF
P	Interior	Room 31	31	Door trim	Below	Yes	Wood	15 SF
Q	Interior	Room 32	32	Door trim	Below	Yes	Wood	15 SF
R	Interior	Room 33	33	Door trim	Below	Yes	Wood	20 SF
S	Interior	Hallway of rooms 31-34	N/A	Wall	Below	Yes	Plaster	100 SF
T	Interior	South door of south main exit	N/A	Door	Below	No	Wood	200 SF
U	Interior	South main exit stairs	N/A	Molding	Below	No	Wood	10 SF
V	Interior	North staircase	N. Staircase	Ceiling	Above	No	Plaster	20 SF
W	Exterior	Outside room 33	33	Hand rail	Below	No	Metal	80 SF

ID	Interior / Exterior	Location	Room Name/ #	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
X	Exterior	Outside room 4	4	Window screen	Below	No	Metal	16 EA
Y	Exterior	South exterior of main building	South	Window assemblies	Above/below	No	Wood	6 EA
Z	Exterior	South exterior of the gym	Gym	Window assemblies	Above	No	Wood	30 LF
AA	Exterior	South exterior of the gym	N/A	Fencing	Above/below	No	Metal	250 LF
AB	Exterior	North of playground	N/A	Fencing	Below	No	Metal	200 LF
AC	Exterior	West side of gym	N/A	Staircase and rail	Below	No	Metal	200 LF
AD	Exterior	West side of gym	N/A	Window assemblies	Above	No	Wood	4 EA
AE	Exterior	West side of the main building	N/A	Window assemblies	Above	No	Wood	12 EA
AF	Exterior	Main office and boiler room windows	N/A	Window assemblies	Above/below	No	Wood	6 EA
AG	Exterior	Rooms 25 and 26 doors	N/A	door sills	Below	No	Wood	8 EA
AH	Exterior	Rooms 25 and 26 bathrooms	N/A	window assemblies	Above	No	Wood	3 EA
AJ	Exterior	South side of rooms 21,22,23	N/A	Siding	Below	No	Wood	600 FT
AK	Exterior	North entrance to main school	N/A	Hand rail	Below	No	Metal	20 FT
AL	Interior	Sink	A1	Cabinet	Below	No	Wood	20 SF
AM	Interior	Heater	A1	Heater	Below	No	Metal	15 SF
AN	Interior	Sink	A2	Cabinet	Below	No	Wood	20 SF
AO	Interior	Heater	A2	Heater	Below	No	Metal	15 SF
AP	Interior	Sink	A3	Counter trim	Below	No	Wood	4 SF
AQ	Interior	Heater	A4	Heater	Below	No	Metal	20 SF
AR	Interior	Sink	A4	Counter trim	Below	No	Wood	4 SF
AS	Interior	Sink	A5	Counter trim	Below	No	Wood	4 SF
AT	Exterior	Exterior of storage and room A2	N/A	Wall	Above/below	No	Transite	300 SF
AU	Exterior	North and west sides	N/A	Screens	Above/below	No	Metal	300 SF
AV	Exterior	Covered walk posts and beams	N/A	Covered walk posts and beams	Above/below	No	Metal	100 SF

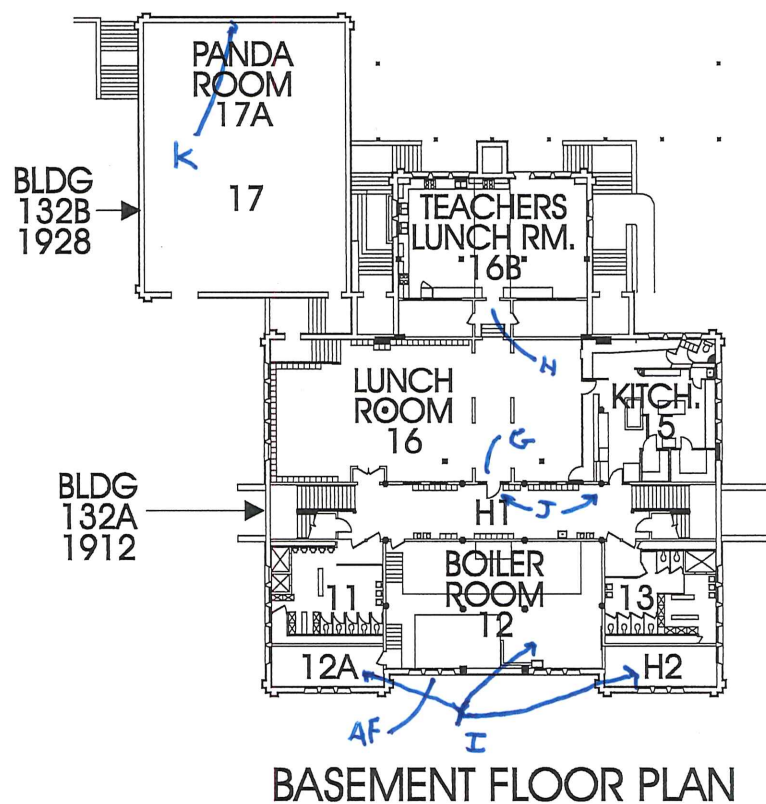
ID	Interior / Exterior	Location	Room Name/ #	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
AW	Exterior	Annex parking	N/A	Marking paint	Below	No	Asphalt	200 SF
AX	Exterior	Annex parking	N/A	Marking paint debris	Below	No	Asphalt	200 SF
AY	Exterior	Annex north handrail	N/A	Handrail	Below	No	Metal	40 SF
AZ	Exterior	Main building front fence	N/A	Fence	Below	No	Metal	100 SF

Ainsworth Elementary School 2425 SW Vista Avenue 97201 Facility Plan



S.W. VISTA AVENUE

FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

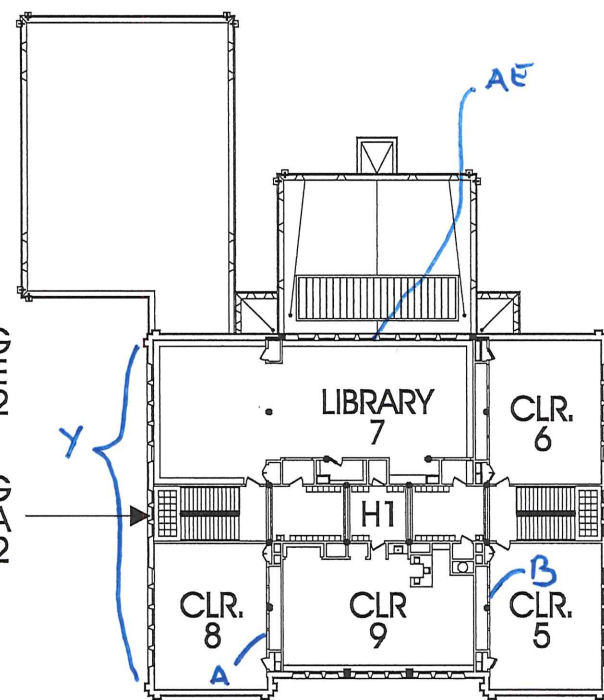


TOTAL SF	57,593
ACRES	3.13
1/4 SECT.	3227

BLDG 132D 1948

BLDG 132E 1952

BLDG 132A 1912



SECOND FLOOR PLAN

BLDG 132C 1935

BLDG 132B 1928

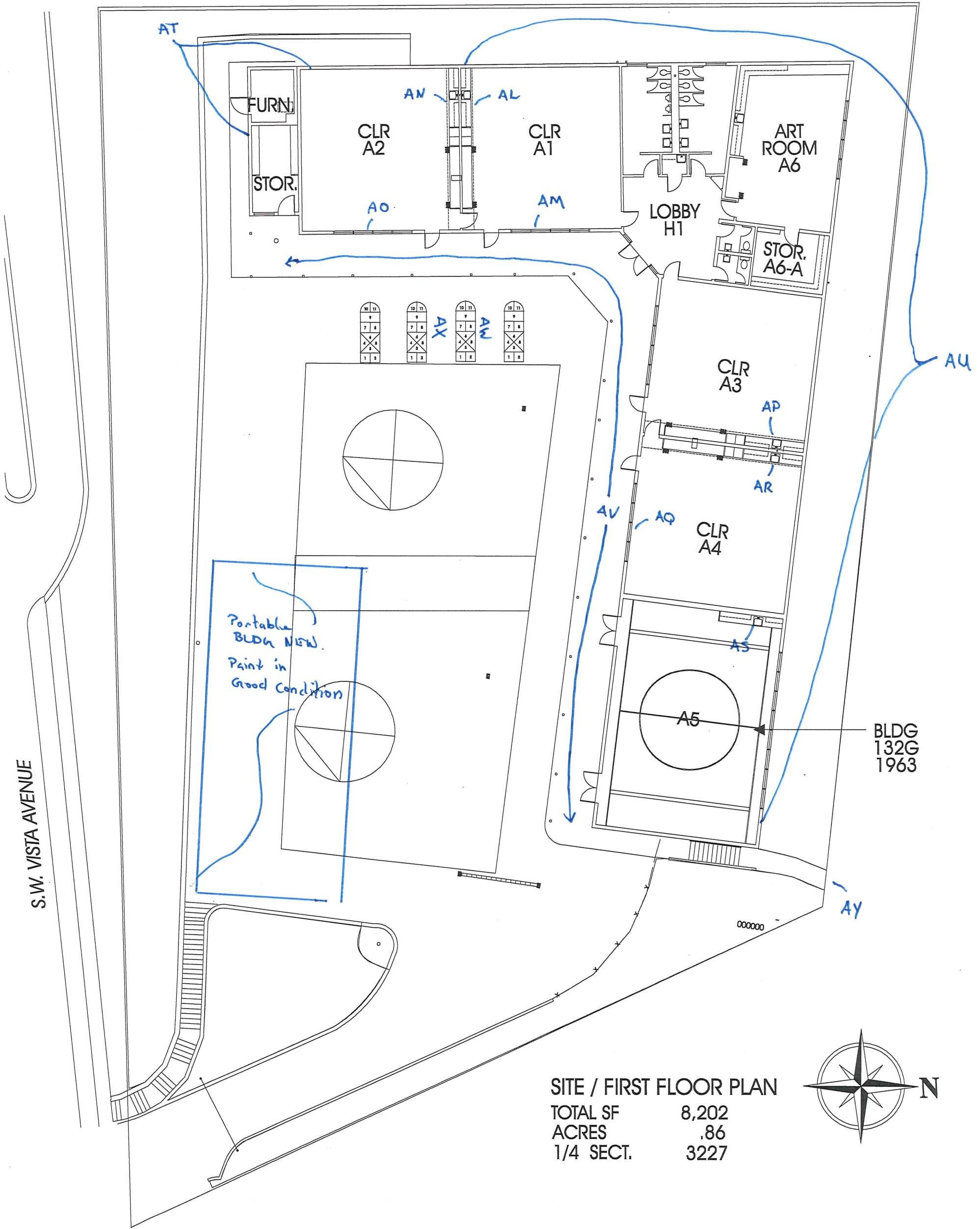
BLDG 132A 1912

BLDG 132F 1953

S.W. SPRING STREET

S.W. ELM STREET

Ainsworth Annex 2535 SW Vista Avenue 97201 Facility Plan



BLDG
132G
1963

SITE / FIRST FLOOR PLAN	
TOTAL SF	8,202
ACRES	.86
1/4 SECT.	3227



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



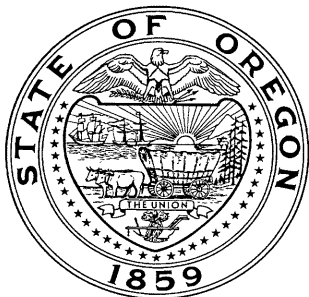
State of Oregon
Oregon Health Authority

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.

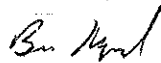
In addition to certification by the Oregon Health Authority (Authority), PBS Engineering and Environmental Inc. is required to be licensed by the Construction Contractors Board (CCB) prior to conducting lead-based paint activities in Oregon. This license is different than, and in addition to, the standard 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